

OLD TOWN STEAMBOAT SPRINGS



Residential Survey Phase X

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1.0 INTRODUCTION

The tenth phase of the Old Town Steamboat Springs Residential Survey was undertaken by the City of Steamboat Springs as part of a continuing effort to inventory, at the intensive-level, the city's historic resources. The project's primary objective is to develop public and community awareness of the city's preservation program, and of the benefits of historic preservation, through the inventory of Old Town residential and commercial properties. More broadly, it is anticipated that these efforts will enhance the effectiveness, efficiency, and the success of Steamboat Springs' historic preservation program, in identifying and preserving historic buildings, and in protecting the historic character of the Old Town neighborhoods.

Toward this end, this report presents the results of intensive-level surveys of thirty properties which were photographed and field inventoried in October and November of 2015. Twenty-two of the properties are located within the Crawford Addition - on Grand, Larimer, Laurel, and Spruce Streets, on Logan, Missouri, and Park Avenues, and on North Park Road. One of the properties is located on Merritt Street in the Village Green Addition. The remaining seven properties are located outside the Old Town area, in the Fairview Neighborhood, south of U. S. Highway 40 (Lincoln Avenue), on Evans, Gilpin, and Pitkin Streets, and on Manitou Avenue.

The project was funded, in part, by a History Colorado State Historical Fund (SHF) grant received by the City of Steamboat Springs. The SHF project # is 2015-M1-009. The project was completed by Cultural Resource Historians, of Fort Collins, Colorado, under contract to the City of Steamboat Springs.

Carl McWilliams, owner of CRH, served as the principal investigator. He completed the field survey and photography, archival research, and prepared the inventory forms and this report. In Steamboat Springs, the project was coordinated by Jan Kaminski, President of Mountain Architecture Design Group, who serves as historic preservation staff to the City of Steamboat Springs. Tyler Gibbs, Director, and Karen Lewer, Administrative Assistant, in the city's Planning and Community Development Department, administered the project on behalf of the City of Steamboat Springs.

The following sections describe the project area, provide a historic overview, and present the project's research design, methodology, and results. These sections are followed by a survey log which lists the thirty properties by site number, address, historic name, and current name. The survey log also identifies those properties evaluated as eligible for inclusion in the National and State Registers, and in the Steamboat Register of Historic Places. Thirty "Colorado Cultural Resource Survey Architectural Inventory Forms (OAHF #1403), annotated with photographs, sketch maps, and location maps, accompany this report.



2.0 THE PROJECT AREAS

With a population of approximately 12,000 citizens, the City of Steamboat Springs is located in the scenic Yampa River Valley, below the western base of Rabbit Ears Pass. Situated along U.S. Highway 40, in northwestern Colorado, Steamboat Springs is at approximately 6800 feet in elevation above sea level, with Howelsen Hill, along with Mt. Werner, Sunshine Peak, Storm Peak, and the other peaks of the Steamboat Springs Ski Resort, dominating the visual landscape.

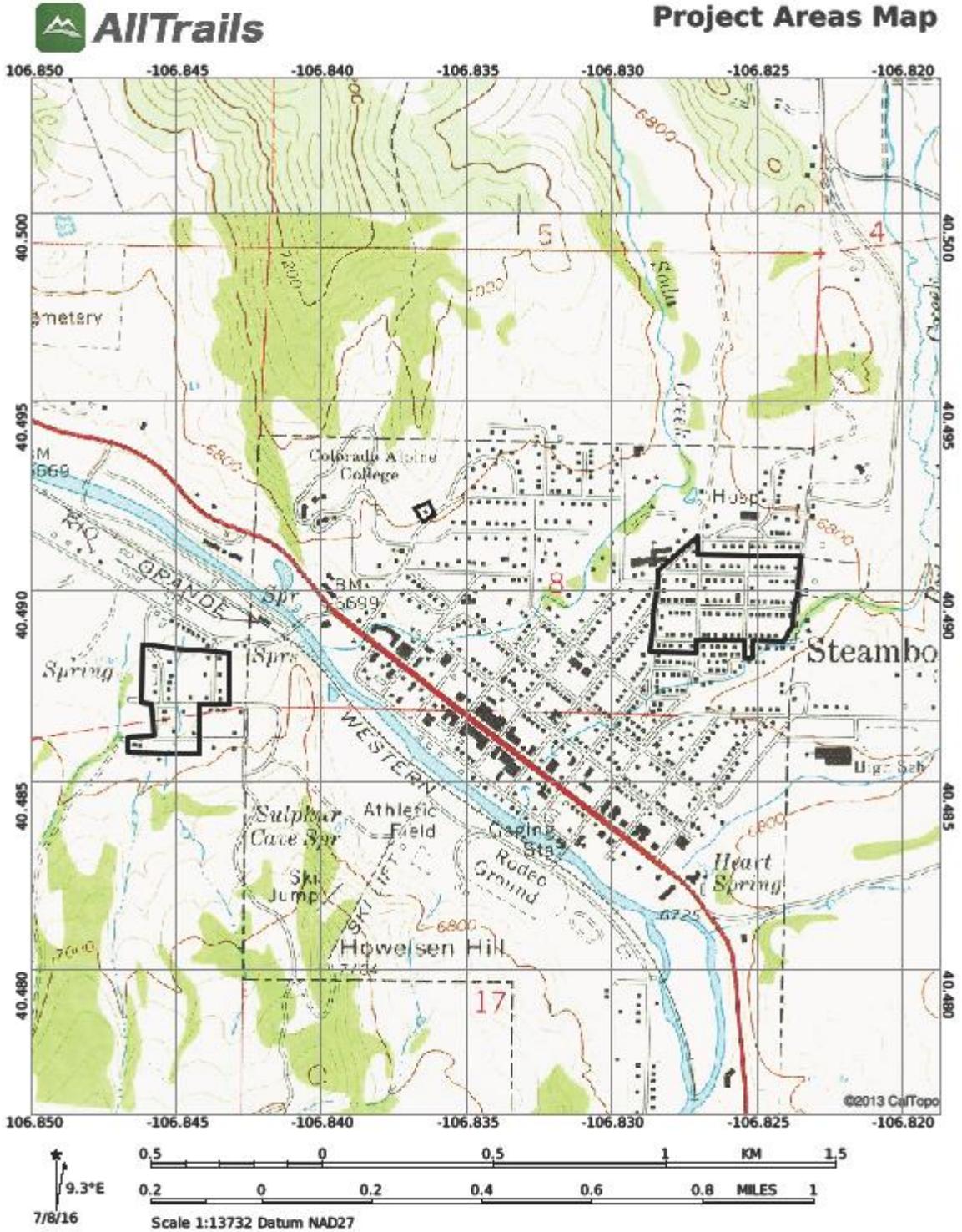
The project involved surveys of select properties within three geographically

separate neighborhoods. These are the Crawford Addition, where twenty-two properties are located, the Village Green Addition, where one property is located, and the Fairview Addition where seven properties are located. These areas are depicted on the Project Areas Map on page 3. Plat maps of the Crawford Addition and Fairview Addition are depicted respectively on pages 4 and 5. Comprising approximately forty-five acres, the three survey areas are located in Sections 7 and 18 of Township 6 North, Range 84 West of the 6th Principal Meridian. The applicable U.S.G.S. quadrangle map is "Steamboat Springs, Colorado, 2000."

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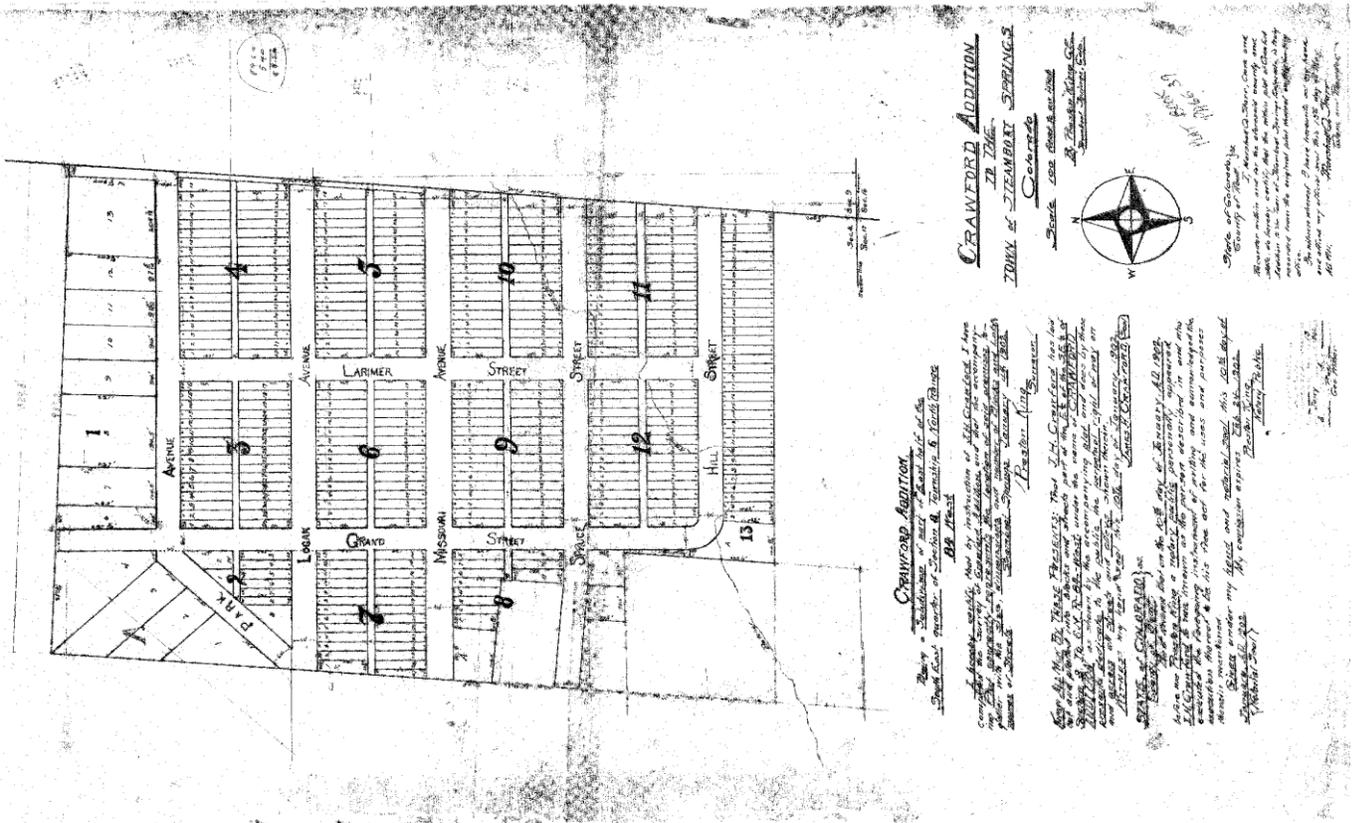
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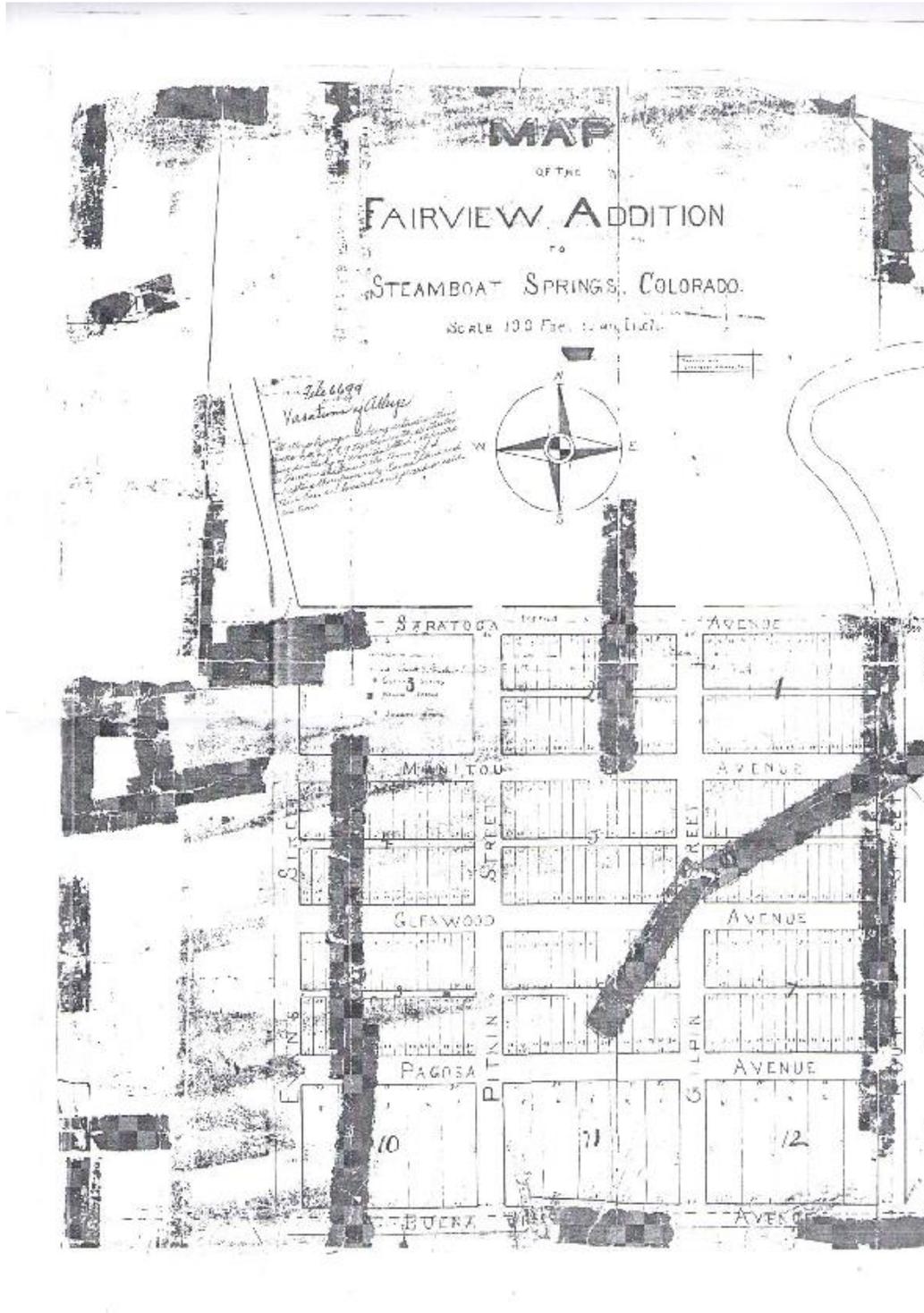


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3.0 HISTORIC OVERVIEW

James and Margaret Crawford and the Founding of Steamboat Springs, 1873 – 1888

Steamboat Springs was founded in the summer of 1875 by native Missourians James H. and Margaret E. Crawford. Born in 1845, James Crawford fought in the Civil War at a relatively young age. He and Margaret, who was born in 1849, were married in the late 1860s and by the winter of 1873, the young couple had become the parents of three small children, including two sons named Logan and John. Struggling to earn a living as farmers in the "Show Me State," James and Margaret resolved to head west, to seek their fortune in Colorado Territory. Traveling overland by wagon, the Crawfords left Missouri in early May of 1873, and by the first week of June they had arrived at Denver, then a bustling mining supply town at the edge of the frontier.

Like many other pioneers, the Crawfords pushed west into the mountains, perhaps initially with the hope of striking it rich by discovering gold or silver, but eventually with the idea of finding an ideal location to settle and farm the land. In late June the family established a temporary home at Empire, a small mining camp on the east flank of Berthoud Pass, and it was here that James left his family to explore west of the Continental Divide. He spent the remainder

of the summer exploring the Grand (Colorado) and Blue River Valleys and Middle Park in northwestern Colorado Territory, where the towns of Hot Sulphur Springs, Kremmling, and Granby would later be located.

The Crawfords returned to the Front Range where they spent the winter of 1873-1874 near the town of Golden. The following summer, the young family navigated across a newly-built wagon road over Rollins Pass. After reaching Middle Park, they built a cabin near the present-day site of Hot Sulphur Springs, where they spent the winter of 1874-1875. In the late summer and early fall of 1874, Crawford again left his family to explore regions north and west of Middle Park. Making his way over Gore Pass, Crawford descended into the upper regions of the Yampa River Valley, near the present-day towns of Yampa, Phippsburg, and Oak Creek.¹ Traversing the river to the north, he came to a place where it turned west, where there was a series of natural hot springs. From this point, Crawford followed the river west, eventually making his way to the mouth of the Williams Fork River, below the present-day town of Craig.

To Crawford, the Yampa River Valley seemed like the Garden of Eden. The river, and its numerous tributaries, provided abundant water and were teeming with fish. Wild game, including deer and elk, was

¹ The Yampa River was originally known as the "Bear River."

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plentiful and the forested mountain slopes provided an unending supply of logs for building and for fuel. Equally important, the valley's fertile soil seemed ideal for raising crops and livestock.

As he made his way back along the river, "Crawford staked a claim at the point where the river turned westward, near the natural hot springs - a place well known to the region's native Ute Indians, and to fur traders and prospectors, who informally referred to it as "Steamboat Springs." Crawford then retraced his way back over Gore Pass and again into Middle Park, where he rejoined his family for the winter of 1874-1875.²

In July 1875, Crawford brought his entire family to Steamboat Springs where he and Margaret built the region's first permanent cabin along the banks of Soda Creek. By summer's end four other settlers - William Walton, Perry Burgess, William Mellon, and Joseph Coberly - also had built cabins within a mile or two of the Crawford's place and together this small group of pioneer settlers formed the beginning of the town of Steamboat Springs. James and Margaret later built a small frame house for their family, before erecting a handsome stone mansion, in 1894, at what is today 1184 Crawford Avenue. It was here that James and

Margaret lived out the remainder of their lives, until their respective deaths in 1930 and 1939.³

Far from merely living life as a pioneer rancher and farmer, James Crawford also became one of the region's leading public citizens. He served two terms as a member of the Colorado State Legislature, beginning in 1879 and 1887. Among other endeavors, Crawford was appointed the first County Judge of Routt County in 1877, the region's first Postmaster in 1878, and the first Superintendent of Schools in 1879. He also was the principal organizer of the Steamboat Springs Townsite Company established in 1884 to promote the town and to draw new settlers into the region. Crawford later served as Steamboat Springs' first mayor when the town was incorporated in 1900. Two years later, he platted the Crawford Addition out of part of what had been the Crawford homestead, comprising lots and blocks on Hill Street, Spruce Street, Missouri Avenue, Logan Avenue, and Park Avenue, between Laurel Avenue and North Park Road.⁴

The Steamboat Springs Townsite Company, and the Town's Early Growth, 1884 - 1909

Steamboat Springs evolved somewhat slowly in the years following the Crawford family's

² There are seven named hot springs in the immediate Steamboat Springs area. Today, these springs are named Heart Spring, Iron Spring, Soda Spring, Sulphur Spring/ Sweetwater Lake Spring, Steamboat Spring/ Hot Sulphur Spring, Lithia Spring, and Sulphur Cave.

³ Schaffer, Laureen Lafferty and Jim Crawford. "Crawford House" (5RT.473). National Register of Historic Places Registration Form, June 16, 2005.

⁴ "Crawford Addition." Plat map, recorded on page 39 of "Plat Book" on file at the Routt County Clerk and Recorder's office, Steamboat Springs.

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arrival in 1875. A post office, with regular mail service, was established in 1878; however, the area's first school was not built until the summer of 1883. That fall, thirteen students from six families attended school in a small cabin located near the confluence of Soda Creek and the Yampa River. The summer of 1883 was also marked by the arrival of Horace and George Suttle. Natives of Iowa, the Suttle brothers set up the area's first sawmill, where the lumber was milled to construct the town's first frame buildings.

The Steamboat Springs Townsite Company was formed the following year, led by Crawford and other enterprising citizens. The Company surveyed the area around the natural hot springs and platted the original townsite, a thirty-three-block area with its streets and avenues laid out in a grid pattern parallel and perpendicular to the Yampa River. Streets paralleling the river trended southeast-to-northwest, while those at right angles to the river trended southwest-to-northeast. The closest street paralleling the river was appropriately named Yampa Street. Other streets paralleling the river, above or northeast of Yampa Street, were named Lincoln Avenue (which would become Steamboat Springs' main street and U. S. Highway 40), Oak Street and Pine Street. The streets laid out at right angles to the river were numbered from 1st Street on the southeast, to 12th Street on the northwest.

The town developed at a more rapid pace following the platting of the original townsite and establishment of the Suttle sawmill, known as the Steamboat Roller Mill. The

Steamboat Pilot, Routt County's first newspaper, was founded by James Hoyle in 1885. That same year saw the establishment of both the area's first bathhouse (a forerunner of the hot springs pool) and a mercantile store, established by F. E. Milner.

New settlers made their way into the valley and took up lots within the townsite. New businesses were also started during the late 1880s, including a drugstore, a hotel (the Sheridan), a bank, and another newspaper. Those same years also saw the arrival of the fledgling town's first Congregational minister, an attorney, and other professionals. By the early 1890s, Lincoln Avenue was well-established as Steamboat Spring's main street, while the town's early merchants and other leading citizens were building their homes in the lots along Oak and Pine Streets. Steamboat Spring's population continued to grow, along with its built environment. From the small handful of families who started the town in the mid-1870s, Steamboat Springs boasted more than fifty inhabitants by the mid-1880s and by the mid-1890s the town's population had increased dramatically, to several hundred citizens. By the close of the nineteenth century, Steamboat Springs' population stood at eight hundred, as the town had become well established as not only the principal supply point for Routt County, but also as the cultural and economic center for northwestern Colorado.

Beginning in the 1890s, residential development spread northeast of Pine Street, into what would become the First Addition to the Town of Steamboat Springs.

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Land transactions in this area were recorded as early as 1892; however, the plat for the First Addition was not filed until 1909. Meanwhile, in 1900, Steamboat Springs had incorporated with James Crawford as its first mayor.

Several other additions to the original townsite were platted during the first decade of the twentieth century. These were the Crawford and Fairview Additions, both platted in 1902, the North Highlands and Miller – Frazier Additions, both platted in 1905, the Norvell Addition, platted in 1908, and the Yahmonite Addition platted in 1909.

Following the plan of the original townsite, the First Addition was also laid out with its streets and avenues parallel and perpendicular to the river. The other additions, however, were laid out with their streets and avenues trending directly north-south and east-west, or roughly at a forty-five degree angle to the river. The Crawford, North Highlands, Norvell, and Yahmonite Additions were all located northeast of the river, while the Fairview and Miller-Frazier Additions were located on the southeast side of the river at the far northwest end of town.

Platted by James Crawford in 1902, the Crawford Addition encompassed lots and blocks on Hill Street, Spruce Street, Missouri Avenue, Logan Avenue, and Park Avenue, between Laurel Avenue on the west and North Park Road on the east. Twenty-two of the properties surveyed during this phase of the Old Town Steamboat Springs Residential Survey are located within the Crawford Addition.

The Fairview Addition, platted in 1902, and the Miller–Frazier Addition, platted in 1905, represent a largely unsuccessful effort to expand the town westward on the southwest side of the river. Real estate developers George H. Miller and Floyd Frazier, platted the area and sought to develop it in partnership with attorney Joseph K. Bozard. The three men were all prominent members of the Commercial Club which sought to develop the neighborhood through a mix of commercial and residential uses.

Early development in the area, which became generally known as the Fairview Neighborhood, saw a mix of commercial, industrial, and agricultural uses, with such businesses as Watson’s Mercantile, the Farmers’ Elevator Company, and the Denver, Northwestern and Pacific Railway Depot. Construction of the Cabin Hotel, at the southwest corner of 13th Street and Lincoln Avenue represented another early success. A prominent landmark building, the Cabin Hotel was built in 1909 and was among Steamboat Springs’ largest and best known buildings until it was lost in a fire in 1939.

For the most part, though, the Fairview Neighborhood developed slowly and somewhat sporadically, and for one reason or another, it was not until 1992 that the area was incorporated into the Steamboat Springs city limits.

George Harvey Miller was born in Cedar County, Iowa on July 31, 1860. He married Miss Ella Wiley in 1886, and the couple soon moved to Grand Island, Nebraska, where a



daughter, Jane, was born circa 1888, and a son, Terry, was born circa 1892. Another son, George Jr., was born in August 1886, but died tragically in April 1899. The Miller family moved to Steamboat Springs at the turn of the twentieth century, where George would enter into the real estate business, in association with Floyd Frazier and Joseph Bozard. Some years later, Mr. and Mrs. Miller moved to Denver where they lived until their respective deaths in 1943 and 1950. They are both interred in Denver's Crown Hill Cemetery.⁵

Floyd Frazier was born in Aurora, Illinois on October 30, 1873. He was married circa 1896, and he and his wife, Maude [Maud?] lived briefly in Illinois before coming west to Steamboat Springs in about 1901. Maude, whose maiden name is unknown, was born in Chicago on September 30, 1874. A son, Floyd Jr. was born in Illinois, in 1900, shortly before the family moved to Steamboat Springs. The Frazier family remained in Steamboat Springs until the late 1910s when they moved to Delta County, Michigan. They later returned to their native Illinois where Maude passed away in Chicago on January 26, 1929. Floyd's date of death is unknown.⁶

Joseph King Bozard was born in Brooklyn, New York, on November 1, 1872, the son of B.

S. and Susan Bozard. In the 1880s, the Bozard family moved west to Greeley, Colorado, site of the Union Colony, which had been founded in 1869, and named in honor of Horace Greeley, publisher of the *New York Tribune*. After coming of age, Bozard obtained a law degree and entered into private practice in Ault, Colorado, near Greeley. He was also affiliated with the Denver law firm of Morrison and DeSoto, before moving to Steamboat Springs in 1906.

Bozard quickly established himself among Steamboat Springs' leading citizens. In addition to a successful law practice and business dealings, he became deeply involved in numerous civic affairs. Among other endeavors, Bozard served for many years as Chairman of the Routt County chapter of the American Red Cross, and was a respected member of the International Order of Oddfellows and the Knights of Pythias. In 1910 Bozard was married to Miss Ruth Becker of Sandusky, Ohio. The couple subsequently made their home on Missouri Avenue in Steamboat Springs for many years. Joseph Bozard died tragically in an automobile accident on U. S. Highway 40 west of Steamboat Springs on September 26, 1940.⁷

⁵ Miller, George Harvey, and family, census and biographical records, accessed online via Ancestry.com.

⁶ Frazier, Floyd, and family, census and biographical records, accessed online via Ancestry.com.

⁷ Bozard, Joseph King, and family, census and biographical records, accessed online via Ancestry.com.



The Cattle Industry, 1860s - Present

During its first several decades, Steamboat Springs' economy was primarily dependent on the cattle industry and cattle ranching has continued as a key economic mainstay to the present day. The importance of cattle, in fact, could hardly be overstated. As expressed by historian Lee A. Powell, "Steamboat Springs, its stores, banks, hotels, and even the women's literary society, depended on two sources for existence, cattle and great expectations."⁸ In 1902 the *Routt County Sentinel* estimated that more than one hundred thousand head of cattle were on ranches, or on the open range, in what today comprises Routt and Moffat Counties; and Steamboat Springs was the principal town where the cattle ranchers came for their various supplies, food, and social opportunities.⁹

Cattle were introduced into the Browns Park region in extreme northwestern Colorado perhaps as early as the 1850s. In the ensuing decades several large-scale cattle operators moved cattle into the region, taking advantage of the open range and the Yampa Valley's abundant high quality grass. Some of the more notable cattlemen in the early years included Noah Reader, who settled in the Little Snake River Valley in the early 1870s, the Cary brothers, who established the Two Circle Bar Ranch west of

Hayden in the late 1880s, and Jerry McWilliams, who established the Pine Grove Ranch and other operations near Steamboat Springs beginning in the mid-1890s.¹⁰

In the early years cattle herds were driven south, to the Denver and Rio Grande railhead at Wolcott for shipment by rail to Denver or elsewhere. However, after the Denver, Northwestern and Pacific Railway was completed into Steamboat Springs in 1908, cattle were shipped locally. In addition to eliminating the need for long trail drives, the coming of the railroad also resulted in the construction of stockyards, loading chutes, and other facilities in Steamboat Springs.

The gradual closing of the open range method of grazing represented a key development in the cattle industry. Beginning in the late 1800s, large cattle operators increasingly had to compete with both sheepmen and homesteaders for grazing lands. The inevitable conflicts which arose were exacerbated by both the commonly-believed myth that cattle would not graze where sheep had grazed previously and the increasing numbers of cattle ranchers, sheep herders, and settlers competing for the same land. After the establishment of Routt National Forest in 1905, grazing rights were regulated by the federal government with cattle ranchers and

⁸ Snyder, Dorothy Norvell. "Jim Norvell Colorful Pioneer of Northwestern Colorado."

⁹ *Ibid.*

¹⁰ "Historic Context of Routt County," pp. 5-1 - 5-3; Powell, n. p.

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sheepmen all required to apply for grazing permits to utilize public lands.¹¹ Cattle ranching has continued to evolve as a key economic mainstay in Routt County to the present day.

Ranching families often maintained a second home in town, when they could afford to do so. The "in town" residences were used during the winter months so children could attend school more easily, to entertain family and friends on social occasions, as a base in town when obtaining supplies, and on a variety of other occasions. These residences often later served as retirement homes for ranching couples.

Coal Mining, Circa 1910s - 1950s

Several coal mining families from Mt. Harris moved to Steamboat Springs after the area's coal mines closed in the late 1950s, blending with the traditional ranching families as part of economically diverse Old Town neighborhoods. Founded in 1914, Mt. Harris was a company coal mining town located east of Hayden. The town was home to mining families employed at three area mines: the Mt. Harris Mine, owned by the Colorado-Utah Coal Company, which operated between 1914 and 1958; the Wolf Creek Mine, which was opened by the International Fuel Company in 1915, and was later operated by the Pinnacle-Kemmerer

Coal Company; and the Wadge Mine, which was operated by the Victor-American Fuel Company between 1917 and 1958.

Mt. Harris was a complete and vibrant town. In addition to houses for miners, store operators and others, the community boasted an extensive number of businesses, a post office, a boardinghouse, hotels, a community center, offices for the mining companies, and other improvements. The mines closed in the late 1950s, and all of the town's buildings were subsequently sold at auction and either razed or moved to nearby towns. Several were re-located to Old Town Steamboat Springs in the late 1950s and early 1960s, with many former Mt. Harris families moving to Steamboat Springs as well.¹²

The Moffat Road (Denver, Northwestern and Pacific Railway) and Early Automobile Roads, 1908 - Circa 1940

Prior to the arrival of the railroad in 1908, Steamboat Springs was relatively isolated from both the remainder of Colorado and the country as a whole. To travel by rail, passengers had to first make their way either south to Wolcott or north to the Union Pacific line in Wyoming. Although a stagecoach route had been established as early as 1889, local travel by road was, at best, an uncertain proposition. Due to the region's high elevation and heavy snowfall, both

¹¹ "Historic Context of Routt County," p. 5-2.

¹² Patricia Holderness (project director), *History of Hayden and West Routt County 1876 - 1989*, pp. 20, 21.

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travel and shipment of mail, food, and other supplies during the winter months was almost nonexistent.

With the arrival of the railroad in December 1908, however, Steamboat Springs opened dramatically to the outside world. The Denver, Northwestern and Pacific Railway, founded by David H. Moffat, was the first railroad in Colorado to cross the Continental Divide west of Denver. Regionally, the D. N. & P. came over Gore Pass, following the Yampa River northward toward Steamboat Springs and westward toward Craig. Although Moffat had initially dreamed of building his railroad into Utah, a lack of funds meant Steamboat Springs remained the end of the line until 1914 and the D. N. & P. never extended beyond Colorado.¹³

The advent of the automobile and the construction of the transcontinental road over Rabbit Ears Pass made Steamboat Springs even more accessible to Colorado's burgeoning Front Range cities. The United States Forest Service had built a wagon road over Rabbit Ears Pass in 1914; this route later became part of U. S. Highway 40 which was officially designated in 1935. Although the road over Rabbit Ears Pass was open only during the summer months for a number of years, over time it played a key role in connecting Steamboat Springs to the rest of Colorado and the nation. More importantly, it gave rise to new sources of revenue

through the recreation and tourism industries, most notably the ski industry.

The Ski Industry in Steamboat Springs, 1914 - Present

Skiing first evolved in the Steamboat Springs area not as a recreational sport but simply as a means to travel from place to place during the long winters. The roots of recreational skiing may be traced to 1914, when Carl Howelsen and Peter Prestrud first introduced the sport of ski jumping at the town's inaugural Winter Carnival, held on Woodchuck Hill. A native of Norway and a stonemason by trade, Howelsen had a profound impact on skiing not just in Steamboat Springs but throughout Colorado and the western region. By 1917 the mountain on the southwest side of the Yampa River had been named "Howelsen Hill" in his honor and by 1920 a grandstand had been built for spectators to view the ski-jumping competition. Other improvements, including a boat tow, a rope tow, and a chairlift in the 1940s, followed in the ensuing years.

Skiing quickly gave rise to several local organizations, most notably the Steamboat Springs Winter Sports Club which was formed in 1914. Other groups included the Steamboat Springs Ski Club formed in 1917 and the S. K. I. Club created in 1920. Today, the Steamboat Springs Winter Sports Club is

¹³ "City of Steamboat Springs Residential Survey Architectural Survey Report," February 2001, p. 14;

Historic Context of Routt County," pp. 5-1 - 5-3; Powell, n. p.

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renowned for having trained numerous Olympic-quality skiers and ski jumpers over the years.¹⁴

In 1923, Steamboat Springs, along with Hot Sulphur Springs, Dillon, Grand Lake, Estes Park, and Denver, became one of the charter members of the Colorado Ski Association. Skiing became part of the curriculum in Steamboat Springs' schools in 1944, while that same year Al Wegeman became the state's first full-time salaried ski coach. Two years later the National Ski-jumping Championships were held on Howelsen Hill in Steamboat Springs, and 1947 marked the first time Steamboat Springs was referred to as "Ski Town USA," a label the city proudly carries to the present day.

Commercial skiing on Mount Werner (originally known as Storm Mountain) had its start in 1958. Between that year and 1961 James Temple acquired some 827 acres of land at the base of the mountain. Marketing and publicity efforts began in 1959; however, the ski area did not officially open until December 1961 with the operation of a beginners' poma lift. The ski area's name was changed to Mount Werner following the death of native Steamboat Springs Olympian Buddy Werner in 1964. Owners of the ski area over the years have included the Storm Mountain Ski Corporation (circa 1961-1969), LTV Aerospace Corporation (circa 1969-1989), and the Kamori Kanko Company, LTD.

in the years following 1989. As of 2005, the Steamboat Springs Ski Resort covered not only Mount Werner, but five other peaks and it comprised nearly three thousand acres of permitted terrain with 143 named trails.¹⁵

Within the Old Town neighborhoods, the histories of Steamboat Springs' ranching and skiing families are inexorably linked. Youngsters from ranching families learned to ski at an early age, as a practical means to navigate the winter landscape, and they later turned to skiing as sport. By the 1920s a well-defined skiing culture had evolved, captivating the attention of the region's youth, including several who would go on to become Olympic-caliber skiers and coaches, members of the famed Tenth Mountain Division during World War II, and members of the Colorado and National Ski Halls of Fame.

Many such prominent skiers came of age, or spent at least part of their lives, in the Old Town neighborhoods. Perhaps most famously, these included the children of Ed and Hazel Werner - Gladys, Wallace, and Loris Werner - all of whom became Olympic skiers. Born in 1933, Gladys "Skeeter" Werner represented the United States in the 1956 Winter Olympics at Cortina, Italy. Her brother, Wallace "Buddy" Werner, born in 1936, was a three-time Olympic skier, representing the United States at the Cortina, Italy games in 1956, at the Squaw Valley, California

¹⁴ "Historic Context of Routt County," p. 8-5.

¹⁵ Colorado Ski History Timeline: 1900- 950s."

www.skimuseum.net/cotimeline.htm

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Olympics in 1960, and at the Innsbruck, Austria winter games in 1964. Tragically, Buddy was killed in an avalanche at St. Moritz, Switzerland on April 12, 1964, just weeks after his final Olympic appearance. Born in 1938, Loris "Bugs" Werner also participated in the 1964 Innsbruck Olympics as well as in the 1968 winter Olympics at Grenoble, France. (The Werner House (5RT.2457) is located at 844 Aspen Street)

Although "Skeeter," "Buddy" and "Bugs" perhaps garnered the most publicity, many other Steamboat Springs skiers left their mark as well - as skiers, coaches, and as mentors to the Werners and other Olympic-caliber skiers who followed. Two of the most influential such individuals were Robert "Bob" Wither and Gordon L. "Gordy" Wren. Born in 1915, Bob Wither was the son of Steamboat Springs' pioneer merchants Archie and Pearl Wither. He started skiing at just three years of age and began competitive ski jumping at the age of six. From the time he was eleven until he quit jumping at twenty-three, Bob won numerous national titles in jumping. Dubbed the "boy wonder" by newspapers in the 1920s, at the age of fifteen, Bobby Wither was considered one of the best skiers in the state. He had captured the United States Western Class C title with a jump of 177 feet and was slated to compete in the regional Olympic tryouts in 1931, in preparation for the 1932 Olympics. Unfortunately, while warming up before the tryouts, he fractured his right leg. He continued to jump competitively for many years, however, until a second broken leg forced him to give up jumping in 1937. In later years, Bob and his wife Frances were at

the forefront of promoting Steamboat Springs' Winter Carnival and other ski related activities. (Residential properties associated with the Wither family are located at 440 8th Street (5RT.1065) and 154 Maple Street (5RT.2643)).

Born in 1919, Gordy Wren also became an accomplished skier at a young age, and later honed his skiing skills as a member of the Tenth Mountain Division during World War II. Gordy qualified as a member of the 1948 United States Olympic ski team at St. Moritz, Switzerland, in the four skiing events of downhill, slalom, cross country, and ski jumping - the only American to have ever qualified for the games in all four events. He took second place at combined jumping, and won a fifth place medal in a special jumping event at St. Moritz. He was also the first American ski jumper to break the 300 feet mark. In his later years, Gordon served as a coach and mentor to several other local skiing greats, including the Werners, Marvin Crawford, and Jim "Moose" Barrows. (The Wren House (5RT.2665) is located at 203 Spruce Street.)

Two other notable individuals who left their mark on the region's skiing heritage were brothers Karl and Rudi Schnackenberg. Born in Germany in the early 1920s, the Schnackenberg brothers immigrated to America with their family in 1924. They grew up in Denver, before eventually moving to Steamboat Springs' Old Town neighborhood where they spent much of their adult lives. Karl and Rudi Schnackenberg both became world-class skiers in the late 1930s and both

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became members of the Tenth Mountain Division during World War II. Karl served as a medic for the Tenth Mountain Division and saw service in the Italian Alps. Rudi, meanwhile, skied competitively on a national level between 1939 and 1942 before also joining the Tenth Mountain Division at Camp Hale. Rudi taught ice climbing and glacier work to a detachment of Camp Hale soldiers on Washington's Mount Rainer in 1943 and the following winter he taught winter warfare to soldiers at Camp McCoy, Wisconsin, including courses in medical evacuation, rock climbing, and cliff evacuation. He too then served with distinction, as an instructor and combat medic in Italy until the war's end in 1945.

Following the war, Karl worked as ski instructor for the Winter Sports Club in Steamboat Springs, and was a member of the ski patrol, for a number of years. Rudi, meanwhile, became one of the founding members of the Rocky Mountain Ski Instructors' Association, and subsequently served both as the organization's president or executive secretary for twenty years. In 1972-1973, he was voted "Instructor of the Year" by the Professional Ski Instructors of America and in 1982 he was inducted into the Colorado Ski Hall of Fame. (Residential properties

associated with the Schnackenberg family are located at 1062 Crawford Avenue (5RT.471) and 868 Yahmonite Street (5RT.2670.))

Old Town Steamboat Springs in the 21st Century

Today, Steamboat Springs' Old Town neighborhoods comprise an eclectic mix of traditional ranching and skiing families, descendants of coal miners who moved here from Mt. Harris after the coal mines closed in the late 1950s, and relative newcomers attracted to Steamboat Springs by its reputation as a first class ski resort and by the scenic rugged beauty of the Yampa Valley. In the second decade of the twenty-first century, Old Town Steamboat Springs is thus now a vibrant neighborhood made up of families and individuals who represent all aspects of regional history melded together to form a new and evolving social fabric. While representing different themes of the area's past, these individuals are working together to ensure that this traditional neighborhood will continue to enjoy a promising future.



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4.0 RESEARCH DESIGN

This phase of the Old Town Steamboat Springs Residential Survey is designed to document at the intensive-level thirty historic properties, selected by City of Steamboat Springs staff in consultation with Cultural Resource Historians. None of the thirty properties have previously been surveyed.

Twenty-two of the properties are located within the Old Town Neighborhood's Crawford Addition, while one property is located within the Village Green Addition. The remaining seven properties are located in the Fairview Neighborhood, outside the Old Town area.

The project represents the tenth phase of a continuing effort to record all of Steamboat Springs' historic buildings at the intensive-level. In addition to recording architectural and historical data for each property, the survey also provides a professional recommendation regarding each property's eligibility to be individually listed in the National Register of Historic Places, and to be listed in the Steamboat Springs Historic Register. Owners of eligible, designated, properties may qualify for state and federal income tax credits, and for other tangible economic benefits which may ultimately result from this survey.



5.0 METHODOLOGY

This intensive-level survey project was conducted between October 2015 and July 2016, in accordance with the "Colorado Cultural Resource Survey Manual Guidelines For Identification: History and Archaeology" (revised 2007), issued by History Colorado, Office of Archaeology and Historic Preservation. Buildings to be surveyed were selected by the City of Steamboat Springs in consultation with Cultural Resource Historians.

Archival Research and Oral Interviews

Archival research was conducted to provide contextual information about Steamboat Springs' historical development and to collect relevant information about each of the properties surveyed at the intensive level. Toward this end, the researchers relied to some extent on previous survey work, conducted by Mountain Architecture Design Group, Marty Alexandroff, and Cultural Resource Historians. Additional research was conducted in Steamboat Springs at the Tread of Pioneers Museum and the Bud Werner Memorial Library, and in Denver at the Denver Public Library's Western History Department. Information about the past ownership and construction history of individual properties was obtained from files at the Routt County Assessor's office and at the Routt County Clerk's office.

Property-specific historic background information was obtained through a variety of sources. Biographical data about the

buildings' early (pre-1950s) owners, and residents (to the extent it is available) was obtained primarily from United States census records via Ancestry.com, and from contemporary *Steamboat Pilot* and *Routt County Sentinel* newspaper articles (obtained either from "Colorado's Historic Newspaper Collection" <http://www.coloradohistoricnewspapers.org> and from clipping files at the Tread of Pioneers Museum). Information regarding more recent (post-1950s) residents and businesses was obtained primarily from Steamboat Springs telephone directories, which are available from 1956 to 2009 at the Denver Public Library's Western History Department. Additional research data was obtained from Routt County Assessor files, plat maps on file with the Routt County Clerk's Office, and oral interviews conducted with several property owners.

Field Survey, Photography, Completion of Inventory Forms

The exterior form and appearance of each primary building surveyed was recorded in detail by a systematic description of materials, form and design, stylistic attributes, setting, condition, and integrity. Any associated secondary buildings such as garages and sheds were also similarly documented. The manually recorded field notes, as well as the results of the archival research and oral interviews, were then used to complete a computer-generated "Colorado Cultural Resource Survey

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Architectural Inventory Form," for each property in accordance with the "Colorado Cultural Resource Survey Manual Guidelines For Identification: History and Archaeology" (revised 2007).

Locational information (UTM coordinates; legal lot and block descriptions; and Section, Township and Range grid position to within 2½ acres) was obtained for all intensively surveyed properties. The location of each intensively surveyed property was also pinpointed on a segment of the Steamboat Springs, Colorado U.S.G.S. Quadrangle map. Current ownership for each property was also determined using online Routt County Assessor records.

Black-and-white digital photographs of each intensively surveyed property were made, the number of views being dictated by each subject. Where possible, three photographs were taken of each primary building, including a head-on view of the facade, as well as oblique views from two angles showing the facade and one side elevation and the rear and other side elevation. Two sets of borderless 4" by 6" black-and-white prints were developed, packaged, and

labeled according to History Colorado guidelines; one set for the City of Steamboat Springs and the other set for the History Colorado, Office of Archaeology and Historic Preservation.

Each inventory form included a site sketch map showing the footprint and placement of the intensively surveyed properties, including their relationship with adjacent buildings in the same block.

Perhaps most important, each inventory form also included an evaluation of the surveyed property's eligibility to be listed in the National Register of Historic Places, the State Register of Historic Properties, and in the Steamboat Springs Historic Register. To be listed in the National and State Registers, a property should, under most circumstances, be at least fifty years old, possess significance under one of the National or State Register Criteria, and exhibit sufficient integrity to convey a sense of its historic significance. The National Register Criteria and the concept of integrity as it relates to significance, are discussed in greater detail in the following section.



Criteria for Listing in the National Register of Historic Places

Properties eligible for inclusion in the National Register of Historic Places must be deemed significant under one or more of the National Register Criteria, as defined by the National Park Service:

- Criterion A The property is associated with events that have made a significant contribution to the broad patterns of our history.
- Criterion B Properties that are associated with the lives of persons significant in our past.
- Criterion C Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D Properties that have yielded, or may be likely to yield, information important in prehistory or history.

Criteria 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:

- Criterion A The association of the property with events that have made a significant contribution to history;
- Criterion B The connection of the property with persons significant in history;
- Criterion C The apparent distinctive characteristics of a type, period, method of construction, or artisan;
- Criterion D The geographic importance of the property;
- Criterion E The possibility of important discoveries related to prehistory or history;



Criteria for Listing in the Steamboat Springs Historic Register

Properties eligible for listing as a local landmark by the City of Steamboat Springs must be significant under one or more of the following criteria, as established by the City.

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.

Potential Eligibility to be Listed in the National Register of Historic Places as a Contributing Property Within a Historic District

Many properties which do not meet the threshold for individual listing in the National or State Registers may be eligible as contributing resources within a National or State Register historic district. Contributing properties within a historic district are typically linked by context, display above-average integrity, and date to a specific time period. Older properties with below average integrity, that are not associated with the district' significance, or properties

that are less than fifty years of age, are usually considered non-contributing. None of the thirty properties surveyed during this phase are located within an existing historic district. Nor is there potential for the creation of a historic district, given the collective significance and integrity of the survey areas.

Integrity

The historical integrity of each property inventoried was evaluated as it relates to the National and State Registers Criteria, and to the Steamboat Springs local landmark Criteria. To qualify for inclusion in the



National Register of Historic Places, or in the State Register of Historic Properties, a property must not only be significant, but also have integrity. A property's integrity refers to its ability to convey its historic significance. In other words, integrity represents how much a property has been altered from its historic appearance. Properties that have been altered substantially have poor integrity, while those that have not been altered at all have excellent integrity.

As defined by the National Park Service, there are seven qualities of integrity that must be considered: location, design, setting, materials, workmanship, feeling, and association. Historic properties do not need to retain all seven qualities of integrity to be eligible for listing in the National Register of Historic Places; however, they must retain enough of these qualities to convey a sense of their historic significance.

6.0 RESULTS

This project has resulted in the intensive-level inventory and completion of Colorado Cultural Resource Survey Architectural Inventory forms for thirty residential dwellings. The results of the survey closely match the expectations identified in the research design. In addition to the dwellings, the survey also resulted in the inventory of twenty-one secondary buildings, including

thirteen sheds, four secondary residences, three garages, and one workshop / garage.

The residences were categorized architecturally using both the HC/OAHP lexicon ("Lexicon for Historical and Architectural Survey" revised August 2013) and the local Steamboat Springs lexicon ("Local Styles" prepared by Mountain Architecture Design Group, 2003). The "Guidance on Vernacular Building Forms Added to the OAHP Lexicon" (July 2010) was also utilized.

Under the HC/OAHP lexicon, seventeen residences were classified as having "No Defined Style;" five residences were classified as "Ranch Type" dwellings; three residences were classified under the "Modern Movement" lexicon; two buildings were classified as "Pioneer Log" buildings; one residence was classified as a "Bungalow Type" dwelling; one residence was classified as a "Rustic Style" dwelling; and one residence was classified as an "Upright and Wing (vernacular wood frame gabled-L) type building.

Under Steamboat Springs' "Local Styles" lexicon, ten residences were classified as "Steamboat Springs Wood Frame" type dwellings; nine residences were classified as "Modified" (altered from their original or historic appearance); five residences were classified as "Ranch Type" dwellings; four residences were classified as having no applicable local architectural lexicon; one residence was classified as a "Bungalow

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Type" dwelling; and one residence was classified as a "Rustic Style" dwelling.

Each property was evaluated regarding its eligibility to be individually listed in the National Register of Historic Places, the State Register of Historic Properties, and as a local landmark by the City of Steamboat Springs.

One property – the Stukey House at 1190 Merritt Street (5RT.3383), was evaluated as individually eligible for inclusion in the National and State Registers, and eligible for listing in the Steamboat Springs Historic Register. Ten additional properties were evaluated as individually eligible for listing in the Steamboat Springs Historic Register, but ineligible for the National and State Registers.

Due primarily to a loss of integrity, nineteen properties were evaluated as ineligible for designation at any level. As a result, they no longer convey a sense of their historic and architectural significance.

Table 1 below, lists the properties evaluated as eligible for listing in the Steamboat Springs Historic Register. These tables are followed by the Recommendations section of this report. Lastly, the Comprehensive Survey Logs for the project are presented in Table 2. The Colorado Cultural Resource Survey Architectural Inventory Forms, prepared for each of the thirty intensively-surveyed properties, are presented under separate cover.

Site No.	Address	Historic Name	L. L. Criteria
5RT.3355	562 Gilpin Street	Unknown	1, 2
5RT.3356	682 Gilpin Street	Unknown	1, 2
5RT.3358	580 Larimer Street	Gaertner House	1, 2
5RT.3366	1251 Manitou Avenue	Riele Cabin	1, 2
5RT.3367	1260 Manitou Avenue	Poller House	1, 2
5RT.3368	1327 Manitou Avenue	Denton House	1, 2
5RT.3370	44 Missouri Avenue	Elberson House, Nash House	1, 2
5RT.3372	120 Missouri Avenue	Schumacher House	1, 2
5RT.3375	220 Missouri Avenue	DelHaute House	1, 2
5RT.3382	253 Spruce Street	Covington House	1, 2
5RT.3383	1190 Merritt Street	Stukey House	1, 2

Table 1. Properties Evaluated as Eligible for Listing in the Steamboat Springs Historic Register



7.0 RECOMMENDATIONS

The following recommendations are proposed to help guide the City of Steamboat Springs in meeting its primary objectives: to create an awareness not only of the city's preservation program, but also of the social and financial benefits of historic preservation through the identification and preservation of historic buildings in the Old Town neighborhoods.

1. Future survey efforts should concentrate on identifying those properties in the Old Town area which have not yet been surveyed. From there, a reconnaissance-level survey should be undertaken, to identify properties with sufficient significance and integrity for potential designation. Future survey efforts should also continue to focus on Steamboat Springs' post-World War II residences, primarily located in the North Highlands, Norvell, Village Green, and Yahmonite Additions.
2. Owners of properties eligible for the National or State Registers or local landmark designation should be encouraged to explore the tangible socioeconomic benefits of designating their properties at the appropriate level.
3. Property owners who choose to designate should be provided every possible assistance in completing the designation process.
4. Past and present property owners and all other interested persons should be encouraged to provide additional research information for any previously surveyed properties. This is particularly important due to the lack of property-specific research information available from traditional sources.
5. The survey results to date (phases I-X) should continue to be made available to all interested persons and should be widely disseminated. The results of this current phase also should continue to be made available online, through the City of Steamboat Springs' website. (Inventory forms from the previous surveys are now available online through the city's website.) Paper copies of the survey results also should be made available at the City of Steamboat Springs, at the Bud Werner Memorial Library, and at the Tread of Pioneers Museum. The development of interpretive media based on the survey results is also encouraged.

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Table 2: Comprehensive Survey Log

Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	State Register Eligibility	Steamboat Springs Historic Register Eligibility
5RT.3354	620 Evans Street	Unknown	Babe LLC House	Not Eligible	Not Eligible	Not Eligible
5RT.3355	562 Gilpin Street	Unknown	Mercier / Romero House	Not Eligible	Not Eligible	Eligible (1, 2)
5RT.3356	682 Gilpin Street	Unknown	Schliske House	Needs Data	Needs Data	Eligible (1, 2)
5RT.3357	579 Grand Street	Concordia Evangelical Lutheran Parsonage	Concordia Evangelical Lutheran House	Not Eligible	Not Eligible	Not Eligible
5RT.3358	580 Larimer Street	Gaertner House	Sherman / Styer House	Not Eligible	Not Eligible	Eligible (1, 2)
5RT.3359	528 Laurel Street	Cronk House	Seligson House	Not Eligible	Not Eligible	Not Eligible
5RT.3360	2 Logan Avenue / 615 North Park Road	Neish House	Majors / Smith House	Not Eligible	Not Eligible	Not Eligible
5RT.3361	54 Logan Avenue	Waggoner House	Higgins House	Not Eligible	Not Eligible	Not Eligible
5RT.3362	69 Logan Avenue	Nash House, Gaertner House	Roberts House	Not Eligible	Not Eligible	Not Eligible
5RT.3363	105 Logan Avenue	Chotvac's House	Chotvac's House	Not Eligible	Not Eligible	Not Eligible
5RT.3364	229 Logan Avenue	Swain House	Whiteman House	Not Eligible	Not Eligible	Not Eligible
5RT.3365	237 Logan Avenue	Richmond House	Hobson House	Not Eligible	Not Eligible	Not Eligible
5RT.3366	1251 Manitou Avenue	Riele Cabin	Haradin Cabin	Needs Data	Needs Data	Eligible (1, 2)
5RT.3367	1260 Manitou Avenue	Poller House	Randolph House	Not Eligible	Not Eligible	Eligible (1, 2)
5RT.3368	1327 Manitou Avenue	Denton House	Newton House	Not Eligible	Not Eligible	Eligible (1, 2)

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Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	State Register Eligibility	Steamboat Springs Historic Register Eligibility
5RT.3383	1190 Merritt Street	Stukey House	Fischer House	Eligible	Eligible	Eligible
5RT.3369	38 Missouri Avenue	Lockhart House	Janeck House	Not Eligible	Not Eligible	Not Eligible
5RT.3370	44 Missouri Avenue	Elberson House, Nash House	Brown / Winemiller House	Not Eligible	Not Eligible	Eligible (1, 2)
5RT.3371	111 Missouri Avenue	Herbert House, Nelson House	Alston House	Not Eligible	Not Eligible	Not Eligible
5RT.3372	120 Missouri Avenue	Schumacher House	Mitchell House	Not Eligible	Not Eligible	Eligible (1, 2)
5RT.3373	126 Missouri Avenue	Drew House, Roberts House, Klumker House	Marti House	Not Eligible	Not Eligible	Not Eligible
5RT.3374	136 Missouri Avenue	Douglas House, Demarest House	Griffin / Stopher House	Not Eligible	Not Eligible	Not Eligible
5RT.3375	220 Missouri Avenue	DelHaute House	DelHaute House	Not Eligible	Not Eligible	Eligible (1, 2)
5RT.3376	244 Missouri Avenue	Miller House	Carlton House	Not Eligible	Not Eligible	Not Eligible
5RT.3377	580 North Park Road	Fry House	Teitsworth House	Not Eligible	Not Eligible	Not Eligible
5RT.3378	207 Park Avenue	Gordon House, Root House, Gocken House	Quick House	Not Eligible	Not Eligible	Not Eligible
5RT.3379	690 Pitkin Street	Hurley House	Thurman House	Needs Data	Needs Data	Needs Data
5RT.3380	65 Spruce Street	Nash House, Backes House	Mitsch Bush House	Not Eligible	Not Eligible	Not Eligible
5RT.3381	235 Spruce Street	Covington House	Steas House	Not Eligible	Not Eligible	Not Eligible
5RT.3382	253 Spruce Street	McNeill House	Armstrong / Fox House	Not Eligible	Not Eligible	Eligible (1, 2)