

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination  
(OAHF use only)

OAHF1403  
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.2649** Parcel number(s): **115201113**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Janlo Corporation/Turek House**
- 7. Building Address: **29 Nob Street**
- 8. Owner Name: **Janlo Corporation & Norbert Turek**
- Owner Organization:
- Owner Address: **P O Box 776192**  
**Steamboat Springs, Co 80477-6192**



44. National Register eligibility field assessment:	<b>Not Eligible</b>
Local landmark eligibility field assessment:	<b>Not Eligible</b>

## Architectural Inventory Form

Page 2 of 7

### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**  
**SE ¼ of NE ¼ of NE ¼ of SE ¼ of Section 8**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **345358 mE** **4483954 mN**
11. USGS quad name: **Steamboat Springs, Colorado**  
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Part of Lot 13 (NE Corner) Block 1 Resub. of Lots 6,7,8 N ½ Vacated Alley**  
 Addition: **Crawford Addition** Year of addition: **1901**
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: **1676 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Metal**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**  
**Chimney**  
**Roof Treatment/Dormer**
21. General architectural description:  
**This single-story wood frame dwelling features a rectangular plan. It is supported by a low concrete foundation, and its exterior walls are clad with light beige color horizontal metal siding with dark brown color metal corner pieces. The house is covered by a moderately-pitched side-gable roof, with metal roofing material and with painted green boxed eaves. Painted green scalloped vergeboard appears in the upper gable end on the west elevation. A red brick chimney is located on the north-facing roof slope. Two large shed-roofed dormers, each with a 1x1 horizontal sliding window, are located on the south-facing roof slope. A wooden door, covered by a brown metal storm door, enters the north end of the west elevation from an uncovered concrete stoop. A painted green glass-in-wood-frame door, enters the house's south elevation from a an uncovered wood deck which covers the western two-thirds of the south elevation and wraps around to cover the southern two-thirds of the west elevation. Although the deck is uncovered, the roof eave extends over the entry door on the south elevation. The home's windows are primarily 1x1 horizontal sliders with painted green wood frames and dark brown color vinyl-clad surrounds.**
22. Architectural style: **No Style**  
 Building type:

## Architectural Inventory Form

Page 3 of 7

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23. Landscape or special setting features: **This property is located on the south side of Nob Street in the block west of North Park Road. A planted grass backyard displays mature landscaping features. The front yard is minimally maintained.**

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

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### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1946** 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 this house was built in 1946, and that the deck on the south (rear) elevation was constructed in 1965. Shed-roofed dormers overlooking the south-facing roof slope were probably added some years after the original construction. The house's exterior walls have been covered with metal siding at an unknown date.**

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

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### 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 house was built in 1946. Information regarding its earliest owners and residents has not been uncovered. Routt County Assessor records and Steamboat Springs telephone directories indicate that the house has primarily served as a rental residence from at least the 1980s to the present (2008). By 1990, the property was Connie L. Froistad, who in August of that year quit claimed it to Marvin L. Froistad. Subsequent owners include John R. and Carole C. Ward, Carole C. Ward and Jerald D. Buelter, Charles Ziegler, and Nob Street, LLC. The property has been owned by Janlo Corporation and Robert Turek of Steamboat Springs from January 2006 to the present.**

## Architectural Inventory Form

Page 4 of 7

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, Residential Property Appraisal Record.**

**Routt County Assessor/Treasurer Parcel Detail Information.**

### 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.  |

## Architectural Inventory Form

Page 5 of 7

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

42. Statement of significance:

**This property is historically significant for its associations with Steamboat Springs' residential development dating from the time of its construction, circa 1946. The house is also architecturally significant for its representative rectangular-shaped side-gabled plan. The property's historical and architectural significance is not to the extent that it would qualify for individual listing in the National Register of Historic Places or in the State Register of Historic Properties. Due to a loss of integrity, the property may also be considered ineligible for local designation in the Routt County Register of Historic Places.**

43. Assessment of historic physical integrity related to significance:

**This property displays a somewhat 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 - setting, location, design, materials, workmanship, feeling and association. The house's exterior walls have been sided with metal; two shed-roofed dormers have been added to the south-facing roof slope; a wood deck has been built onto the south elevation. Some windows may have been altered as well. A sense of time and place relative to how this residence appeared historically remains only partially intact.**

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

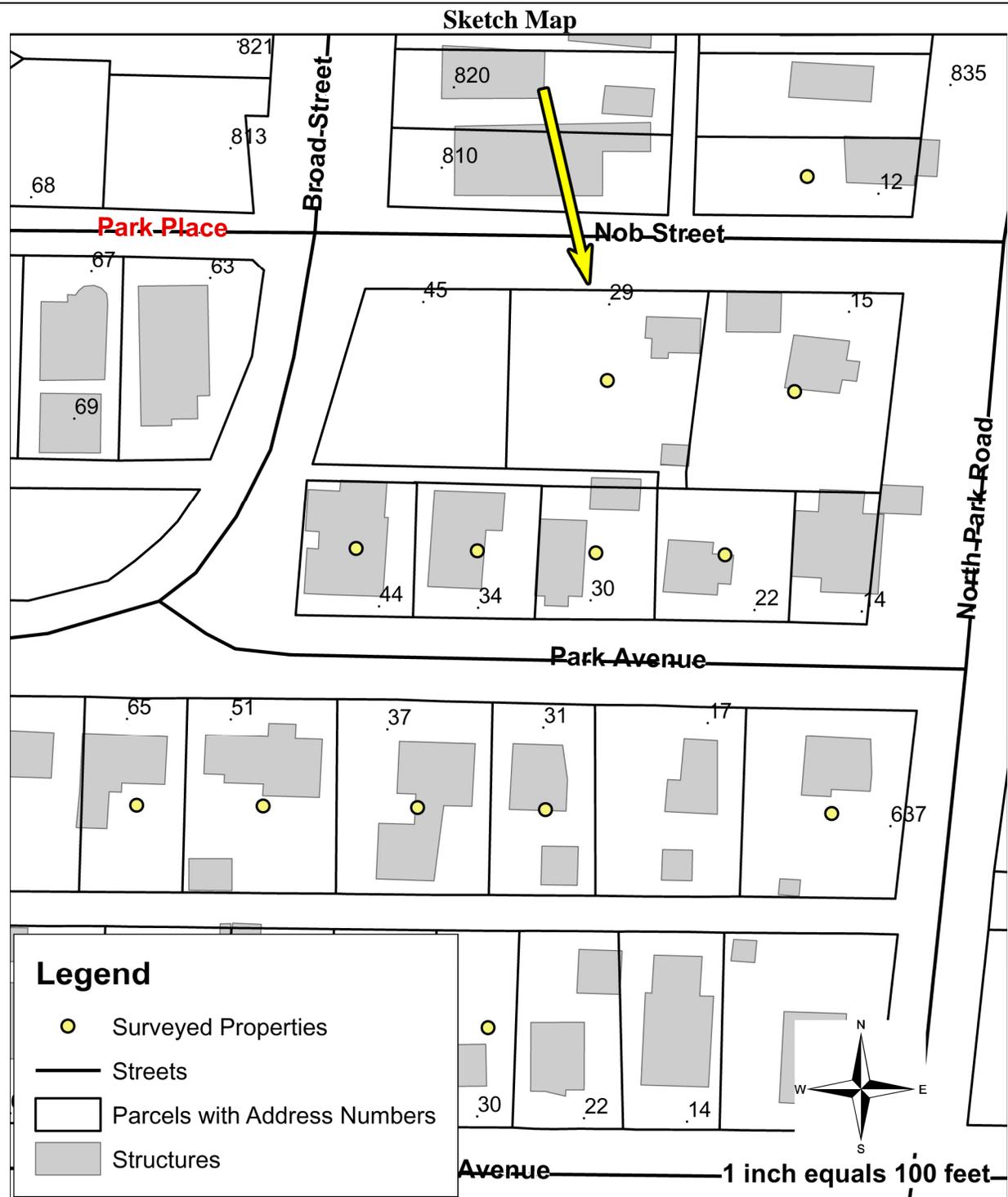
44. National Register eligibility field assessment: **Not Eligible**  
 Local landmark eligibility field assessment: **Not Eligible**
45. Is there National Register district potential? Yes No   
 Discuss: **Historic buildings within the survey area do not collectively possess sufficient historical or 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 197-199** CDs filed at: **City of Steamboat Springs**
48. Report title: **Old Town Steamboat Springs Residential Survey Phase VII** **137 10th Street**
49. Date(s): **08/26/2008** **Steamboat Springs, CO**  
**80477**
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

Page 6 of 7



# Architectural Inventory Form

## Location Map

