COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAHP use only) OAHP1403 Rev. 9/98

Date _____ Initials _____

___ Determined Eligible – National Register
___ Determined Not Eligible – National Register
___ Determined Eligible – State Register
___ Determine Not Eligible – State Register
___ Need Data
___ Contributes to eligible National Register District
___ Noncontributing to eligible National Register District

I. IDENTIFICATION

1. Resource number: **5RT.2463** Parcel number(s): **144401006**
2. Temporary resource number: **N/A**
3. County: **Routt**
4. City: **Steamboat Springs**
5. Historic Building Name: **Unknown**
6. Current Building Name: **Jenkins House**
7. Building Address: **242 Hill Street**
8. Owner Name: **Steve Jenkins and Robin Page Jenkins**
   Owner Organization:
   Owner Address: **1627 5th Street**
   Boulder, CO 80302

44. National Register eligibility field assessment: **Not Eligible**
    Local landmark eligibility field assessment: **Not Eligible**

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84 W**
   NW ¼ of **SW** ¼ of **SE** ¼ of **SE ¼** of Section **8**
10. UTM reference (Datum: NAD27)
    Zone: **13** **345040 mE** **4483301 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
    Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lot 6, W. 1/2 of Lot 7, Block 1**
    Addition: **Norvell Addition** Year of addition: **1908**
13. Boundary description and justification:
    This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.
    Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **1716 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Stucco**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
    Chimney
    Garage/Attached Garage
    Fence

21. General architectural description:
    This is a 1½-story, rectangular-shaped, front gabled dwelling, with a 1996, large two-story, saltbox-roofed addition to its north (rear) elevation. The original house is supported by a concrete foundation, and its exterior walls are clad with painted white stucco which extends to grade. The front gable roof is covered with metal roofing material, and the eaves are boxed with painted turquoise color boxed eaves. A red brick chimney is located on the ridge. The house features a symmetrical façade which faces toward Hill Street on the south elevation. Here, a painted white glass-in-wood-frame door, covered by a white synthetic storm door, enters the center of the façade from a nearly full-width, 18' by 6' front porch. The porch is approached by two wooden steps, and features a wood plank floor, painted white tapered wood columns, and a hipped roof. Two 1/1 single-hung sash windows, with painted green wood frames, penetrate the façade wall on either side of the front door. A 4-light window, with a painted turquoise color wood frame penetrates the façade's upper gable end. Windows on the original east and west side elevations are 1/1 double-hung sash. The 1996 two-story saltbox addition incorporates a garage in its north end. A painted white wooden roll-away garage doors opens in the garage's north elevation providing vehicular access via the alley. A glass-in-wood-frame atrium door enters the east end of the addition's south elevation, facing the street. (The addition is wider than the original dwelling.) The addition primarily features large, vertically-oriented, casement windows. The addition's wall and roof materials match those of the original dwelling.

22. Architectural style: **No Style**

Building type:

23. Landscape or special setting features: **This property is located on the north side of Hill Street in the block east of Laurel Street. A small planted grass front yard and narrow side yards along either side of the house are enclosed by a woven wire fence.**

24. Associated buildings, features or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1910** Actual:

Source of information: **"Routt County Assessor/Treasurer Parcel Detail Information."**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **Unknown**

Source of information: **N/A**

29. Construction history:

Routt County Assessor records indicate that the original single-story front-gabled house was built in 1910, while the large, modern, two-story rear addition was constructed in 1996. The original 1910 date of construction is probably accurate given the house's architectural characteristics, overall appearance, and the development pattern of the neighborhood. The Norvell Addition, where this house is located, was platted in 1908, and numerous houses were then built throughout the neighborhood during a residential building boom in 1909 and 1910.

30. Original location: ☑ Moved: Date of move(s):

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 dwelling**

35. Historical background:

Routt County Assessor records indicate that the original portion of this house was built in 1910. Efforts to uncover information about its early owners and residents, at the Tread of Pioneers Museum, and through historic online articles from the *Steamboat Pilot* newspaper, have been unsuccessful. This property's address was not located in Steamboat Springs' telephone directories, in 1956, 1961, 1980, 1988, 1996, and 2003. W.M. Stender is listed as the home's occupant in the 1965 and 1970 directories, however. No further information regarding Mr. Stender was located in biographical files at the Tread of Pioneers Museum, and his name does not appear in online Routt County Burial Index records. Steve and Robin Page Jenkins are the property's current (2008) owners. They have held title to the property since May of 2005, according to Routt County Assessor records.

36. Sources of information:
Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2007. On file at the Denver Public Library, Western History Department.

"Routt County Assessor/Treasurer Parcel Detail Information."

"Routt County Assessor, Residential Property Appraisal Record."

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

VI. SIGNIFICANCE

37. Local landmark designation: Yes No ☑ Date of designation:
Designating authority:

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 possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;

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

Qualifies under Criteria Considerations A through G (see Manual).

☑ Does not meet any of the above National Register criteria.

Steamboat Springs Standards for Designation:

Not Applicable	A. Its character, interest, or value as part of the development, heritage, or cultural characteristics of Routt County, the State of Colorado, or the United States.
Not Applicable	B. Its location as a site of a significant historic event.
Not Applicable	C. Its identification with a person or persons who significantly contributed to the culture and development of Routt County.
Not Applicable	D. Its exemplification of the cultural, economic, social, or historic heritage of Routt County.
Not Applicable	E. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.
Not Applicable	F. Its embodiment of distinguishing characteristics of an architectural type or specimen.
Not Applicable	G. Its identification as the work of an architect or master builder whose individual work has influenced the development of Routt County.
Not Applicable	H. Its embodiment of elements of architectural design, detail, materials, and/or craftsmanship that represent a significant architectural innovation.
Not Applicable	I. Its relationship to other distinctive areas that are eligible for preservation according to a plan based on an historic, cultural, or architectural motif.
Not Applicable	J. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, a community, or Routt County.

39. Area(s) of significance: **Not Applicable**
40. Period of significance: **Not Applicable**
41. Level of significance: National: State: Local: ☑

42. Statement of significance:

Due to a loss of integrity, this property may be considered ineligible for local landmark designation, and ineligible for listing in the National and State Registers.

43. Assessment of historic physical integrity related to significance:

This dwelling displays a less than optimal standard of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association. The historic dwelling's integrity has been diminished by a large two-story addition to the north (rear) elevation. The addition is compatible with the original house in terms of its wall and roof materials; however, its roof line is higher than the original roof line, it is wider than the original house, and its large vertically-oriented casement windows are incompatible with the original houses narrow sash windows.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

    Local landmark eligibility field assessment: **Not Eligible**
45. Is there National Register district potential? Yes 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.**

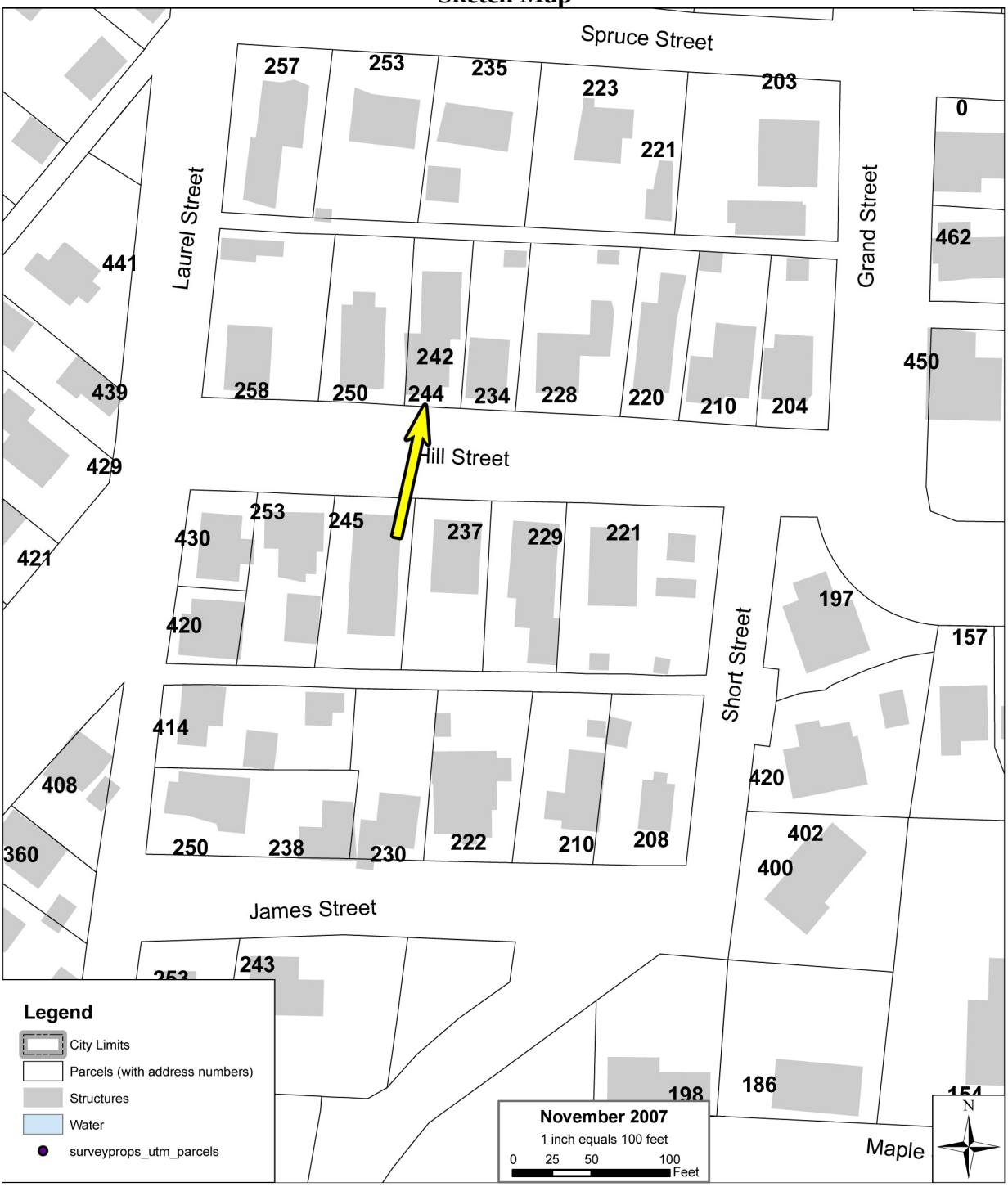
    If there is National Register district potential, is this building: Contributing Noncontributing N/A: ☑
46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A: ☑

VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #1, Images 63-68** CDs filed at: **City of Steamboat Springs 137 10th Street Steamboat Springs, CO 80477**
48. Report title: **Old Town Steamboat Springs Residential Survey Phase V**
49. Date(s): **10/31/07**
50. Recorder(s): **Carl McWilliams**, **Timothy Wilder**
51. Organization: **Cultural Resource Historians**
52. Address: **1607 Dogwood Court**, **Fort Collins, CO 80525**
53. Phone number(s): **(970) 493-5270**

Architectural Inventory Form

Sketch Map



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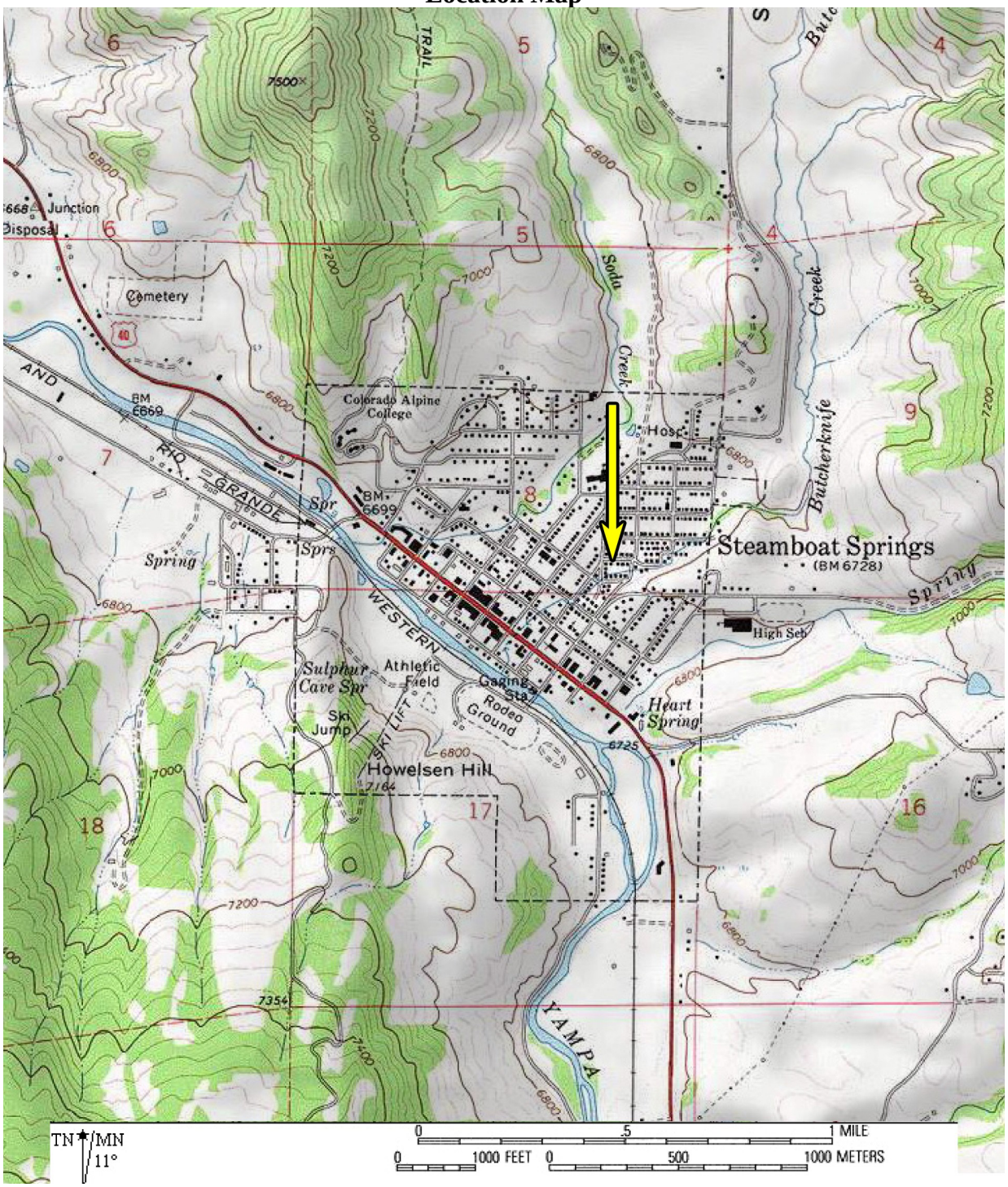
Location Map