

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.3362 | Parcel number(s): | |
| 2. Temporary resource no.: | N/A | | 115205003 |
| 3. County: | Routt | | |
| 4. City: | Steamboat Springs | | |
| 5. Historic building name: | Nash House, Gaertner House | | |
| 6. Current building name: | Roberts House | | |
| 7. Building address: | 69 Logan Avenue | | |
| 8. Owner name and address: | Nancy Roberts | | |
| | P. O. Box 772518 | | |
| | Steamboat Springs, CO 80487 | | |



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**
SW ¼ of NE ¼ of NE ¼ of SE ¼ of section 8
10. UTM reference (**NAD 27**)
Zone **13**; **345277** mE **4483539** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **2000** Map scale: **7.5'**
12. Lot(s): **3** Block: **5**
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): **Rectangular Plan**
15. Dimensions in feet: **890 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Fence**
21. General architectural description:

This single-story dwelling features a rectangular-shaped plan, with a low-pitched gabled front section, and a low-pitched saltbox-roofed rear section. There is also a gabled and shed-roofed extension at the front of the building on the north elevation (façade). The building rests on a poured concrete foundation, and the exterior walls are clad with painted beige horizontal wood siding, with painted brown 1" x 4" corner boards. Painted beige vertical wood siding appears in the façade's upper gable end. The roof is covered with metal roofing material, and the eaves are boxed with painted or stained brown wood trim. A stained brown wood-paneled door, with nine upper sash lights, and with a sidelight, enters the façade from an uncovered wood plank porch / deck. A painted brown wood-paneled door, with one upper sash light, enters the dwelling near the south end of the east elevation. This entry is located beneath a small intersecting gable. The façade wall contains one 2-light window, to the east of the entry door. The west elevation wall contains three horizontally-oriented 2-light windows. The east elevation wall also contains three horizontally-oriented 2-light windows. The south (rear) elevation wall contains two small 2-light windows.
22. Architectural style/building type: OAHLP Lexicon: **No Defined Style**
Steamboat Springs Lexicon: **Steamboat Springs Wood Frame**

23. Landscaping or special setting features:

This residence is located on the south side of Logan Avenue, the second property east of Larimer Street. The dwelling is set well back from the avenue, with the rear of the dwelling only a few feet in from the alley. A well-maintained front yard is nicely landscaped with native plants and grasses, and aspen trees. The front yard is enclosed by a wire and wood fence with a distinctive entry gate.

24. Associated buildings, features, or objects:

Gardening Shed

A small gardening shed is located in front of the dwelling, adjacent to the wood plank porch / deck. The shed's exterior walls are clad with beige color vertical wood siding, with 1" x 4" corner boards, and it is covered by a shed roof. The north elevation contain a 4-light window. Two doors on the east elevation open onto the wood plank porch / deck.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1938** 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 list 1938 as this dwelling's actual year built, and 1995 as the effective year built. As described above in section 21, the original gabled section to the front was apparently built circa 1938, while the rear saltbox section likely dates to 1995.

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.

Information regarding this small dwelling's early history has not been uncovered, and its address was not found in Steamboat Springs' telephone directories from the 1950s to the 1990s. The residence has apparently been a rental throughout much of its history, and during some periods was under common ownership with the property at 580 Larimer Street (5RT.3358) next door to the west. Merle W. Nash owned the property for an undetermined period of time prior to October 1988. Long-term Steamboat Springs' residents, Merle W. Nash and his wife Frances L. Nash lived nearby at 50 Missouri Avenue (5RT.2645) from the late 1950s until 1997.

Online Routt County Clerk and Recorder data provides the following information pertaining to the property's more recent history: In October 1988, Merle W. Nash sold the property to Charles E. Gaertner. In February 1991, Mr. Gaertner deeded it to the Nodloh Corporation. In March 1996, it was transferred from the Nodloh Corporation to Roberto Frias. In September 1998, Roberto Frias, Margaret Frias and Robert M. Krupka Jr. deeded the property to Kyle R. Lawton. In September 2005, it was sold by Kyle R. Lawton and Amy E. Lawton to Tarn Dickerson and Erin Stewart. In December 2012, Tarn Dickerson and Erin Stewart sold the property to Nancy Dickerson, who continues as the owner as of 2016. Telephone directories list Tarn Dickerson and Erin Stewart as residing in the home during their period of ownership. In earlier years, however, it was apparently a rental.

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, Residential Property Appraisal Record.

"Routt County Assessor/Treasurer Parcel Detail Information."

"Steamboat Springs, CO. About 1910." 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:

This dwelling is historically significant, to a limited extent, for its association with residential development in the Crawford Addition. The original dwelling is also architecturally significant, again to a limited extent, as a representative vernacular front-gabled dwelling, reportedly dating from the late 1930s. The building's significance is somewhat diminished due to some loss of integrity. As a result, 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 a somewhat less than ideal level of historical 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 physical integrity is diminished by the construction of a rear addition, and by the alteration of the historic doors and windows. As a result, the building now conveys a limited 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 27-30**

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**

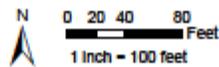
51. Organization: **Cultural Resource Historians**

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

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

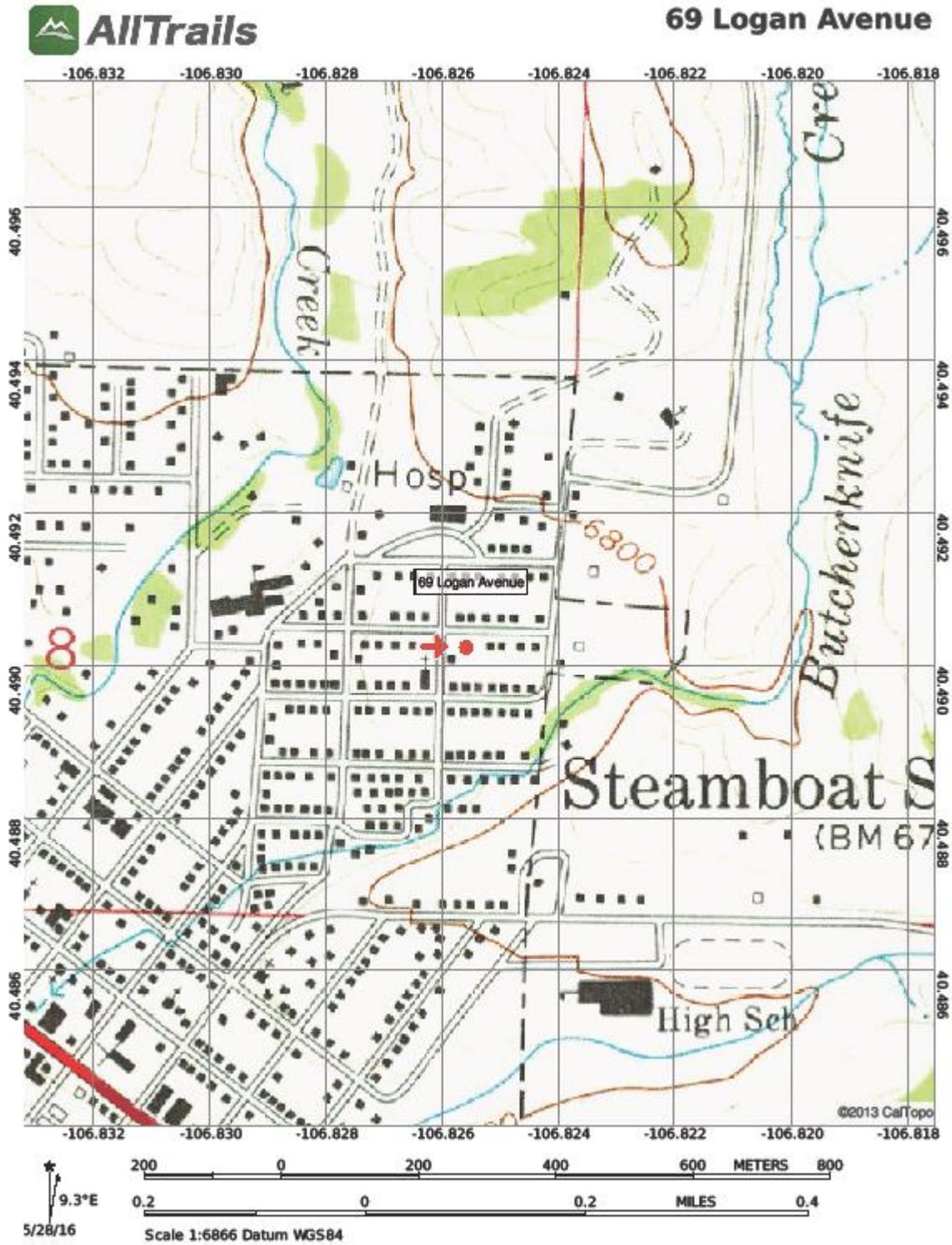
Sketch Map

69 Logan Avenue



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

Location Map





CD 1, Image 27, View to South



CD 1, Image 28, View to SW



CD 1, Image 29, View to NW



CD 1, Image 30, View to NE