

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.1064** Parcel number(s): **100306010**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Nash House**
- 6. Current Building Name: **Leeson House**
- 7. Building Address: **319 8th Street**
- 8. Owner Name: **William E. and Susan E. Leeson**
- Owner Organization:
- Owner Address: **P.O. Box 772240**
Steamboat Springs, CO 80477



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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84 W**
NW ¼ of SW ¼ of SW ¼ of SE ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **344711 mE** **4483354 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lot 10 and North 1/2 of Lot 11, Block 6**
 Addition: **First Addition to Steamboat Springs** Year of addition: **unknown**
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: 64 feet x Width: 32 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Metal/Aluminum**
18. Roof configuration: **Gambrel Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Ornamentation/Decorative Shingles**
Roof Treatment/Dormer
Fence
Porch
21. General architectural description:
The Leeson House is a 1.5-story wood frame Dutch Colonial Revival style dwelling. The present dwelling appears to consist of the original gambrel-roofed building, which measures approximately 22' NE-SW (across) by 46' NW-SE (deep), and a gabled addition to the rear elevation, which measures approximately 16' NE-SW by 18' NW-SE. The original house is supported by a low unpainted coursed sandstone foundation, and its exterior walls are clad with wide green horizontal aluminum siding. Stained brown variegated patterned wood shingles appear in the upper gambrel end on the façade, however. The home's steeply-pitched gambrel roof is covered with metal roofing material, and the eaves are boxed. A large gable dormer, with one 1/1 double-hung sash window, is located on the southwest-facing roof slope. A set of paired 1/1 double-hung sash windows penetrates the façade's upper gambrel end. A 20' by 10' enclosed, low-pitched hip-roofed, front porch addition has been built onto the southeast elevation (façade). A stained natural brown wood-paneled door, with an oval-shaped upper sash light, enters the northeast end of the enclosed porch from a wood deck. The gabled rear addition incorporates an elevated wood deck.
22. Architectural style: **Late 19th And 20th Century Revivals/Dutch Colonial Revival**
 Building type:

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23. Landscape or special setting features: **This house is located on the northwest side of 8th Street in the block northeast of Pine Street. The property features a small planted grass front yard, with a narrow side yard along the northeast side of the house. A short concrete driveway extends from the curb at 8th Street to the front southwest side of the house. The backyard is enclosed by a wood privacy fence.**

24. Associated buildings, features or objects:

Garage

A non-historic wood frame garage, which measures approximately 26' NE-SW by 22' NW-SE, is located adjacent to the alley. The garage features a poured concrete slab foundation and floor, and painted pale green horizontal weatherboard exterior walls with painted white 1" by 4" corner boards. It is covered by a low-pitched front gable roof, with asphalt shingles, and with widely-overhanging painted green boxed eaves. A white metal-paneled garage door on the northwest elevation opens onto a short concrete driveway which extends to the asphalt-paved alley.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1908** Actual:
- Source of information: **Sue Leeson; Routt County Assessor, Residential Property Appraisal Record.**
26. Architect: **Original: Unknown; Circa 2000 Addition: Rob Hawkins**
- Source of information: **N/A**
27. Builder: **Original: Unknown; Circa 2000 Addition: Gilbert Barbier**
- Source of information: **Bill and Sue Leeson**
28. Original owner: **Unknown**
- Source of information: **N/A**
29. Construction history:
- Routt County Assessor records list 1910 as this house's year of construction, while oral information passed down to the current owners holds that this house, and the house next door at 313 8th Street, were both constructed in 1908. This house stood for the most part as originally built until 1994, when then owners Cameron and Jill Boyd enclosed the front porch. More recently, current owners Bill and Sue Leeson had a gabled addition with an elevated wood deck built onto the home's original northwest (rear) elevation. This addition was designed by architect Rob Hawkins, while Gilbert Barbier (who is the Leeson's son-in-law) was the building contractor. The large garage at the rear of the property was built within the past ten years. The house was sided with aluminum at an unknown date.**
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 home at 319 8th Street dates to the early 1900s. Routt County Assessor's Records indicate that the residence was constructed in 1910. Encompassing one and a half lots in Block 6 of the First Addition to Steamboat Springs, the parcel consisted of a little over 5300 square feet. The current owners of the property are William E. and Susan E. Leeson. The Leesons are originally from Chicago. They moved to Moffat County, where, beginning in 1982, the couple owned and operated a ranch north of Craig. Sue Leeson worked for the Moffat County school district, teaching in Craig's elementary school for 18 years. Bill Leeson is a banker, working for the First National Bank of the Rockies. The Leesons purchased this property in 1999 from James Cameron and Jill K. M. Boyd. Cameron Boyd is a Realtor, and is the Managing Broker and co-owner of Prudential Steamboat Realty. He has been involved in real estate in the Steamboat area for over 20 years. Jill works as a physical therapist. The Boyds, in turn, had purchased the property from Florence Nash in the early 1990s. Florence Nash was born April 2, 1915 in Saskatchewan, Canada. As a young child, she moved with her family to Fort Collins, where she spent her childhood. From 1933 through 1936, Florence attended Colorado A&M (now Colorado State University), where she studied music. It was at Colorado A&M that Florence met her future husband, Donald Evans Nash, a resident of Montrose and a Colorado A&M graduate. The couple was married in 1936, and had three daughters, Carolyn, Barbra and Cyndi. In 1954, Donald and Florence Nash moved to Steamboat Springs, purchasing this property. Born in 1905, Donald Nash passed away in 1967. Florence Nash followed him in death on September 4, 2000, having attained the age of 85.

36. Sources of information:

"Florence Nash 1915-2000." (obituary) *The Steamboat Pilot and Today*, www.steamboatpilot.com

Leeson, Bill and Sue. Oral interview with Carl McWilliams, October 23, 2007

Routt County Assessor, Residential 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. |
| 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. |

39. Area(s) of significance: **Not Applicable**

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

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

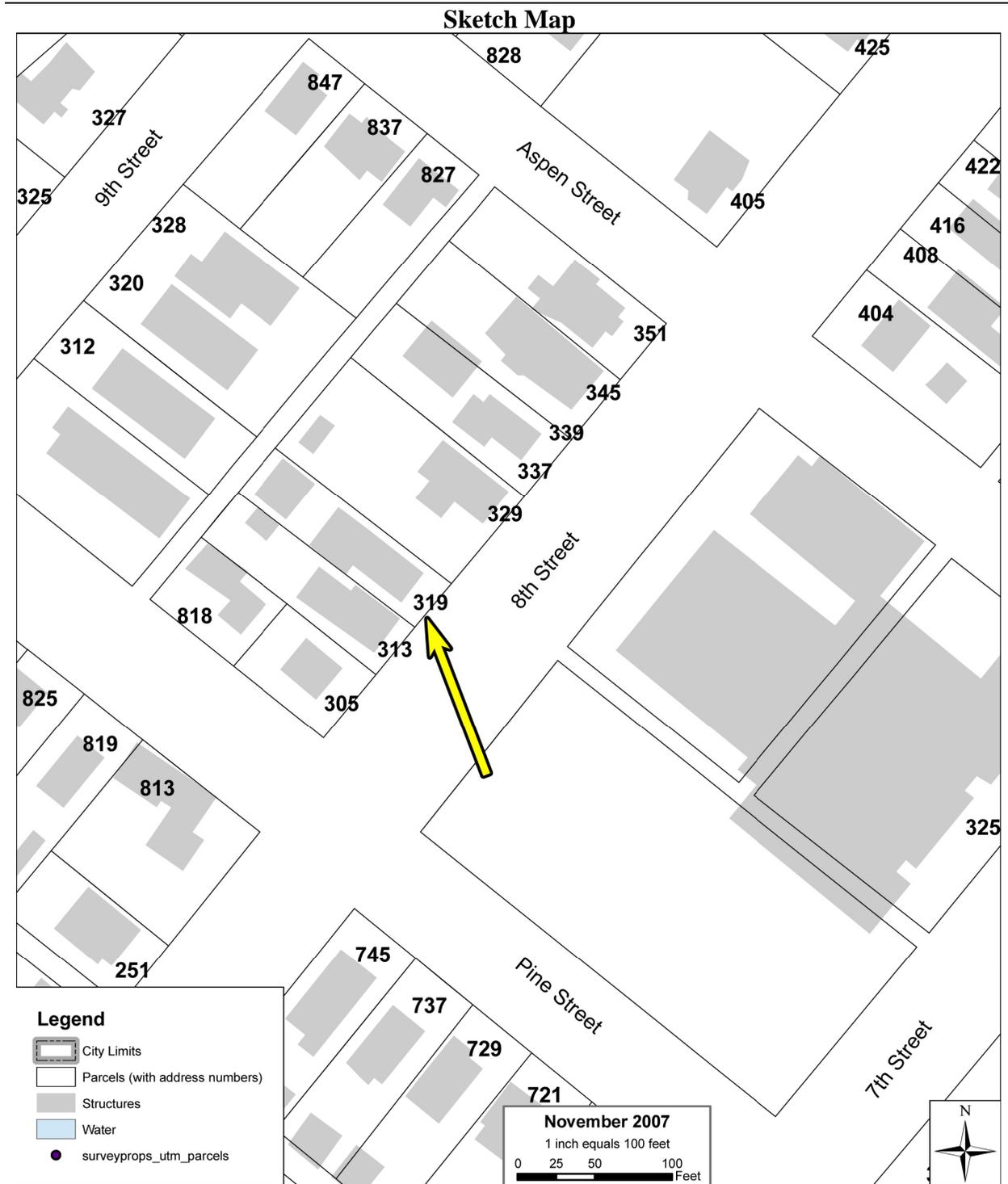
42. Statement of significance:

This house is historically significant for its associations with Steamboat Springs residential development beginning in the early 1900s. It is also architecturally significant, to a modest extent, for its gambrel-roofed Dutch Colonial Revival architectural style. The house's significance in these regards 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. Moreover, due to some loss of integrity, the property may also be considered ineligible for local landmark designation.

43. Assessment of historic physical integrity related to significance:

This property displays a marginal 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 dwelling's integrity has been compromised by the construction of an enclosed front porch addition and a large rear addition, as well as by the application of aluminum siding. The integrity of setting is diminished by the presence of the large modern garage.

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Location Map

