

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.3360 | Parcel number(s): | |
| 2. Temporary resource no.: | N/A | | 115204020 |
| 3. County: | Routt | | |
| 4. City: | Steamboat Springs | | |
| 5. Historic building name: | Neish House | | |
| 6. Current building name: | Majors / Smith House | | |
| 7. Building address: | 2 Logan Avenue / 615 North Park Road | | |
| 8. Owner name and address: | Paul Majors & Roberta Smith | | |
| | 4524 Meade Street | | |
| | Denver, CO 80211 | | |



National Register field eligibility assessment:	Not Eligible
State Register field eligibility assessment:	Not Eligible
Local Landmark eligibility field assessment:	Not Eligible

II. Geographic Information

9. P.M. **6th** Township **6N** Range **84W**
NE ¼ of NE ¼ of NE ¼ of SE ¼ of section 8
10. UTM reference (**NAD 27**)
Zone **13**; **345381** mE **4483576** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **2000** Map scale: **7.5'**
12. Lot(s): **20-23** Block: **4**
Addition: **Crawford Addition to Steamboat Springs** Year of Addition: **1902**
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): **Irregular Plan**
15. Dimensions in feet: **1944 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Weatherboard**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Chimney, Dormers, Garage / Attached Garage**

21. General architectural description:

This residence consists of the following elements: an original 1½-story, front-gabled, dwelling, which measures approximately 36' N-S x 26' E-W; an older, one-story, shed-roofed addition to the original north (rear) elevation, which measures approximately 14' N-S x 26' E-W; an enclosed front porch on the south elevation (façade), which measures approximately 6' N-S x 24' E-W; a very large, modern, two-story addition, joined by a connecting element to the northwest corner of the original building. The addition is nearly rectangular in shape, and measures approximately 32' N-S by 28' E-W.

The original dwelling is supported by a poured concrete foundation, and its exterior walls are clad with stained brown horizontal weatherboard siding with 1" x 4" corner boards. The roof is covered with red metal roofing material, and the eaves are boxed with stained brown boxed eaves. A red brick chimney is located just below the ridge on the west-facing roof slope. Two gabled dormers, each with a single-light window, are respectively located on the east and west-facing roof slopes. A painted yellow wood-paneled door, with X-bracing, and with one upper sash light, enters the east end of the enclosed front porch from an uncovered wood deck. The enclosed front porch is covered by a hipped roof, with an intersecting gable over the entry. Three sets of paired single-light windows penetrate the south wall of the enclosed front porch. A 1/1 sash window is located in the façade's upper gable end. The original east elevation wall contains one large single-light window, and one 3-light window.

The older shed-roofed addition to the original north elevation rests on a poured concrete foundation, and its exterior walls are clad with stained brown horizontal weatherboard. The roof is covered with red metal roofing material. A brown metal-paneled door, with a fanlight, enters this addition's east elevation. Windows in this addition are 1/1 sash and awning type windows.

Built in 2013 (per Routt County Assessor records), the large two-story addition is addressed as 615 North Park Road. The addition incorporates a 2-stall garage in its lower level. The addition's lower walls are faced with stone. The first story walls are stuccoed purple, while the second story walls are clad with stained dark brown vertical wood siding. The addition is covered by a modified shed roof form with an extended overhang. The roof is covered with metal roofing material. A second story porch is located above the garage roof on the east side. Two stained brown vertical wood plank garage doors open toward the alley on the north elevation.

22. Architectural style/building type: OAHPLexicon: **No Defined Style**
Steamboat Springs Lexicon: **Modified**

23. Landscaping or special setting features:

This property is located at the northwest corner of Logan Avenue and North Park Road. The east – west trending alley between Logan and Park Avenues is to the north. A planted grass lawn is to the south and east of the building. Two tall deciduous trees are near the front southeast corner of the property.

24. Associated buildings, features, or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1908** Actual:
Source of information: **Routt County Assessor records, Steamboat Springs telephone directories**
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 the original section of this residence was built in 1908. While possible, the original building's architectural characteristics are more indicative of a somewhat later date of construction. The front porch was enclosed and the rear shed-roofed addition was erected at an unknown date; however, based on their appearance, they perhaps date to the 1970s. The large modern rear addition and connecting element were built in 2013.

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 dwelling**

35. Historical background:

The Crawford Addition where this house is located was platted by James H. Crawford in 1902. As platted, the Crawford Addition encompassed lots and blocks on Hill Street, Spruce Street, Missouri Avenue, Logan Avenue, and Park Avenue, between Laurel Avenue and North Park Road. Crawford and his wife Margaret built the region's first permanent cabin in 1875, and are credited as the founders of Steamboat Springs. Residential development in the neighborhood occurred over an extended period of years, generally from the southeast to the northwest. The earliest houses were built on Hill and Spruce Streets, while those on Missouri Avenue and Logan Street were constructed somewhat later.

Routt County Assessor records indicate that the original portion of this dwelling was erected circa 1908. A retrospective plat map titled "Steamboat Springs, CO. About 1910," depicts a building at this location; however, no information about the building is provided.

Information regarding the original dwelling's earliest history has not been uncovered, and a "Residential Property Appraisal Record" for the property was not located in the Routt County Assessor's office. Steamboat Springs' telephone directories, from 1956 to the early 1990s provide an intermittent chronology of residents during those years. J. J. Neish is listed at this address in 1956, followed by V. J. McDermott in 1961 and 1965. Interestingly, the 1940 U. S. federal census records Robert Neish as residing on Logan Avenue in Steamboat Springs, but does not provide a specific address. By 1970, V. J. McDermott had moved to 360 4th Street, while this property had become the residence of Cleo Searle. Mr. Searle was the owner of Searle Appliance Service, then located at 604 Lincoln Avenue. In earlier years, this business was associated with Robert G. Searle as well as Cleo Searle, and was successively located at 141 8th Street (in 1956), and at 928 Lincoln Avenue (in 1961). The 1975 telephone directory lists Steve Bralower and the Steamboat Omelette Company at this address. John Skubiz is listed as the occupant in the late 1980s and early 1990s, and Assessor records indicate he owned the property until 2005.

Online Routt County Clerk and Recorder data provides the following information: On September 13, 2005, John J. Skubiz deeded the property to Travis Jones and Ivana Radlova. On June 4, 2008, Jones and Radlova sold the property to Michelle J. Dover. On December 29, 2011, Paul Majors and Roberta Smith acquired the property through the Federal National Mortgage Association. As of 2015, Paul Majors and Roberta Smith continue to own the property in joint tenancy.

36. Sources of information:

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/Treasurer Parcel Detail Information."

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

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)

✓ Does not meet any of the above National Register criteria

38A. **Standards for Listing in the Colorado State Register of Historic Properties: Criteria for consideration of properties for nomination and inclusion in the Colorado State Register includes the following:**

A. The association of the property with events that have made a significant contribution to history;

B. The connection of the property with persons significant in history;

C. The apparent distinctive characteristics of a type, period, method of construction, or artisan;

D. The geographic importance of the property;

E. The possibility of important discoveries related to prehistory or history.

✓ Does not meet any of the above State Register criteria

38B. 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:

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.

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.

✓ Does not meet any of the above Steamboat Springs Landmark criteria.

39. Area(s) of significance: **N/A**

40. Period of significance: **N/A**

41. Level of significance: **Local**

42. Statement of significance:

The original dwelling portion of this property is historically significant, to a limited extent, for its association with residential development in the Crawford Addition. The original dwelling portion is also architecturally significant, again to a limited extent, as a representative vernacular front-gabled dwelling, reportedly dating from the early 1900s. The building's significance is diminished due to a substantial loss of integrity, however. Consequently, the property may be regarded as ineligible for inclusion in the National and State Registers, and ineligible for local landmark designation

43. Assessment of historic physical integrity related to significance:

This property displays poor physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and History Colorado - setting, location, design, materials, workmanship, feeling and association. The original dwelling's integrity has been compromised by the construction of a large incompatible modern addition, by an earlier, more compatible, shed-roofed addition, and by the enclosure of the front porch. As a result, this property no longer conveys a sense of its historic and architectural significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**
State Register eligibility assessment: **Not Eligible**
Local Landmark eligibility field assessment: **Not 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**

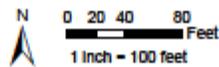
46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1, Images 16-21**
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 X**
49. Date(s): **June 28, 2016**
50. Recorder(s): **Carl McWilliams**
51. Organization: **Cultural Resource Historians**
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**
53. Phone number(s): **(970) 493-5270**

Sketch Map

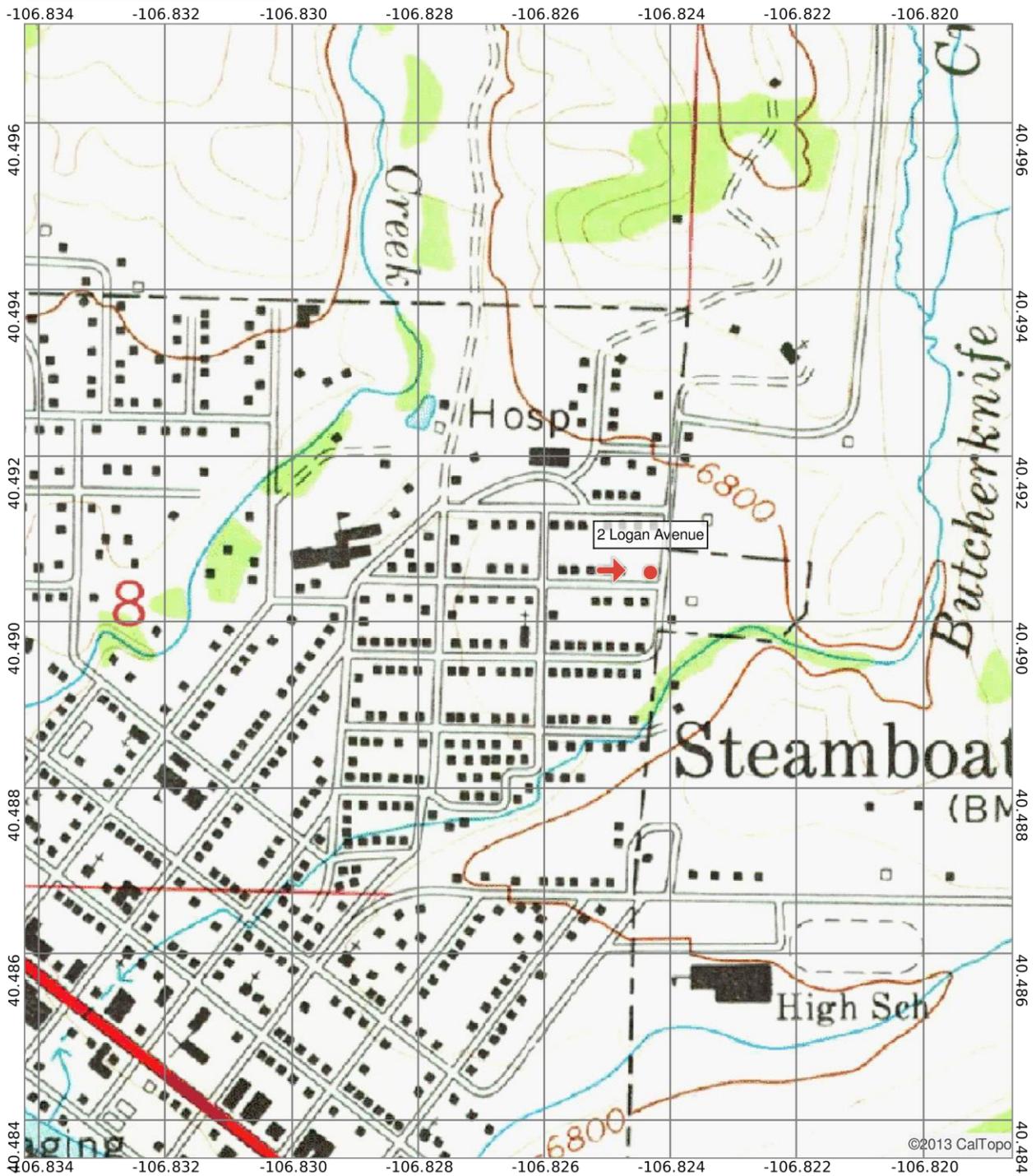
2 Logan Avenue / 615 North Park Road



Map Date: 09/14/2016
Imagery Date: 10/2015

Location Map

2 Logan Avenue



★
9.3°E
5/28/16

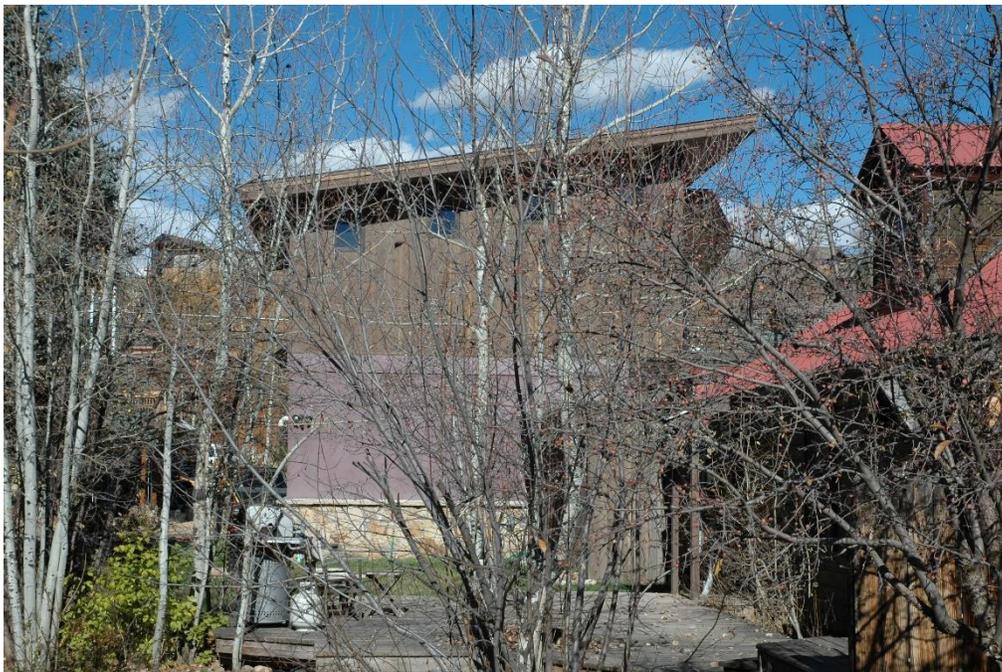
200 0 200 400 600 METERS 800

0.2 0 0.2 MILES 0.4

Scale 1:6866 Datum WGS84



CD 1, Image 16, View to NE



CD 1, Image 17, View to North



CD 1, Image 18, View to NW



CD 1, Image 19, View to SW



CD 1, Image 20, View to West



CD 1, Image 21, View to SW