

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHF use only)

OAHF1403
Rev. 9/98

- Date _____ Initials _____
- Determined Eligible – National Register
- Determined Not Eligible – National Register
- Determined Eligible – State Register
- Determine Not Eligible – State Register
- Need Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District

I. IDENTIFICATION

- 1. Resource number: **5RT.2638** Parcel number(s): **115205006**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Not Applicable**
- 6. Current Building Name: **Geeslin House**
- 7. Building Address: **45 Logan Avenue**
- 8. Owner Name: **Susan Sherman Geeslin & Nicholas Francis Geeslin**
- Owner Organization:
- Owner Address: **P O Box 881364**
Steamboat Springs, Co 80488-1364



| | |
|---|---------------------|
| 44. National Register eligibility field assessment: | Not Eligible |
| Local landmark eligibility field assessment: | Not Eligible |

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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 (Datum: NAD27)
 Zone: **13** **345285 mE** **4483773 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lots 6 & 7, Block 5**
 Addition: **Crawford Addition** Year of addition: **1901**
13. Boundary description and justification:
This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Irregular Plan**
15. Dimensions in feet: **1218 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Fence**
Garage
21. General architectural description:
This single-story wood frame dwelling rests on a low poured concrete foundation, and its exterior walls are clad with pale grey horizontal composition board siding, with painted white 1" by 4" corner boards. Pale grey vertical composition board siding appears in the upper gable end on the north elevation (façade). The house is covered by a low-pitched cross gable roof, with black asphalt composition shingles and with painted white boxed eaves. The home's windows are primarily 2-light casements with painted white wood frames. A 1x1 horizontal sliding glass bypass door enters the house on the east (side) elevation. A red metal-paneled door enters the house near the north end of the west (side) elevation.
- An attached garage addition, which measures approximately 22' by 20', forms the rear, south, end of the dwelling. The garage has a poured concrete slab foundation, and its exterior walls are clad with painted pale grey or blue horizontal composition board siding. Vertical composition board siding appears in the upper gable end on the south elevation. The garage addition is covered by a low-pitched gable roof, with black asphalt composition shingles, and with widely-overhanging eaves. Painted white rafter ends, covered by a fascia board, are exposed beneath the eaves. A roll-away garage door, and a red metal-paneled door, are located on the south elevation. These doors open onto a gravel driveway which extends to an asphalt-paved alley.**
22. Architectural style: **Modern Movements**
 Building type:

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23. Landscape or special setting features: **This property is located on the south side of Logan Avenue in the block west of North Park Road. A planted grass front yard, and side yards along the east and west sides of the house, are enclosed by a wood privacy fence.**

24. Associated buildings, features or objects:

Utility Shed

A wood-frame shed, which measures approximately 8' by 12', is located near the rear southwest corner of the property. The shed is supported by a wood timbers on grade foundation, and its exterior walls are clad with painted pale grey or blue horizontal composition board siding, with painted white 1" by 4" corner boards. A shed roof is covered with metal roofing material, laid over 1x wood decking. The façade eave, on the south elevation, is boxed with painted white wood trim. A painted pale blue plywood door, side-hinged with metal strap hinges, is located on the south elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1987**
 Source of information: **Routt County Assessor/Treasurer, Parcel Detail Information**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **Todd J. Thompson**
 Source of information: **Routt County Assessor/Treasurer, Parcel Detail Information**

29. Construction history:

Routt County Assessor records reveal that this house and attached garage were erected in 1987. The house appears to be a pre-fabricated modular dwelling. The Assessor files also indicate that the small utility shed at the rear of the property was built in 1990.

30. Original location: Moved: Date of move(s):

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 residence**

35. Historical background:

Routt County Assessor records reveal that this house was built in 1987, and provide a chronology of the property's ownership from that time to the present. Todd J. Thompson, owner of the property prior to 1993, sold it in July of that year to Patricia A. Rockwood and George Krawzoff. Ms. Rockwood and Mr. Krawzoff then held title until August of 2004 when they sold the property to its current owners Susan Sherman Geeslin & Nicholas Francis Geeslin.

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36. Sources of information:

Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2007. On file at the Denver Public Library, Western History Department.

Routt County Assessor, Residential Property Appraisal Record.

"Routt County Assessor/Treasurer Parcel Detail Information."

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation:

Designating authority:

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 possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;
 - 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.

Steamboat Springs Standards for Designation:

- | | |
|----------------|--|
| Not Applicable | A. Its character, interest, or value as part of the development, heritage, or cultural characteristics of Routt County, the State of Colorado, or the United States. |
| Not Applicable | B. Its location as a site of a significant historic event. |
| Not Applicable | C. Its identification with a person or persons who significantly contributed to the culture and development of Routt County. |
| Not Applicable | D. Its exemplification of the cultural, economic, social, or historic heritage of Routt County. |
| Not Applicable | E. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. |
| Not Applicable | F. Its embodiment of distinguishing characteristics of an architectural type or specimen. |
| Not Applicable | G. Its identification as the work of an architect or master builder whose individual work has influenced the development of Routt County. |
| Not Applicable | H. Its embodiment of elements of architectural design, detail, materials, and/or craftsmanship that represent a significant architectural innovation. |
| Not Applicable | I. Its relationship to other distinctive areas that are eligible for preservation according to a plan based on an historic, cultural, or architectural motif. |
| Not Applicable | J. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, a community, or Routt County. |

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39. Area(s) of significance: **Not Applicable**
40. Period of significance: **Not Applicable**
41. Level of significance: National: State: Local:

42. Statement of significance:
Built in 1987, this house is of too recent construction to be considered for National Register, State Register, or local landmark eligibility.

43. Assessment of historic physical integrity related to significance:
This property displays a high standard of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. The property's buildings are minimally altered from their original construction.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**
 Local landmark eligibility field assessment: **Not Eligible**
45. Is there National Register district potential? Yes 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 National Register district potential, is this building: Contributing Noncontributing N/A:
46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #1, Images 123-127** CDs filed at: **City of Steamboat Springs**
48. Report title: **Old Town Steamboat Springs Residential Survey Phase VII** **137 10th Street**
49. Date(s): **08/26/2008** **Steamboat Springs, CO**
80477
50. Recorder(s): **Carl McWilliams**
Timothy Wilder
51. Organization: **Cultural Resource Historians**
52. Address: **1607 Dogwood Court**
Fort Collins, CO 80525
53. Phone number(s): **(970) 493-5270**

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Location Map

