

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination  
(OAHHP use only)

OAHHP1403  
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.1050** Parcel number(s): **145017002**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Selbe House**
- 6. Current Building Name: **House**
- 7. Building Address: **613 Oak Street**
- 8. Owner Name: **Routt County**
- Owner Organization:
- Owner Address: **P.O. Box 773598**  
**Steamboat Springs, CO 80477**



44. National Register eligibility field assessment:	<b>Eligible</b>
Local landmark eligibility field assessment:	<b>Eligible</b>

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**  
**SE ¼ of NW ¼ of NW ¼ of NE ¼ of Section 17**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **344775 mE** **4483080 mN**
11. USGS quad name: **Steamboat Springs, Colorado**  
 Year: **1969** Map scale: **7.5**
12. Lot(s): **Lot 2 Block 17**  
 Addition: **Original Addition of Steamboat Springs** Year of addition: **1884**
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: **Length: 30 feet x Width: 24 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Simulated Log Siding**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**  
**Chimney**  
**Fence**
21. General architectural description:  
**This 1.5-story Rustic style dwelling is located on the southwest side of Oak Street between 6th and 7th Avenues. It is supported by a low river rock stone foundation, and its exterior walls are clad with stained dark brown half-log siding over wood frame construction. Decorative corner notching, with painted green beveled ends, appear at each of the four corners. Diagonal half-log siding appears in the upper gable ends on the northwest and southeast elevations. The roof is a moderately-pitched side gable, covered with metal roofing material. Painted white rafter ends are exposed beneath widely-overhanging eaves, and there are decorative painted green bargeboards in the upper gable ends. A river rock fireplace chimney, flanked by 4-light hopper windows, is located on the southeast (side) elevation. A red brick chimney is located just below the ridge on the southwest-facing roof slope. The house features a symmetrical façade which faces Oak Street on the northeast elevation. A stained natural brown solid wood front door, with three vertically-oriented upper sash lights, and with a painted white wood screen door, leads into a 5' by 8' enclosed gabled entryway from a 5-step wood stoop. The entryway is flanked on either side by a set of paired 3/1 (ribbon style) double-hung sash windows, with painted white wood frames and painted green wood surrounds. Windows elsewhere are also primarily 3/1 (ribbon style) double-hung sash with painted white wood frames and painted green wood surrounds. A painted green wood-paneled door, with one upper sash light, and covered by a white metal storm door, enters the southeast end of the southwest (rear) elevation from a 4-step wood porch.**

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22. Architectural style: **Late 19th And Early 20th Century American Movements/Rustic**  
 Building type:
23. Landscape or special setting features: **This property is located on the southwest side of Oak Street in the block between 6th and 7th Streets. Lincoln Avenue (U.S. Highway 40), Steamboat Springs' main street, is one block to the southwest. The property features planted grass front and back yards, and a narrow side yard along the southeast side of the dwelling, with mature landscaping. A large elm tree and a pine tree are located in the front yard. A vacant lot is to the northwest side of the house. The backyard is partially enclosed by an older picket fence.**
24. Associated buildings, features or objects:  
 Type: **Garage**  
 Describe: **A two-stall garage, of river rock construction, is located at the rear of the property. This distinctive building measures approximately 18' NE-SW by 16' NW-SE, and has a poured concrete slab foundation and floor. The river rock walls are held by concrete mortar. The garage is covered by a very low-pitched front gable roof, with a river rock gabled parapet extending above the actual roof line on the southwest elevation. The roof is covered with metal roofing material and the eaves are nearly closed with metal clad boxed wooden eaves. One painted white horizontal wood plank overhead garage door, and one non-historic white metal roll-away garage door, are both located on the southwest elevation, facing the alley.**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1938** Actual:  
 Source of information: **Routt County Assessor, Commercial Property Appraisal Record.**
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 list 1938 as this house's year of construction. Although unconfirmed through other sources, this date seems reasonable given the dwelling's Rustic style and overall condition. The river rock garage was probably erected at the same time as the house. There have been no additions to either building following their original construction.**
30. Original location:  Moved: Date of move(s): **N/A**

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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):                      **Rustic style dwelling**

35. Historical background:

**Routt County Assessor records indicate that this Rustic style house was built in 1938. Little information regarding its early history has been uncovered. From 1956 (and perhaps earlier) to the early 1970s, however, the Max Selbe family resided in this house. Other Selbe family members lived elsewhere on Oak Street during roughly the same period. Routt County Assessor records indicate that by 1982, this property was owned by Theodore S. Schrock. Telephone directories, though, indicate that Schrock lived elsewhere in Steamboat Springs. In more recently years, this property has been owned by Routt County.**

36. Sources of information:

**Alexandroff, Marty. "Colorado Cultural Resource Survey Architectural Inventory Form." February 1996, on file with the City of Steamboat Springs, and the Colorado Historical Society Office of Archaeology and Historic Preservation.**

**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, Commercial Property Appraisal Record.**

### 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.

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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.                                    |
| <input checked="" type="checkbox"/> | 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: **Architecture**

40. Period of significance: **1938**

41. Level of significance:      National:                      State:                      Local:

42. Statement of significance:

**This dwelling is architecturally significant, relative to National Register Criterion C, for its Rustic style of architecture. The river rock garage is also an architecturally significant structure, and its presence strengthens the architectural significance of the house. The property, thus, may be considered individually eligible for inclusion in the National Register of Historic Places, and in the State Register of Historic Properties. The building also qualifies for individual listing in the Routt County Historic Register.**

43. Assessment of historic physical integrity related to significance:

**This property displays a high 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. Both the house and garage are minimally altered from their original construction.**



# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map

