

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.3372 | Parcel number(s): |
| 2. Temporary resource no.: | N/A | 115206021 |
| 3. County: | Routt | |
| 4. City: | Steamboat Springs | |
| 5. Historic building name: | Schumacher House | |
| 6. Current building name: | Mitchell House | |
| 7. Building address: | 120 Missouri Avenue | |
| 8. Owner name and address: | Robert L. Mitchell
133 N. Stewart Avenue
Tucson, AZ 85716 | |



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

II. Geographic Information

9. P.M. **6th** Township **6N** Range **84W**
SE ¼ of NW ¼ of NE ¼ of SE ¼ of section 8
10. UTM reference (**NAD 27**)
Zone **13**; **345189** mE **4483486** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **2000** Map scale: **7.5'**
12. Lot(s): **21, 22** Block: **6**
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: **1651 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood / Vertical Siding**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Chimney, Fence**
21. General architectural description:

This single-story dwelling features a rectangular-shaped plan which measures 26' N-S (deep) by 41' E-W (across). The building is supported by a poured concrete foundation, and its exterior walls are clad with painted or stained brown vertical wood siding with painted gold 1" x 4" corner boards. The roof is a moderately-pitched hipped roof, covered with brown asphalt composition shingles, and with painted brown rafter ends exposed beneath the eaves. A red brick chimney is located just below the ridge on the east-facing roof slope. A stained brown wood-paneled door, with six leaded glass upper sash lights, and with a sidelight, enters into an enclosed foyer on the façade (south elevation). The enclosed foyer measures 5' N-W by 8' E-W, and is covered by a gabled roof. An open flagstone porch, in front of and to the side of the enclosed foyer, is also partially covered by the gabled porch roof. A glass-in-wood-frame door enters the north (rear) elevation from a wood deck, partially covered by an intersecting gable. The façade wall contains one large single-light fixed-pane window, one 1x1 horizontal sliding window, and one 1/1 sash window. The west wall contains two 1/1 sash windows; the east wall contains two 1/1 sash windows; the north wall contains two 1/1 sash windows, and one small single-light window. All of the windows have painted gold wood surrounds.
22. Architectural style/building type: **OAHP Lexicon: Ranch Type**
Steamboat Springs Lexicon: Ranch Type

23. Landscaping or special setting features:

This property is located on the north side of Missouri Avenue, the second residence west of Larimer Street. A planted grass front yard is landscaped with aspen, fir, and spruce trees. A red-tinged poured concrete driveway extends from the avenue to in front of the dwelling. The backyard is enclosed by a wood privacy fence and a picket fence. The paved alley between Missouri and Logan Avenues is at the rear of the property to the north

24. Associated buildings, features, or objects:

Secondary Residence (118 Missouri Avenue)

A 1½-story secondary residence is located near the rear northeast corner of the property. Measuring 24' by 14', this wood frame building rests on a poured concrete foundation, and its exterior walls are clad with wide brown horizontal metal siding. The roof is a steeply-pitched gable, covered with brown metal roofing material, and with painted brown boxed eaves. A red metal or wood-paneled door, with one upper sash light, enters the south end of the west elevation from an uncovered flagstone porch. The west elevation contains two 1/1 sash windows, and a small 1x 1 horizontal sliding window in the upper gable end. Currently a secondary dwelling, this building appears to have originally been a garage, as a former garage door opening facing the alley on the north elevation has been filled in with vertical wood siding.

Shed

A small shed, with a shed roof, is located just off the dwelling's rear northwest corner. Its exterior walls are clad with painted or stained brown horizontal weatherboard and vertical wood siding, with painted gold 1" by 4" corner boards. The entry door is on the east side.

IV. ARCHITECTURAL HISTORY

- | | | |
|-------------------------------------|---|---------|
| 25. Date of Construction: Estimate: | 1949 | 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 this residence was constructed in 1949. This date is plausible given the dwelling's Ranch type architectural characteristics. However, the property's address (120 Missouri Avenue) does not appear in the (earliest available) 1956 Steamboat Springs telephone directory. It does appear in the 1961 telephone directory. There are no additions to the original building. The exterior siding is likely not original.
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. Several lots, including this one, were not developed until the late 1940s.
- Jack L. Schumacher, who owned and lived here from 1961 (and perhaps earlier) until 1980, is this home's earliest known resident. In April 1980, Mr. Schumacher sold the property to Robert Charles Yennie and Kathleen Wolf Yennie. The Yennies then owned and lived here until June 1992. At that time they deeded the property to William D. Peck and Janie K. Swartz. Mr. Peck and Ms. Swartz owned the property for seven years. In February 1999, they sold it to Bruce W. Dean and Josyanne M. Freschi. They owned it until May 2004 when they sold the property to its current owner, Robert L. Mitchell.**
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."**
- Sanborn Insurance maps, published in July 1911 and June 1920**
- "Steamboat Springs, CO. About 1910." Retrospective plat map compiled by Marcellus Merrill, January 23, 1976.**
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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 architecturally significant as an intact Ranch type dwelling dating from the post-World War II period. The property is also historically significant for its association with residential development in the Crawford Addition dating from the time of its construction in the post-war period. The property's significance in these regards is not to the extent that it qualifies for listing in the National Register of Historic Places, or in the State Register of Historic Properties. The property may be considered eligible for local landmark designation.

43. Assessment of historic physical integrity related to significance:

This property displays an overall high level of 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. There are no additions, and no notable adverse exterior alterations to the original building.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**
State Register eligibility 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 62-65**

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**

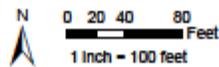
51. Organization: **Cultural Resource Historians**

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

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

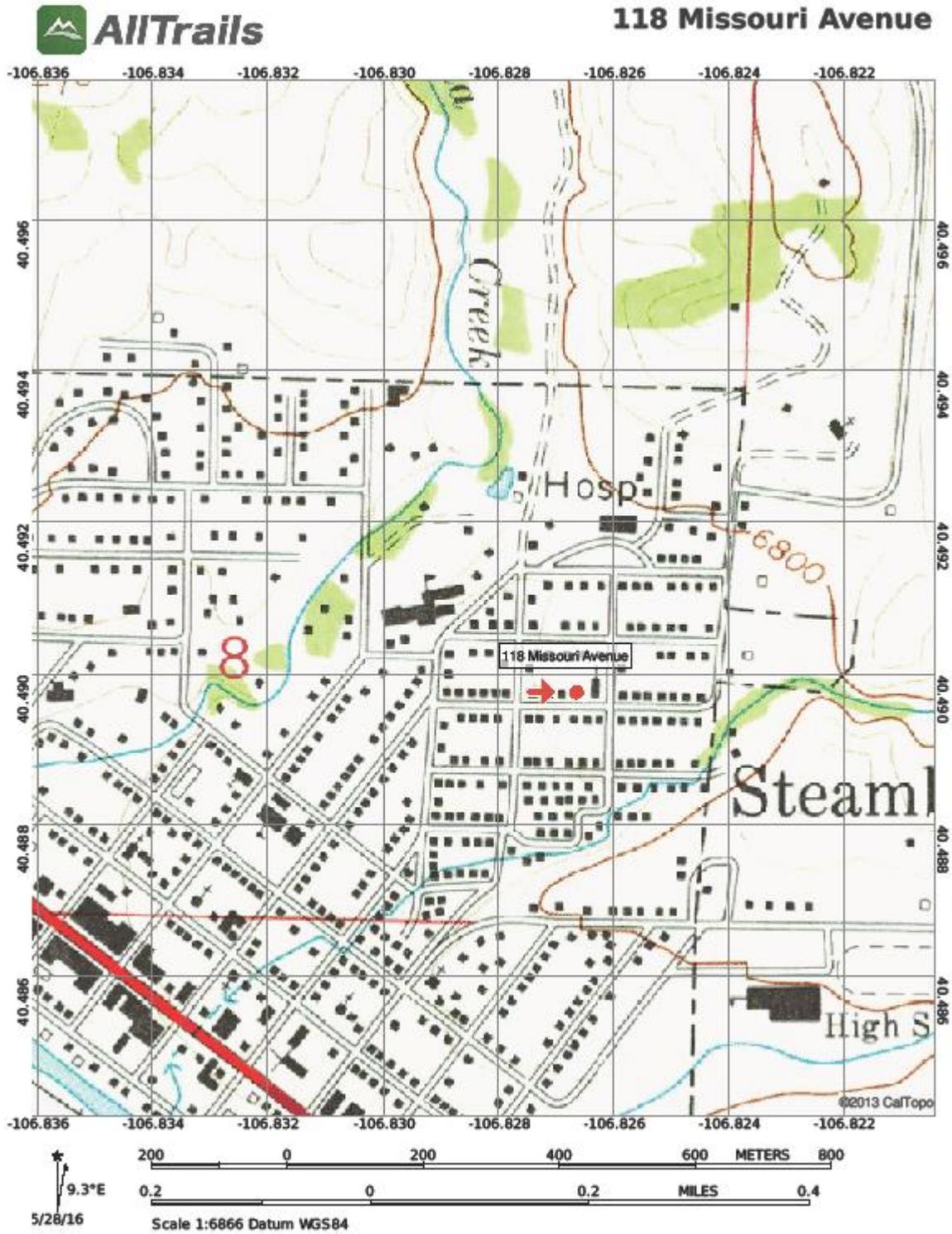
Sketch Map

120 Missouri Avenue



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

Location Map





CD 1, Image 62, View to NNW



CD 1, Image 63, View to NE



CD 1, Image 64, View to SSE



CD 1, Image 65, View to SE