

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____Contributes to eligible National Register District

- 1. Resource number: **5RT2221**
- 2. Temporary number: **N/A**
- 3. County: **Routt County**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Waterman Building**
- 6. Current building name: **Pollock Building**
- 7. Building address: **336 6th Street**
- 8. Owner name: **Pollock Revocable Trust**
 Owner address: **1517 Hollywood Rd.**
Wayzata MN 55391

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township

NE¹/₄ of NE¹/₄ of NW¹/₄ of NE¹/₄ of section 17

- 10. UTM reference (NAD83)
 Zone **13**
 Easting: **344882**
 Northing: **4483387**
- 11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** (Map Scale: 1 : 25,000)
- 12. Lot(s): **16-18** Block:
 Addition: **Steamboat Springs 1st Addition** Year of Addition **1910**
- 13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land associated with this building since the time of construction.**

22. Architectural style / building type:

No Style

Official Eligibility Determination

(OAHP use only)

____Determined Not Eligible - National Register

(Page 1 of 7) ____Determined Eligible - State Register

____Determined Not Eligible - State Register

____Needs Data

____Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

- 14. Building plan (footprint, shape):
L-Shaped Plan
- 15. Dimensions in feet: **1496 square feet**
- 16. Number of stories: **2.5**
- 17. Primary external wall material:
Stucco
6N Range **84W** **Stone**
- 18. Roof configuration (enter one):
Gambrel Roof
- 19. Primary external roof material (enter one):
Metal Roof
- 20. Special features (enter all that apply):
Porch
Dormer
7.5'
9

21. General Architectural Description

The building at 336 6th Street in Steamboat Springs presently comprises a five-unit apartment building. The main 2.5-story gambrel-roofed portion of the building measures 26' NE-SW (across) by 34' NW-SE (deep); while shed-roofed extensions across the rear (southeast) elevation measure 36' NE-SW by 17' NW-SE. The building is supported by a concrete foundation. The main building's lower exterior wall surfaces are made of cobblestones, while the upper wall surfaces are finished with cream color stucco, with vertical half-timbers. The main 2.5 story gambrel-roofed building is covered by corrugated metal roofing material, and the roof eaves are boxed. Shed-roofed dormers, each with two 1x1 horizontal sliding windows, are located on the southwest and northeast-facing roof slopes. Windows are predominantly 1/ 1 double-hung sash, with stained brown, or painted blue, wood frames. A long flight of wood stairs, flanked by an open wood railing, ascends to an elevated wood deck which provides access into the second story on the southwest (side) elevation. A painted blue wood-paneled door, with nine upper sash lights, enters the building's first story on the northwest elevation. Another entry door leads into the building's first story on the southwest elevation, below the elevated wood deck. The shed-roofed extensions to the rear elevation feature stained brown horizontal wood siding. A stained natural brown wood-paneled door, with latticed upper sash lights, enters this portion of the building from a 4-step wood stoop at the far southwest end of the northwest elevation.

22. Architectural style / building type: No Style

23. Landscape or setting special features:

This apartment building is located on the southeast side of 6th Street, near the southeast end of Old Town Steamboat Springs' historic residential neighborhood. The property features a large planted grass side yard to the northeast, with minimal landscaping. Another apartment building, at 336.5 6th Street, is located behind this building.

24. Associated buildings, features, or objects

n/a

Resource Number: **5RT2221**

Temporary Resource Number: **N/A**

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IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate **1920**

Actual

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

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 indicate that this building was constructed circa 1920, and that it was remodeled in 1970. Shed-roofed additions, built onto the rear of the original building, appear relatively old, probably dating from the 1940s or earlier.

30. Original location: **yes**

Moved **no**

Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

- 31. Original use(s): **Domestic / Multiple Dwelling**
- 32. Intermediate use(s): **Domestic / Multiple Dwelling**
- 33. Current use(s): **Domestic / Multiple Dwelling**
- 34. Site type(s): **Apartment Building**

35. Historical Background

Routt County Assessor records indicate that this building was constructed circa 1920, and that it was extensively remodeled in 1970. Efforts to uncover information about the property's owners and residents during its early years have been largely unsuccessful. Conducting a chain of title search, working back through time from the current owner, to each successive preceding owner, may be the only reliable way to obtain an ownership history. The property's recent ownership history, dating from the late 1970s, is available, however.

According to the Assessor files, the building was owned by a person named Waterman (first name unknown), in the years prior to 1978. From that time to the present (2005), the property has been owned by members of the Pollock family. Presently, it is held by the S. Keller Pollock Revocable Trust.

36. Sources of Information

A Guide to Colorado's Historic Architecture and Engineering, Denver: the State Historical Society of Colorado, 2003 (second edition).

Routt County Assessor/ Treasurer Parcel Detail Information.

Routt County Clerk and Recorder file: Deed, Book 447, page 357.

Routt County Clerk and Recorder file: Quit Claim Deed, Book 676, page 1681.

Routt County Clerk and Recorder file: Quit Claim Deed, Book 694, page 75.

Routt County Residential Property Appraisal Record.

Winter and Company. "Historic Context of Routt County." Prepared for the Tread of Pioneers Museum, January 1994.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad patterns 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;

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

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

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

39. Area(s) of Significance: **n/a**

40. Period of Significance: **n/a**

41. Level of Significance:

National:

State:

Local: **xx**

42. Statement of Significance

At one point in time, this building may have been historically significant for its association with the themes of residential growth and community development in Steamboat Springs, from the time of its construction circa 1920, through the middle of the twentieth century. The building may also have been architecturally significant. The building's significance in these regards likely did not meet the thresholds for National or State Register listing. Moreover, due to a loss of integrity following a 1970 remodel, the property has lost its ability to convey a sense of its significance. As such, the property should be considered ineligible for listing in the National Register of Historic Places, or in the State Register of Historic Properties.

43. Assessment of historic physical integrity related to significance:

This building exhibits a somewhat below average level of integrity, relative to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society - location, setting, design, workmanship, materials, feeling and association. The building was substantially altered when it was remodeled in the early 1970s.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

45. Is there National Register district potential?

Yes:

No: **xx**

Discuss: Historic residences in this area of Steamboat Springs do not collectively appear to display sufficient integrity, and are too dispersed, to qualify as a National or State Register Historic District.

If there is National Register district potential, is this building:

Contributing: **n/a**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

VIII. LOCAL LANDMARK ELIGIBILITY ASSESSMENT

44a. Local Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

45a. Discuss: At one point in time, this building may have been historically significant for its association with the themes of residential growth and community development in Steamboat Springs, from the time of its construction circa 1920, through the middle of the twentieth century. The building may also have been architecturally significant. However, due to a loss of integrity following a 1970 remodel, the property has lost its ability to fully convey a sense of its significance. As such, the property should be considered ineligible for listing in the Routt County Historic Register.

46a. Architectural Style / Building Type (from Local Style Lexicon):

Steamboat Springs Wood Frame

Resource Number: **5RT2221**

Temporary Resource Number: **N/A**

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IX. RECORDING INFORMATION

47. Photograph numbers:

Roll: **STEAM-7**

Frame(s): **33-35**

Negatives filed at:**City of Steamboat Springs**

137 10th Street

Steamboat Springs, Colorado 80477

48. Report title:**Old Town Steamboat Springs Residential Survey IV: Architectural Survey Report**

49. Date: **October 26, 2004**

50. Recorder: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address:**1607 Dogwood Court**

Fort Collins, Colorado 80525

53. Phone number:**970/493-5270**

NOTE:Attached are a sketch map, a photocopy of the Steamboat Springs, Colorado USGS quadrangle map segment, indicating resource location, and black-and-white photographs.