

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.2627** Parcel number(s): **176802003**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Nelson House**
- 6. Current Building Name: **Luchini House**
- 7. Building Address: **906 The Boulevard (a.k.a. 918 The Boulevard)**
- 8. Owner Name: **John E. Luchini and Shelley Draper Luchini**
- Owner Organization:
- Owner Address: **P.O. Box 774806
Steamboat Springs, CO 80477**



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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84 W**
SE ¼ of NW ¼ of NW ¼ of SE ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **344725 mE** **4483966 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **2000** Map scale: **7.5'**
12. Lot(s): **Lots 9 and 10, excluding the north 16 feet, Block 3**
 Addition: **North Highlands Addition** Year of addition: **1905**
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: **74 feet by 33 feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Asbestos**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Metal Roof**
20. Special features:
Porch
Chimney
Garage/Attached Garage
Fence
21. General architectural description:
This distinctive single-story Ranch style dwelling features a rectangular plan which measures 38' N-S (deep) by 74' E-W (across). It is supported by a low concrete foundation, and its exterior walls are clad with green color asbestos shingle siding. The house is covered by a low-pitched hipped roof, with brown metal roofing material and with painted pale green widely-overhanging boxed eaves. A large red brick fireplace chimney is located near the center of the roof ridge. Three single-light fixed-pane "picture" windows penetrate the façade wall (south elevation), including one which overlooks the front porch. Windows elsewhere are primarily single-light casements with painted white wood frames and surrounds. Two painted wood doors, each covered by a wood screen door, enter the center of the façade from a recessed front porch which measures 16' by 6'. A rear entry door leads into the north elevation from an uncovered wood porch. A garage which measures 26' by 20' is incorporated into the building's east half. A painted pale green wood-paneled roll-away garage door provides vehicular access into the garage from an asphalt driveway near the east end of the façade.
22. Architectural style:
 Building type: **Ranch Type**

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23. Landscape or special setting features: **This well-maintained property is located on the north side of The Boulevard, in the block east of Yahmonite Street. The house is surrounded by a spacious planted grass lawn, with mature landscaping features. An asphalt-paved driveway extends from the street to the garage door of the attached garage near the east end of the façade (south elevation). A wood rail fence parallels the street.**

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1950**
 Source of information: **Original architectural plans dated April 25, 1950; John Luchini and Shelley Draper Luchini (property owners); Routt County Assessor files**

26. Architect: **J. Raymond Smith**
 Source of information: **Original architectural plans dated April 25, 1950**

27. Builder: **Unknown**
 Source of information: **N/A**

28. Original owner: **Mr. and Mrs. Lavern Nelson**
 Source of information: **Original architectural plans dated April 25, 1950**

29. Construction history:
The original architectural drawings for this house have been passed down to its current owners, John and Shelley Luchini. Dated April 25, 1950, the plans are titled "Home of Mr. and Mrs. L. Nelson, Steamboat Springs, Colo." The plans were drawn by architect J. Raymond Smith, and include a site plan, elevation drawings, a heating plan, and a landscape plan. The east end of the home was originally designed as a greenhouse, but was later converted into residential living space. There have been no additions or other notable alterations to the original house.

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**

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35. Historical background:

This house was built in 1950 as the residence of Mr. and Mrs. Lavern Nelson. The Nelsons operated Nelsons Cleaners at 119 9th Avenue (5RT1043) between circa 1956 and 1970, and were likely related to J.A. Nelson who operated the Steamboat Laundry at 127 11th Street (5RT255) between circa 1940 and 1946. The Lavern Nelson family lived here until the early 1960s, when this house became the home of Delano "Del" and Doris Scott. A local banker, Del Scott owned and lived here with his family until some time in the early-to-mid-1980s. From 1993 to the present, the house has been owned and occupied by John E. and Shelley Draper Luchini.

36. Sources of information:

"Home of Mr. and Mrs. L. Nelson." Architectural plans drawn by J. Raymond Smith, dated April 25, 1950.

John Luchini and Shelley Draper Luchini. Oral Interview with Carl McWilliams, August 2008.

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

"Nelson Cleaners" Building (5RT.1043.) Colorado Cultural Resource Survey Architectural Inventory Form, prepared by Carl McWilliams, September 9, 2007.

"Routt County Assessor/Treasurer Parcel Detail Information."

"Routt County Assessor, Residential Property Appraisal Record."

Scott, Ginger, and Schaffer, Laureen. "Steamboat Laundry Building." National Register of Historic Places Registration Form, August 28, 2006.

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. |
| <input checked="" type="checkbox"/> | 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: **Not Applicable**

40. Period of significance: **Not Applicable**

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

42. Statement of significance:

This house is historically significant for its associations with Steamboat Springs' residential development beginning from the time of its construction in 1950. More notably, the house is also architecturally significant for an excellent local example of the Ranch style of architecture. This house's Ranch style attributes include its low-profile hipped roof, fixed-pane "picture" windows on the facade, the large center fireplace chimney, the recessed front porch, and the attached garage. Although this property's combined level of significance and integrity may not be to the extent that it would qualify for inclusion in the National Register of Historic Places or in the State Register of Historic Properties, it does qualify for local landmark designation in the Routt County Register of Historic Places.

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. The east end of the home was originally designed as a greenhouse, but was later converted into residential living space. There have been no additions or other notable alterations to the original 1950 residence.

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

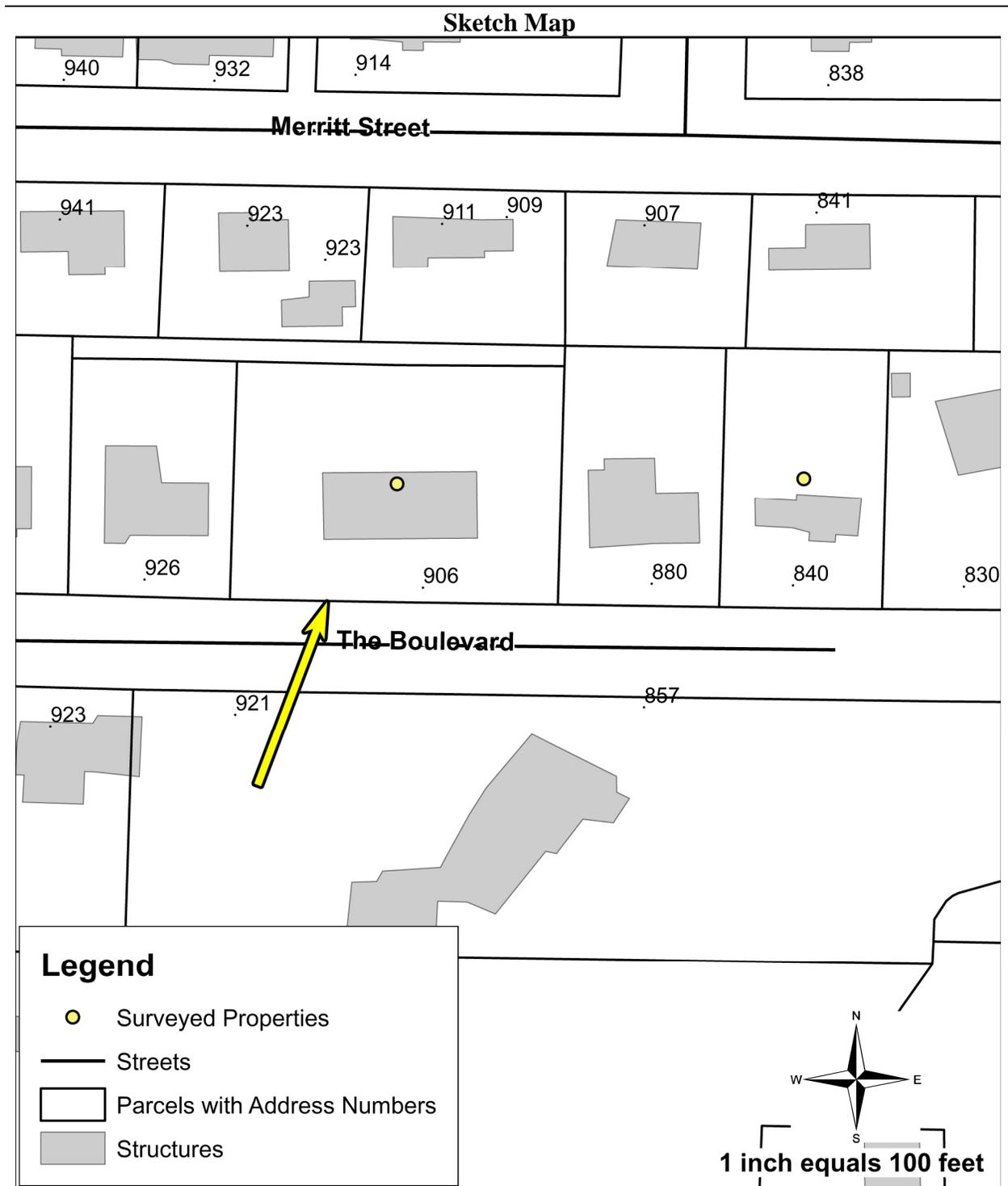
44. National Register eligibility field assessment: **Not Eligible**
 Local landmark eligibility field assessment: **Eligible**
45. Is there National Register district potential? Yes No
- Discuss: **Historic buildings within the survey area do not collectively possess sufficient historical or architectural 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 51-56** CDs filed at: **City of Steamboat Springs**
48. Report title: **Old Town Steamboat Springs Residential Survey** **137 10th Street**
49. Date(s): **10/28/2008** **Steamboat Springs, CO**
50. Recorder(s): **Carl McWilliams** **80477**
51. Organization: **Cultural Resource Historians**
52. Address: **1607 Dogwood Court**
Fort Collins, CO 80525
53. Phone number(s): **(970) 493-5270**

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Location Map

