

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

Official eligibility determination  
(OAHP use only)

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- \_\_\_\_\_ Determined Eligible- NR
  - \_\_\_\_\_ Determined Not Eligible- NR
  - \_\_\_\_\_ Determined Eligible- SR
  - \_\_\_\_\_ Determined Not Eligible- SR
  - \_\_\_\_\_ Need Data
  - \_\_\_\_\_ Contributes to eligible NR District
  - \_\_\_\_\_ Noncontributing to eligible NR District

## I. IDENTIFICATION

- 1. Resource number: **5RT.2798** Parcel number(s):
- 2. Temporary resource no.: **N/A** **936281007**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Blecha House**
- 6. Current building name: **Johnson House, et. al.**
- 7. Building address: **2640 Lake Road, 2680 Lake Road, 2720 Lake Road, 2750 Lake Road**
- 8. Owner name and address: **Kenneth Rotner, et. al.**  
**P. O. Box 613**  
**Lennox Hill Station, New York, NY 10021-0613**



Nationa

I Register field eligibility assessment: **Not Eligible**

Local Landmark eligibility field assessment: **Eligible**

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## II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **6N** Range **84W**  
**SE ¼ of SW ¼ of NE ¼ of section 28**
10. UTM reference (**NAD27**)  
Zone **13**; **346161** mE **4479290** mN
11. USGS quad name: **Steamboat Springs, Colorado**  
Year: **1969** Map scale: **7.5'**
12. Lot(s): **N/A** Block: **N/A**  
Addition: **N/A** Year of Addition: **N/A**  
Legal: **South ½ of the SW ¼ of the NE ¼, Section 28, township 6 North, Range 84 West (10.67 acres)**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

## III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **Approximately 26' N-S by 30' E-W**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood/Log; Wood/Vertical Siding**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch; Chimney; Dormer**
21. General architectural description:  
**Dwelling (2680 Lake Road)**  
**This is a 1½-story, rectangular-shaped, dwelling with a walkout basement level on its west (front) elevation. The building is supported by a painted white concrete foundation, which ranges from nearly at grade on the west elevation to 8 feet above grade on the west elevation as the ground slopes downward from east to west. The first story and upper half-story walls are made of painted white whole logs, sawn on three sides, with lapped corners with painted green ends. The walkout basement level wall on the west elevation is clad with painted white vertical wood siding. The roof is a moderately-pitched front gable, with metal roofing material laid over 1x wood decking and 2x wood rafters. The rafter ends are painted white and are exposed beneath the eaves. An ashlar stone chimney is located on the north-facing roof slope. A large, non-historic, shed-roofed dormer, with a 1x1 horizontal sliding window, is located on the south-facing roof slope. A painted white wood-paneled door, with latticed upper sash lights, and covered by a painted white and green wood storm door, enters the main level from an elevated wood porch on the west elevation. A painted white wood-paneled door, with latticed**

upper sash lights, and covered by a painted white wood screen door, enters the walkout basement level below the elevated porch. A painted white vertical wood plank door, with painted green X-bracing, and a 3-light fixed-pane window, also penetrate the walkout basement level wall on the west elevation. A painted white wood-paneled door, with one upper sash light, and covered by a painted white wood screen door, enters the north end of the east (rear) elevation from a non-historic wood deck. The dwelling's windows are primarily single-light casements and 1x1 horizontal sliders with painted green wood frames and surrounds.

22. Architectural style/building type: **Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements/Rustic**
23. Landscaping or special setting features: **This property is located east of Casey's Pond, northeast of the intersection of U.S. Highway 40 (Lincoln Avenue) and Walton Creek Road. Buildings on the property include three dwellings, a workshop, and a historic milk barn. These buildings are widely-spaced along the east side of Lake Road, a minimally-used gravel lane, which provides vehicular access to the property via U.S. Highway 40 and Pine Grove Road. Adjacent lands surrounding Casey's Pond are designated wetlands, managed by the Division of Wildlife and the City of Steamboat Springs. Other irrigation ponds to the east were dry at the time of survey.**
24. Associated buildings, features, or objects:

**Workshop (2640 Lake Road)**

**This rectangular-shaped, 1½-story, wood-frame, building measures approximately 30' N-S by 22' E-W. It has a concrete slab floor, and painted white concrete perimeter foundation walls which extend approximately 4 feet above grade. The building's exterior walls are primarily clad with horizontal weatherboard, with badly faded peeling white paint. Lower portions of the north and west elevations, however, feature whole log walls, sawn on three sides, and with lapped corners. The roof is a moderately-pitched front gable, with corrugated metal roofing material and with painted white boxed eaves. Two large horizontal sliding horizontal weatherboard doors are located on the south elevation. The building's windows have painted white wood frames and surrounds; however, most of the panes and several muntins are missing or broken.**

**Dwelling (2720 Lake Road)**

**This rectangular-shaped, 1½-story, wood-frame, dwelling measures 24' N-S by 38' E-W. It is supported by a low painted white concrete foundation, and the foundation wall above grade on the south elevation is penetrated by 2-light basement windows. The house's exterior walls are clad with painted white horizontal wood siding, with painted green 1" by 4" corner boards. The roof is a moderately-pitched front gable, with metal roofing material laid over 1x wood decking and 2x wood rafters. The rafter ends are painted white and are exposed beneath the eaves. A red brick chimney is located on the south-facing roof slope. A non-historic 12-light glass block bathroom window penetrates the north elevation. Windows elsewhere are primarily single and paired, ribbon-style, 3/1 double-hung sash, with painted white wood frames, painted green wood surrounds, and exterior wood screens or storm windows. A non-historic white metal-paneled door, with one upper sash light, enters the west elevation (façade)**

from a 14' by 6' open front porch. This porch is approached by two concrete steps, and features a wood plank floor, a painted green wood railing and square wood posts, and a gabled roof. A white metal storm door enters an 11' by 7' enclosed gabled porch from a concrete stoop on the east (rear) elevation. A non-historic white metal-paneled door leads from within the rear porch into the home's interior.

**Dwelling (2750 Lake Road)**

This 1½-story wood frame dwelling features a nearly square plan measuring 24' N-S by 25' E-W. It is supported by a painted white concrete block foundation, and it is covered by a moderately-pitched side-gabled roof with metal roofing material and painted white and green boxed eaves. The east, north and west elevation exterior walls are clad with painted white horizontal wood planks. The south elevation exterior wall is clad with painted white manufactured half-log siding. Particle board and foam insulation covers portions of the lower wall surfaces. A painted white solid wood door, covered by a painted white wood storm door, enters the center of the south elevation from an uncovered flagstone stoop. A non-historic horizontal sliding glass bypass door enters the west elevation and is flanked on either side by a non-historic vertically-oriented single-light fixed-pane window. Windows elsewhere primarily consist of bands of three single-light casements with painted green wood frames and surrounds. One such window opening on the south elevation has been filled in with half-log siding.

**Milk Barn (behind, east of the dwelling at 2750 Lake Road)**

This rectangular-shaped building measures 16' N-S by 20' E-W. It has a concrete slab foundation and floor, and its walls are made of whole logs with flush square-cut corners. Concrete chinking covered by wooden batts fill the interstices between the logs. The barn is covered by a steeply-pitched gambrel roof, with metal roofing material laid over 1x wood decking and 2x wood rafters. The upper gambrel end on the east elevation is clad with older rolled green asphalt siding. The upper gambrel end on the west elevation is clad with vertical wood siding. A large, non-original, shed-roofed dormer, with three 4/4 double-hung sash windows, is located on the south-facing roof slope. 4/4 double-hung sash windows penetrate the upper gambrel ends on the east and west elevations. The north elevation is penetrated by s 6/2 double-hung sash window. A 2-light fixed-pane window penetrates the east elevation. A vertical wood plank Dutch door, side-hinged with metal strap hinges, enters the west elevation. A wood pole hitching post is located just east of the barn.

**IV. ARCHITECTURAL HISTORY**

- |                                     |                       |         |
|-------------------------------------|-----------------------|---------|
| 25. Date of Construction: Estimate: | <b>1938</b>           | Actual: |
| Source of information:              | <b>Field Estimate</b> |         |
| 26. Architect:                      | <b>Unknown</b>        |         |
| Source of information:              | <b>N/A</b>            |         |
| 27. Builder/Contractor:             | <b>Unknown</b>        |         |
| Source of information:              | <b>N/A</b>            |         |
| 28. Original owner:                 | <b>Blecha family</b>  |         |

Source of information: **Sinden, Harriet Marie Kelly, "My Rocky Mountain Home."**

29. Construction history (include description and dates of major additions, alterations, or demolitions):  
**The oldest house on this property (at 2680 Lake Road) and the small barn adjacent to Walton Creek Road were reportedly built prior to World War II, and were owned and occupied by the Blecha family. The property at that time reportedly also included a large barn and several other agricultural outbuildings. The other two residences (at 2720 and 2750 Lake Road) were constructed circa 1957 (or possibly converted into dwellings from existing agricultural outbuildings) and then used to house workers involved in the construction of highway improvements on U.S. 40 over Rabbit Ears Pass which were completed circa 1961. Routt County Assessor records indicate that the workshop building at 2640 Lake Road was moved to this site in 1983.**
30. Original location: **Yes** Date of move(s): **N/A**

#### **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:  
**Government Land Office patent records reveal that the SW ¼ of the NE ¼ of Section 28, Township 6 North, Range 84 West, where these buildings are located, was homesteaded by Francis E. Milner in June of 1891. Adjacent lands were patented in the early 1890s by other members of the Milner family, including William J. Milner and James M. Milner. United States census records indicate that Francis E. Milner lived at or near this location through at least 1910.**

**At some point in time, possibly by the early 1910s, this property became home to the Joe Blecha family. (References to the Blecha family are found in online *Steamboat Pilot* newspapers articles beginning in 1914; however, their place of residency is unclear.) The Blecha family established a farm at this location and may have been responsible for building the dam which created Casey's Pond which was then known as "Storm Mountain Lake" or "Storm Mountain Pond."**

**In the late 1950s, the Blechas built new dwellings, and/or converted existing agricultural structures, into housing used by workers carrying out improvements to U.S. Highway 40 over Rabbit Ears Pass. The highway improvements were completed circa 1961, and in the ensuing years, this property was owned by the Casey family. They reportedly built and operated a gas station and small diner near the intersection of Highway 40 and Walton Creek Road, and the small lake henceforth became known as "Casey's Pond." In more recent years, the three residences have been maintained as rentals.**



36. Sources of information:

**“Casey’s Pond.” Subject file at the Tread of Pioneers Museum.**

<http://www.glorerecords.blm.gov/PatentSearch/>

**Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2009. On file at the Denver Public Library, Western History Department.**

**Routt County Assessor, Residential Property Appraisal Record.**

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

**Schaffer, Laureen Lafferty. “Agricultural Context of Routt County.” December 2000, updated December 2005. Located in subject file at Tread of Pioneers Museum.**

**Stettner, Arianthe C. “Routt County’s Historic Barns.” *Steamboat Springs Pilot and Today*, March 4, 2007. Located in subject file at Tread of Pioneers Museum.**

**"Steamboat Springs, CO. About 1900." Retrospective plat map compiled by Marcellus Merrill, January 23, 1976.**

**13th Census of the United States, 1910, East Steamboat Springs Precinct, Routt County, Colorado.**

**14<sup>th</sup> Census of the United States, 1920, Precinct No. 1, Steamboat Springs, Routt County, Colorado.**

**VI. SIGNIFICANCE**

37. Local landmark designation: **N/A** Date of designation: **N/A**

Designating authority: **N/A**

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

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

Qualifies under Criteria Considerations A through G (see Manual)

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

38A Applicable Steamboat Springs Landmark Criteria

A building, site, structure or object may be eligible for designation as an Historic Resource on the Local Register if it meets at least one (1) criterion in one or more of the following categories:

- xx** 1. Historic Importance. The building, site, structure or object has character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation; is the site of an historic event with an effect upon society; is identified with a person or group of persons who had some influence on society; or, exemplifies the cultural, political, economic, social or historic heritage of the community.
  
- xx** 2. Architectural Importance. The building, site, structure or object portrays the environment of a group of people in an era of history characterized by a distinctive architectural style; embodies those distinguishing characteristics of an architectural-type specimen; is the work of an architect or master builder whose individual work has influenced the development of the City or contains elements of architectural design, detail, materials and craftsmanship which represent a significant innovation.
  
- 3. Geographic Importance. The building, site, structure or object, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on an historic, cultural or architectural motif; or, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood, community or City.

- 39. Area(s) of significance: **N/A**
- 40. Period of significance: **N/A**
- 41. Level of significance: **Local**
- 42. Statement of significance:

**The house at 2680 Lake Road and the small barn are significant for their historic association with the Blecha family and use as part of an agricultural farming operation at this location between circa 1914 and the 1950s. This house is also architecturally significant for its log construction and representation of the Rustic style of architecture. The other two dwellings are historically significant because they were used to house workers involved in road construction improvements on Rabbit Ears Pass in the late 1950s and early 1960s. The property's level of significance in these regards is probably not to the extent that it qualifies for individual listing in the National or State Registers; however, it may be considered eligible for local landmark designation by the City of Steamboat Springs.**

- 43. Assessment of historic physical integrity related to significance:  
**This property displays a reasonably high level 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.**

**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? **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 N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

**VIII. RECORDING INFORMATION**

47. Photograph numbers: **CD #1; Images 158-173**

CDs/Negatives filed at: **City of Steamboat Springs, 137 10th Street, Steamboat Springs, CO 80477**

48. Report title: **Old Town Steamboat Springs Residential Survey Phase VIII**

49. Date(s): **January 31, 2010**

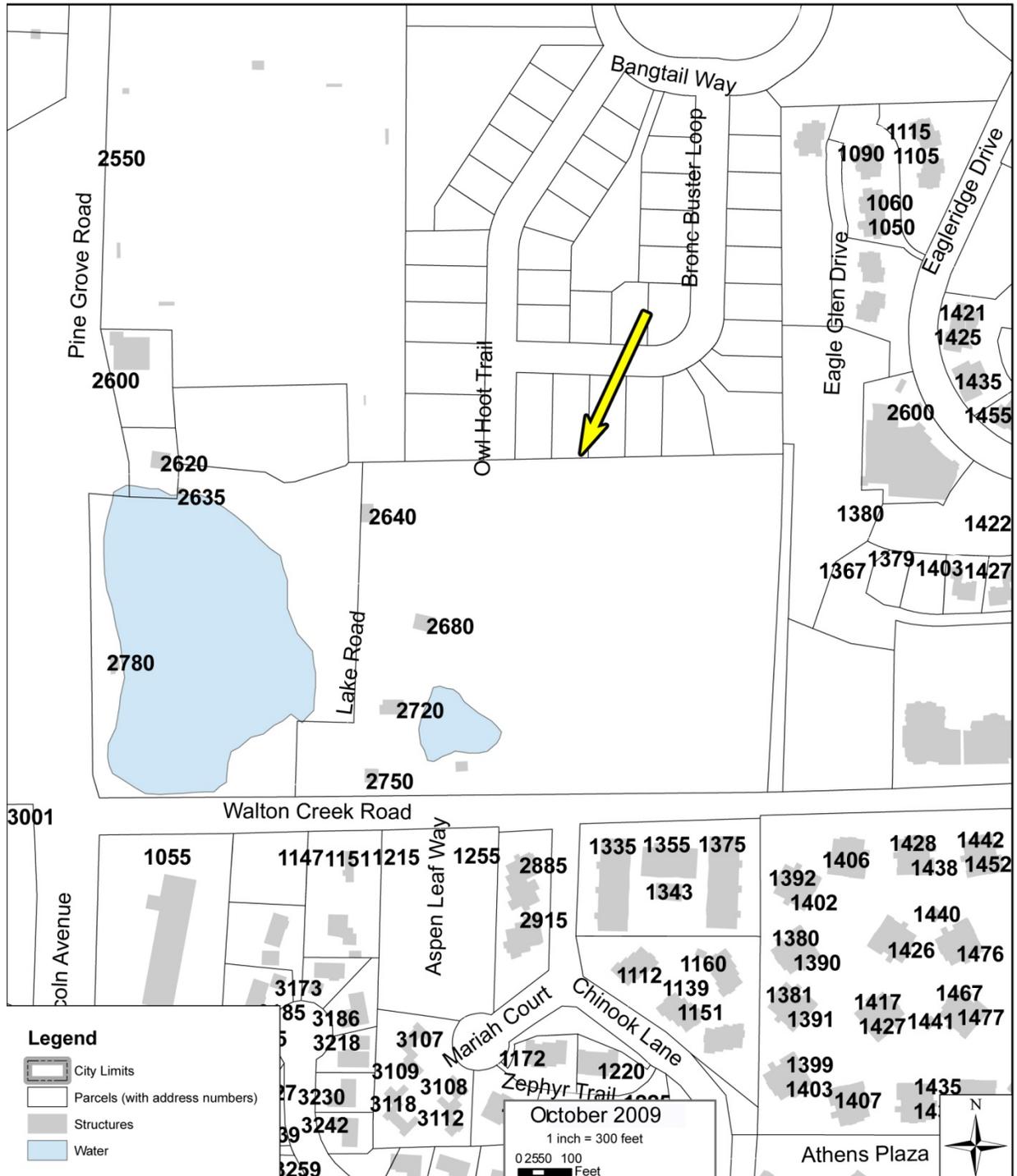
50. Recorder(s): **Carl McWilliams, Karen McWilliams, Timothy Wilder**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

### Sketch Map



### Location Map

