

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_

\_\_\_\_\_ Determined Eligible- NR  
\_\_\_\_\_ Determined Not Eligible- NR  
\_\_\_\_\_ Determined Eligible- SR  
\_\_\_\_\_ Determined Not Eligible- SR  
\_\_\_\_\_ Need Data  
\_\_\_\_\_ Contributes to eligible NR District  
\_\_\_\_\_ Noncontributing to eligible NR District

## I. IDENTIFICATION

1. Resource number: **5RT.2773** Parcel number(s):
2. Temporary resource no.: **N/A** **181902004**
3. County: **Routt**
4. City: **Steamboat Springs**
5. Historic building name: **Unknown**
6. Current building name: **Stritt House**
7. Building address: **3425 Apres Ski Way**
8. Owner name and address: **John Day Stritt**  
**PO Box 880093**  
**Steamboat Springs, CO 80488**



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National Register field eligibility assessment: **Not Eligible**

Local Landmark eligibility field assessment: **Eligible**

II. Geographic Information

9. P.M. **6th** Township **6N** Range **84W**

**SW** ¼ of **NW** ¼ of **SE** ¼ of **SW** ¼ of section **27**

10. UTM reference (**NAD27**)

Zone **13**; **347354** mE **4478656** mN

11. USGS quad name: **Steamboat Springs, Colorado**

Year: **1969** Map scale: **7.5'**

12. Lot(s): **4B** Block: **N/A**

Addition: **Running Bear Subdivision** Year of Addition: **1995**

13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**

15. Dimensions in feet: **629 square feet**

16. Number of stories: **1**

17. Primary external wall material(s): **Wood/Log**

18. Roof configuration: **Gabled Roof/Front Gabled Roof**

19. Primary external roof material: **Metal Roof**

20. Special features: **Porch**

21. General architectural description:

**This single-story rectangular-shaped cabin measures approximately 16' N-S by 34' E-W. Low foundation perimeter walls above grade appear to consist of red bricks covered with concrete pargeting. The building's walls are made of unpainted whole logs, with lapped corners and with concrete chinking. The roof is a moderately-pitched front gable, with metal roofing material and with unpainted boxed eaves. Unpainted board-and-batten appears in the upper gable ends. A stained natural brown diagonal plank front door, covered by an unpainted wood screen door, enters the west elevation from an open front porch. This porch extends across the entire west elevation, and wraps around to cover the west end of the south elevation. The other end of the porch extends beyond the cabin's north wall. The porch is approached by two wood steps and features a wood plank floor, stained brown square wood posts, and a low-pitched gable roof. Another stained brown diagonal plank door, covered by a stained brown wood screen door, enters the cabin from the porch where it wraps around on the south elevation. A single-light fixed-pane window overlooks the front porch to the south of the front door. The north elevation is penetrated by one 6/6 double-hung sash window and one 6-light window. The east (rear) elevation is penetrated by two narrow 4/4 double-hung sash windows. The south elevation is penetrated by a single-light fixed-pane window and by a 6/6 double-hung sash windows. All of the windows have stained brown wood frames and surrounds.**

22. Architectural style/building type: **Pioneer Log**
23. Landscaping or special setting features: **This historic cabin is located in the Running Bear Subdivision in the southeastern quadrant of Steamboat Springs. A gravel lane, the terminus of Apres Ski Way, approaches the property where it crosses a small creek or ditch. The surrounding terrain is generally mountainous, with a hill slope to the north and east. A planted grass yard, with numerous aspen trees, surrounds the cabin.**

24. Associated buildings, features, or objects:

**Storage Shed**

**This utilitarian structure is located approximately 18' northeast of the cabin. It measures approximately 12' by 10', and is supported by a stone piers foundation. Its exterior walls are clad with stained brown horizontal weatherboard siding, with stained dark brown 1" by 4" corner boards. The shed is covered by a low-pitched front gable roof, with corrugated metal roofing material and with stained dark brown boxed eaves. A stained dark brown wood-paneled door enters the west elevation. Two single-light fixed-pane windows penetrate the south elevation. A vertically-oriented single-light fixed-pane window penetrates the east elevation. A 1/1 double-hung sash window penetrates the west elevation. A single-light fixed-pane window penetrates the north elevation.**

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: **1900** Actual:
- Source of information: **Field Estimate**
26. Architect: **Unknown**
- Source of information: **N/A**
27. Builder/Contractor: **Unknown**
- Source of information: **N/A**
28. Original owner: **Unknown**
- Source of information: **N/A**
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
**Routt County Assessor records list 1940 as this building's year of construction. Apart from a wraparound front porch the cabin's exterior appears little altered from its original construction.**
30. Original location: **Yes** Date of move(s): **N/A**

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Domestic/Single Dwelling**
33. Current use(s): **Domestic/Single Dwelling**

34. Site type(s): **Single Family Residence**

35. Historical background:

Routt County Assessor records indicate that this log cabin was built in 1940. Details of the cabin's early history and the people associated with it remain obscure. Routt County land patent records (accessed online via [www.glorerecords.blm.gov](http://www.glorerecords.blm.gov)) document that the cabin's location, the East half of the SW quarter of Section 27, Township 6 North, Range 84 West, was homesteaded by Aminda J. (Armenda) Leckenby in February of 1901. U.S. census records reveal that the Leckenby family resided in Hall County, Nebraska in 1880, but that by 1900 they had moved to Steamboat Springs. Born in Michigan in July of 1847, Aminda (maiden name unknown) was married to A.J. Leckenby circa 1870. A decade older than his wife, A.J. had been born in New York State in October of 1837. The Leckenbys lived in Michigan for a time before moving to Hall County, Nebraska in the early 1870s. In June of 1880, members of the Leckenby family included A.J. and Aminda, and five sons – Hiram, Albert, Louis, Charles and John. Aminda gave birth to another son, Donald, that same month, and yet another son, Lester, would be born in Colorado in 1889. Residents of Steamboat Springs at the turn of the twentieth century, the Leckenby household then consisted of A.J. and Aminda, and their two youngest sons, Donald and Lester. Aminda patented the eighty acres including this cabin's location the following year. She passed away in 1945, preceded in death by A.J. who had died in 1928.

Born in 1872, Charles Leckenby moved to the Yampa Valley with his family in the mid-1880s. He went to work as a typesetter and pressman for the *Steamboat Pilot* newspaper in 1889, and following the death of James Hoyle, the paper's founder, Leckenby purchased the paper in partnership with John Weiskopf. Leckenby became the newspaper's sole owner a short time later. Charles Leckenby also acquired the *Yampa Valley Democrat* in 1896, and after consolidating the two papers, he retaining the *Steamboat Pilot* name. The paper would then carry the Leckenby name on its masthead for more than one hundred years, and through three generations of the Leckenby family. Now its 126th year of operation, in 2010, the *Steamboat Pilot* still remains in publication.

This cabin stood in a relatively remote location until the latter part of the 1900s when the surrounding area was increasingly developed. In 1995, it became part of the Running Bear Subdivision, within the Steamboat Springs city limits. Owners of the property from that time to the present have included Julia, Walter and Lonnie Arnold, and its current owner, John Day Stritt.

36. Sources of information:

Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2009. On file at the Denver Public Library, Western History Department.

"Routt County Burial Index." <http://yampavalley.info/history>

Routt County Assessor, Residential Property Appraisal Record.

"Routt County Assessor/Treasurer Parcel Detail Information."

<http://www.glorerecords.blm.gov/>

**U.S. Census Records****VI. SIGNIFICANCE**

37. Local landmark designation: **N/A** Date of designation: **N/A**

Designating authority: **N/A**

38. Applicable National Register Criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

**xx** Does not meet any of the above National Register criteria

38A Applicable Steamboat Springs Landmark Criteria

A building, site, structure or object may be eligible for designation as an Historic Resource on the Local Register if it meets at least one (1) criterion in one or more of the following categories:

**xx** 1. Historic Importance. The building, site, structure or object has character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation; is the site of an historic event with an effect upon society; is identified with a person or group of persons who had some influence on society; or, exemplifies the cultural, political, economic, social or historic heritage of the community.

**xx** 2. Architectural Importance. The building, site, structure or object portrays the environment of a group of people in an era of history characterized by a distinctive architectural style; embodies those distinguishing characteristics of an architectural-type specimen; is the work of an architect or master builder whose individual work has influenced the development of the City or contains elements of architectural design, detail, materials and craftsmanship which represent a significant innovation.

3. Geographic Importance. The building, site, structure or object, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on an historic, cultural or architectural motif; or, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood, community or City.

39. Area(s) of significance: **N/A**

40. Period of significance: **N/A**

41. Level of significance: **Local**

## 42. Statement of significance:

**This cabin is historically significant for its association with the settlement and development in the Yampa Valley, and for its possible association with the Leckenby family. The cabin is also architecturally significant for its pioneer log construction. This property is eligible for local landmark designation by the City of Steamboat Springs.**

## 43. Assessment of historic physical integrity related to significance:

**This property displays an overall high level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. The cabin's exterior is minimally altered from its historic appearance.**

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**44. National Register eligibility field assessment: **Not Eligible**45. Is there National Register district potential? **No**

**Discuss: Historic buildings within the survey area do not collectively possess sufficient historical or architectural significance, and/or display sufficient physical integrity, to comprise a State or National Register historic district.**

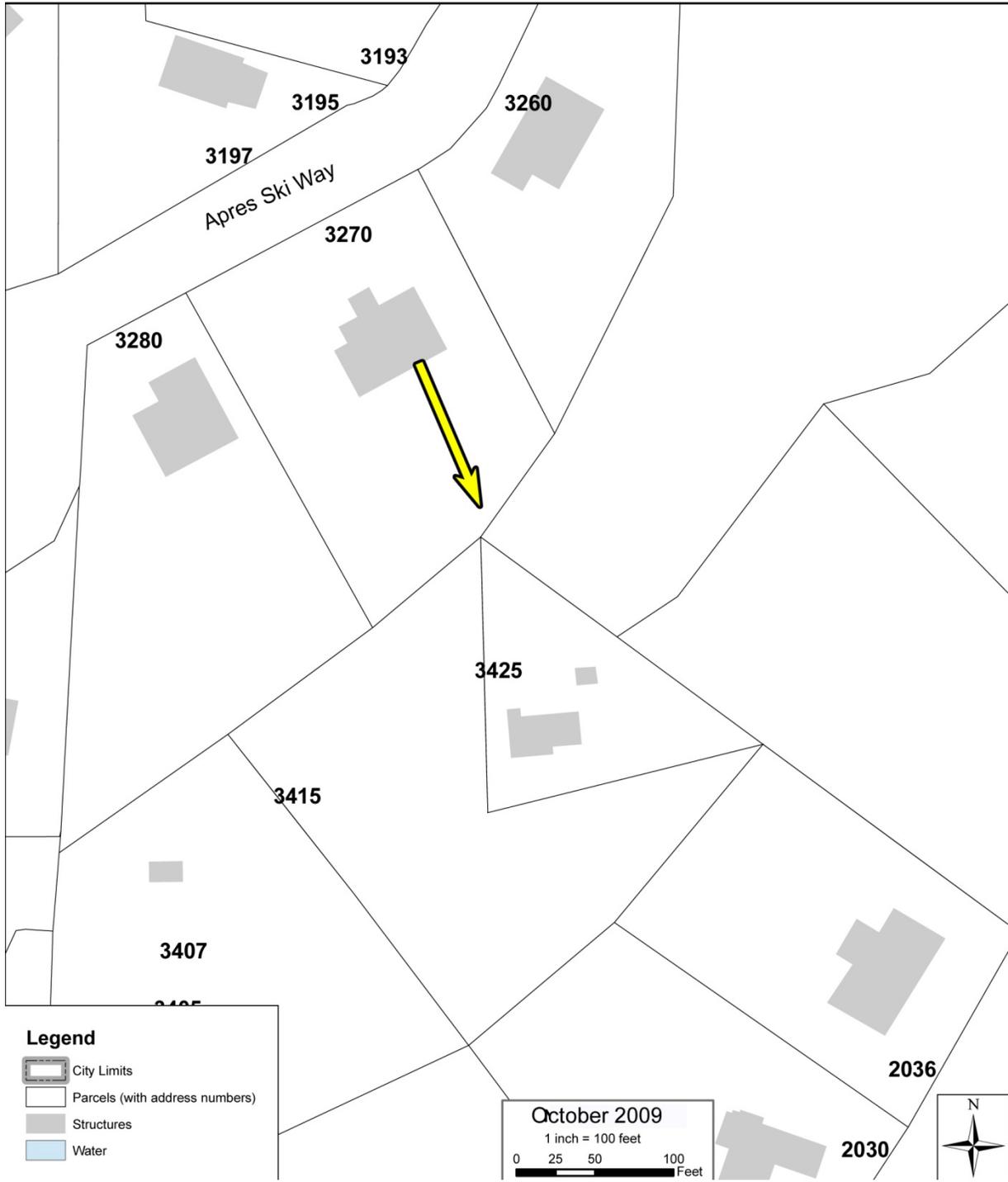
If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A****VIII. RECORDING INFORMATION**51. Photograph numbers: **CD #1; Images 14-23**

CDs/Negatives filed at: **City of Steamboat Springs, 137 10th Street, Steamboat Springs, CO 80477**

52. Report title: **Old Town Steamboat Springs Residential Survey Phase VIII**53. Date(s): **January 31, 2010**54. Recorder(s): **Carl McWilliams, Karen McWilliams, Timothy Wilder**55. Organization: **Cultural Resource Historians**56. Address: **1607 Dogwood Court, Fort Collins, CO 80525**57. Phone number(s): **(970) 493-5270**

### Sketch Map





### Location Map

