

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:        | <b>5RT.3380</b>  | Parcel number(s): |
| 2. Temporary resource no.: | <b>N/A</b>   | <b>115211001</b>  |
| 3. County:                 | <b>Routt</b>   |                   |
| 4. City:                   | <b>Steamboat Springs</b>   |                   |
| 5. Historic building name: | <b>Nash House, Backes House</b>  |                   |
| 6. Current building name:  | <b>Bush House</b>  |                   |
| 7. Building address:       | <b>65 Spruce Street</b>  |                   |
| 8. Owner name and address: | <b>Diane E. Mitsch Bush</b><br><b>P. O. Box 770535</b><br><b>Steamboat Springs, CO 80477</b> |                   |



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National Register field eligibility assessment:	<b>Not Eligible</b>
State Register field eligibility assessment:	<b>Not Eligible</b>
Local Landmark eligibility field assessment:	<b>Not Eligible</b>

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**II. Geographic Information**

9. P.M. **6th** Township **6N** Range **84W**  
**SW ¼ of SE ¼ of NE ¼ of SE ¼ of section 8**
10. UTM reference (**NAD 27**)  
Zone **13**; **345244** mE **4483346** mN
11. USGS quad name: **Steamboat Springs, Colorado**  
Year: **2000** Map scale: **7.5'**
12. Lot(s): **1-3** Block: **11**  
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: **1169 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof (Saltbox) / Shed Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Chimney, Fence**
21. General architectural description:  
**This single-story residence is supported by a poured concrete foundation, and its exterior walls are clad with painted pale blue-green color horizontal wood siding. The dwelling is covered by a saltbox roof form, with shed-roofed extensions. The roof is covered with silver metal roofing material, and the eaves are boxed with painted purple and pale blue-green wood trim. A red brick chimney, with a metal cap, is located on the west-facing roof slope. A glass-in-wood-frame door, flanked on either side by a single-light fixed-pane window, enters the north elevation. There is no porch or stoop outside this entry door. A painted purple wood-paneled door enters the south end of the west elevation. Window patterns include 4/4 sash, single-light fixed-panes, and 1x1 horizontal sliders, all with painted green wood frames and painted purple wood surrounds.**
22. Architectural style/building type: OAHLP Lexicon: **No Defined Style**  
Steamboat Springs Lexicon: **Steamboat Springs Wood Frame**
23. Landscaping or special setting features:  
**This property is located at the southeast corner of Spruce and Larimer Streets. A stained brown closed picket fence encloses a minimally-maintained yard with native grasses, plants, flowers, and trees. Butcherknife Creek flows northeast to southwest along the east property line. Butcherknife Alley, which is paved with asphalt, is located behind the property to the south.**

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

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1933** 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 dwelling was constructed circa 1933 and remodeled circa 1975. The dwelling's address, 65 Spruce Street, is listed in the (first available) 1956 Steamboat Springs telephone directory documenting its existence at that time. The building appears to consist of an original basic rectangular-shaped gabled plan dwelling with multiple shed-roofed additions, which (per Assessor records) apparently date from the 1970s.**

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.**

**Routt County Assessor records list 1933 as this dwelling's year of construction. Information pertaining to its earliest owners and residents has not been uncovered. Steamboat Springs' telephone directories list R. C. Nash at this address in 1956, followed by Perry J. Backes in 1961, Charles Owens in 1980, C. T.**

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Niemeyer in 1991, and Diane Bush from 2000 to the present. Routt County Assessor files and Clerk and Recorder documents provide the following information: Prior to December 1976, the property was owned by a person with the surname of Lewis, for an undetermined period of time. In December 1976 Lewis sold the property to Charles H. Owens and Rosanne A. Indico. They held the property until January 1984, when they sold it to David C. Thompson and Mary E. Thompson. In May 1989, the Thompsons deeded the property to Daniel E. Thomas and Beth Anne Fisher. Just five months later, in October 1989, Daniel R. Thomas and Beth Anne Fisher sold the property to Cynthia T. Niemeyer. Ms. Niemeyer held title for the next eleven years. In April 2000, she sold the property to Diane E. Mitsch Bush. Ms. Bush is the State Representative for Colorado House District 26, encompassing Eagle and Routt Counties. She remains the property's owner as of 2016.

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.

## 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

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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 for its association with residential development in the Crawford Addition, dating from the time of its construction circa 1933. The original dwelling is also architecturally notable as a representative vernacular front-gabled dwelling of modest proportions. The building's significance is diminished by some loss of integrity, however. 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, circa 1933 dwelling, was altered circa 1970s by the construction of multiple shed-roofed additions. Although modest in scale, the additions diminish the original building's ability to convey a sense of its historical and architectural significance.**

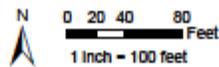
**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**44. National Register eligibility field assessment: **Not Eligible**State Register eligibility assessment: **Not Eligible**Local Landmark eligibility field assessment: **Not Eligible**45. Is there National Register district potential? **No**

**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 96-99**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**

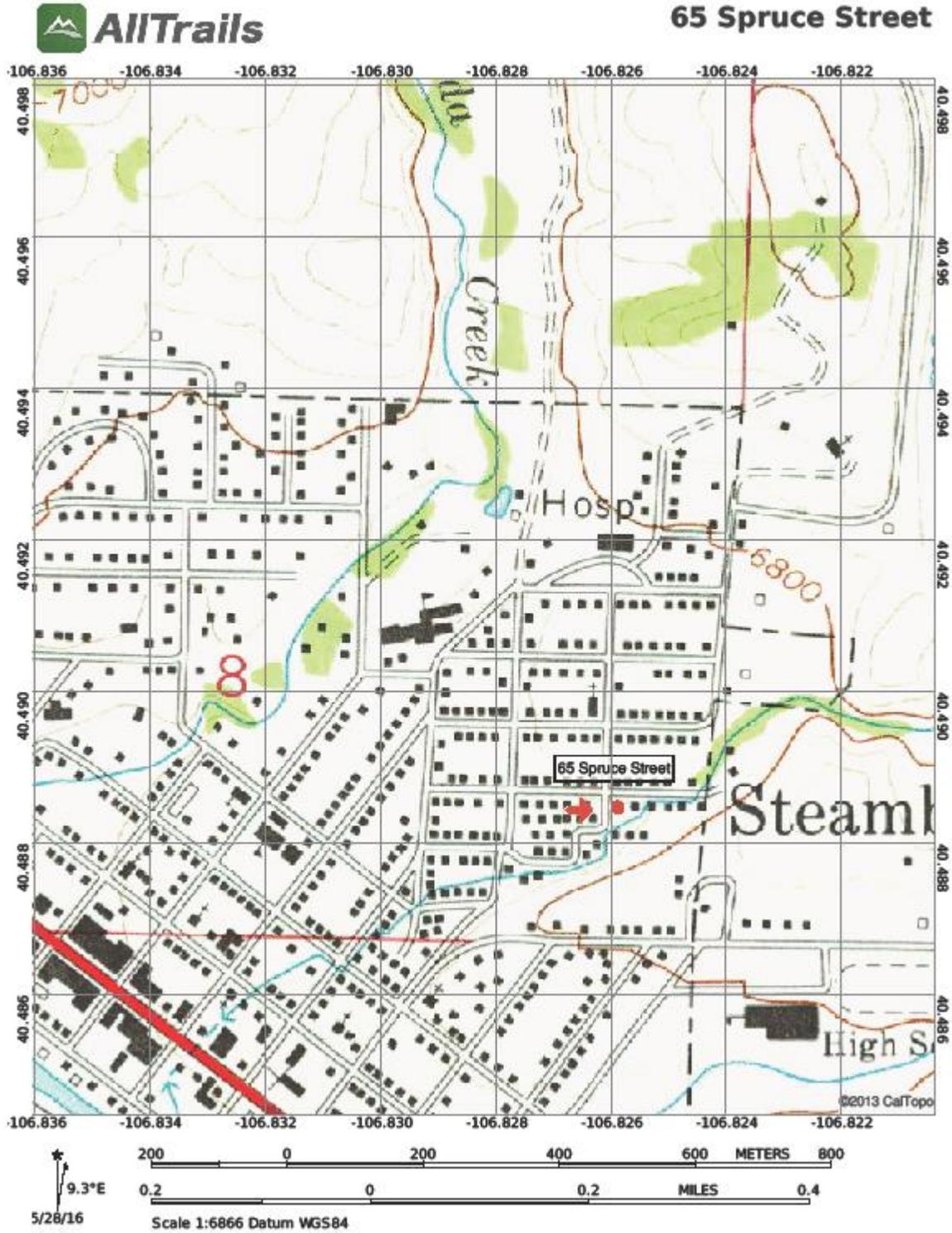
### Sketch Map

## 65 Spruce Street



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

### Location Map





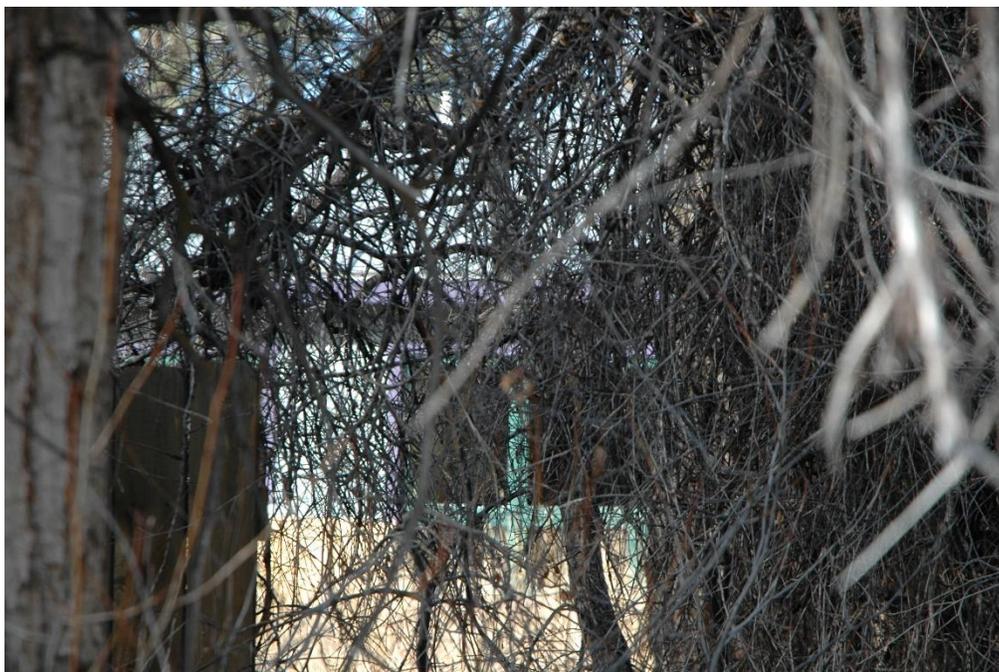
*CD 1, Image 96, View to South*



*CD 1, Image 97, View to SE*



*CD 1, Image 98, View to NE*



*CD 1, Image 99, View to North*