

# OLD TOWN STEAMBOAT SPRINGS

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## RESIDENTIAL SURVEY

***Prepared For:***

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Department of Planning and Community  
Development  
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## Phase V Survey Report

### CONTENTS

Acknowledgements .....	1
1.0 Introduction .....	2
2.0 The Project Area .....	3
3.0 Historic Overview .....	5
4.0 Research Design .....	18
5.0 Methodology .....	19
6.0 Results .....	24
7.0 Recommendations .....	29
Figure 1. Project Area Map .....	4
Table 1. Buildings Surveyed by Function/Use .....	24
Table 2. Primary Buildings by Architectural Style/Type .....	25
Table 3. Properties Evaluated as Individually NRHP Eligible .....	26
Table 4. Properties Evaluated as Individually Eligible for the Routt County Register of Historic Places .....	27
Table 5. Comprehensive Survey Log (organized by site number) .....	30
Table 6. Comprehensive Survey Log (organized by address) .....	34



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## 1.0 INTRODUCTION

The fifth 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, all of 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 properties. More broadly, it is anticipated that these efforts will enhance the effectiveness, efficiency, and the success of Steamboat Spring=s historic preservation program, in identifying and preserving historic buildings, and in protecting the historic character of the Old Town neighborhood. Toward this end, this report presents the results of intensive-level surveys of forty-nine residential properties, located on the following streets and avenues: 6th Street, 7th Street, 8th Street, 9th Street, Aspen Street, Crawford Avenue, Hill Street, Maple Street, Merritt Street, Missouri Avenue, Park Avenue, The Boulevard, and Yahmonite Street. The inventoried properties are not in a confined geographic area, but rather represent a selective survey of properties located within several historically platted neighborhoods. The selection process targeted residences in previously surveyed areas, that, for one reason or another, had not been previously inventoried, as well as residences in neighborhoods where few properties had yet been inventoried. As a result, the forty-nine surveyed properties are located within the following platted subdivisions within the City of Steamboat Springs: Crawford Addition (1902), North Highlands Addition (1905), Norvell Addition (1908), First Addition (1909), and Yahmonite Addition (1909). The properties were photographed in October 2007, and field surveyed in October and November 2007, and in May 2008. The inventory forms for these forty-nine properties will be added to the forms produced for approximately 314 properties which were surveyed during the first four phases of the Old Town Steamboat Springs Residential Survey.

The project was funded in part by a Certified Local Government (CLG) grant (project #CO-07-020) from the Colorado Historical Society and was conducted by Cultural Resource Historians, of Fort Collins, Colorado, under contract to the City of Steamboat Springs. Carl McWilliams, of Cultural Resource Historians, conducted the field survey and photography. Karen McWilliams and Carl McWilliams conducted the archival research, and completed the inventory forms, along with Timothy Wilder, who served as a sub-consultant to Cultural Resource Historians. Laureen Schaffer, Historic Preservation Specialist for the City of Steamboat Springs, managed the project on behalf of the City.

The following sections describe the project area, provide a historical overview, and present the file search results, methodology, and research design for the project. The survey

# OLD TOWN STEAMBOAT SPRINGS RESIDENTIAL SURVEY

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## Phase V Survey Report

results are then summarized, followed by a comprehensive survey log which present the survey=s conclusions for each property in detail.

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## 2.0 THE PROJECT AREA

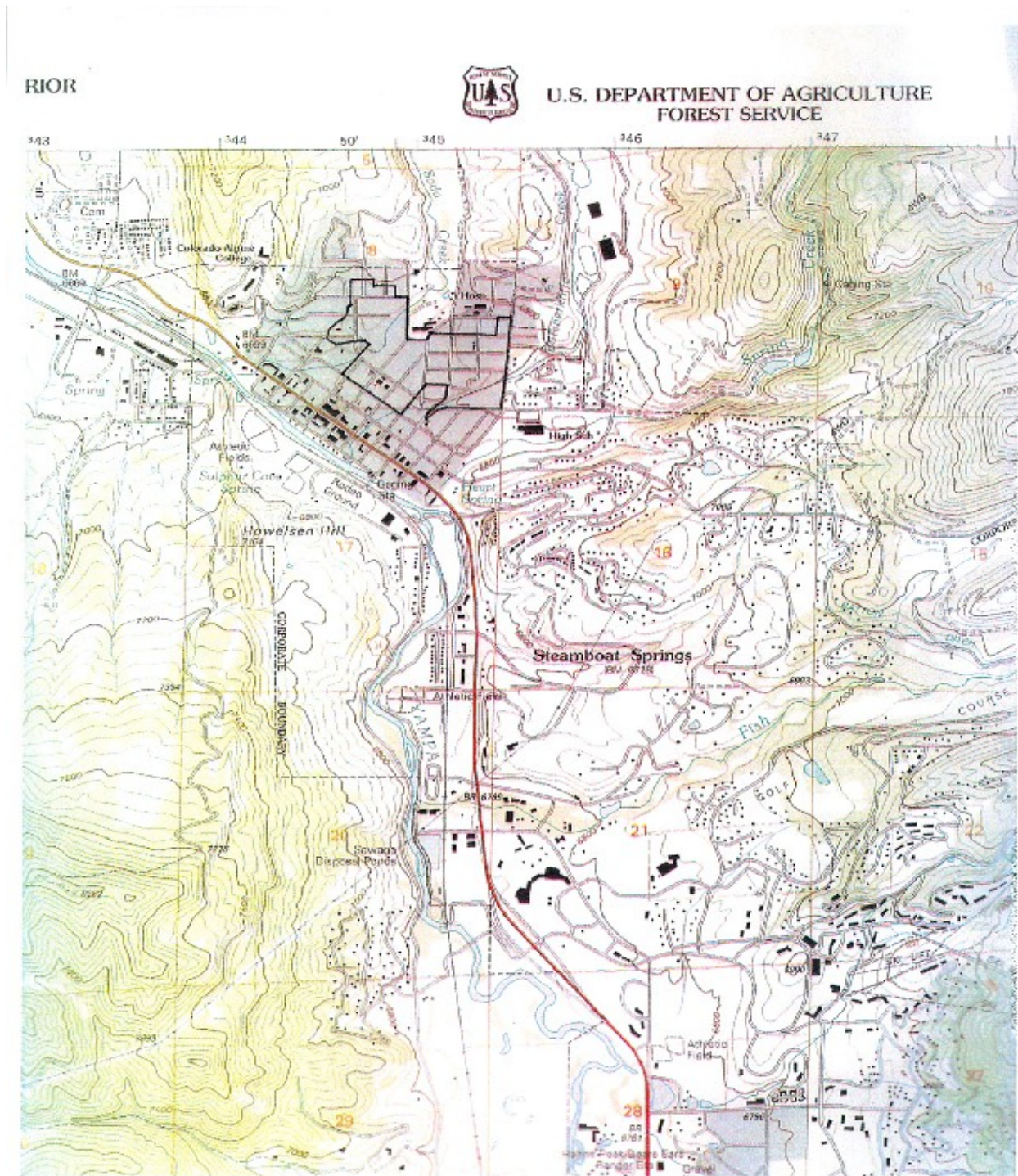
With a population of 9800, the City of Steamboat Springs is located in the scenic Yampa River Valley, below the western base of Rabbit Ears Pass, in northwestern Colorado. Situated along U.S. Highway 40, approximately 160 miles northwest of Denver, the city is at approximately 6800 feet in elevation 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 surveyed properties are distributed over approximately 48 acres, located in Section 8 of Township 6 North, Range 84 West of the 6<sup>th</sup> Principal Meridian. Butcher Knife Creek and Soda Creek, tributaries to the Yampa River, flow through the survey area, generally from northeast to southwest. The applicable U.S.G.S. quadrangle map is "Steamboat Springs, Colorado, 2000."

# OLD TOWN STEAMBOAT SPRINGS RESIDENTIAL SURVEY

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Phase V Survey Report





# OLD TOWN STEAMBOAT SPRINGS RESIDENTIAL SURVEY

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## Phase V Survey Report

*Figure 1:* Old Town Steamboat Springs Residential Survey Phase V project area, showing the survey area boundaries. Copied from U.S.G.S. Quadrangle map "Steamboat Springs, Colorado, 2000."



### 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 had been 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 which they named Logan and John. After struggling to earn a living as farmers in the >Show Me State=, James and Margaret determined 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 others before and after them, the Crawfords decided to push west into the mountains - perhaps initially with the hope of striking it rich by discovering gold or silver, but later more with the idea of finding an ideal location to settle and farm the land. By late June the family had established a temporary home at the mining camp of Empire, on the east flank of Berthoud Pass, and it was here that James left his family while he crossed over the Continental Divide. He spent the remainder of the summer exploring the Grand (Colorado) and Blue River Valleys and the Middle Park area of 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 then navigated across the newly-built wagon road over Rollins Pass. After reaching the Middle Park region, 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 to the north and west of Middle Park. Making his way over Gore Pass, Crawford descended into the upper regions of the Yampa River<sup>1</sup> Valley, near the present-day towns of Yampa, Phippsburg, and Oak Creek. Traversing the river to the north, he eventually came to a place where it turned westward, where there was a series of natural hot springs. From this point, Crawford continued to follow the river west, eventually making his way to the mouth of the Williams Fork River, below the present-day town of Craig.

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<sup>1</sup>The Yampa River was originally known as the ABear River."



To Crawford, the Yampa River Valley must have 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 plentiful and the forested mountain slopes provided an unending supply of logs for building and for fuel. Most important, though, 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 both to the region's native Ute Indians and to fur traders and prospectors, who had already named it 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.<sup>2</sup>

Crawford brought his entire family to Steamboat Springs in July 1875, where he and Margaret built the region's first permanent cabin along the banks of Soda Creek. By summer's end four other settlers, including William Walton, Perry Burgess, William Mellon, and Joseph Coberly, had also built cabins within a mile or two of the Crawford's place and together this small grouping 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.<sup>3</sup>

Far from contenting himself with merely living life as a pioneer rancher and farmer, James Crawford also set out to become 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, the first Superintendent of Schools in 1879, and he was also 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, after the town was incorporated in 1900. Two years later, he platted the Crawford Addition out of part of what had been the

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<sup>2</sup>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.

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



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.<sup>4</sup>

## *The Steamboat Springs Townsite Company, and the Town=s Early Growth, 1884 - 1908*

The settlement of Steamboat Springs, evolved somewhat slowly in the years following the Crawford family=s 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. Other improvements soon followed. One notable development, which also occurred in the summer of 1883, was the arrival of George H. Suttle. A native of Iowa, Suttle set up the town=s first sawmill to mill the lumber used in the construction of the town=s first frame buildings.

Crawford, and other enterprising citizens, formed the Steamboat Springs Townsite Company the following year. The Company surveyed the area around the natural hot springs and platted the original townsite, a thirty-three-block area bounded by Yampa Street on the southwest, Pine Street on the northeast, 1st Street on the southeast, and 12th Street on the northwest. Lincoln Avenue, which paralleled the river between Yampa and Oak Streets, formed the community=s main commercial street.

The town developed at a more rapid pace following the platting of the original townsite and the establishment of Suttle=s 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, which was established by F.E. Milner.

New settlers continued to make their way into the valley and to take up lots within the townsite. Several new businesses were 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 professional services. By the early 1890s, Lincoln Avenue was becoming well-established

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



as Steamboat Springs' main street, while the town's early merchants and other citizens were beginning to build homes in the lots along Oak and Pine Streets.

Steamboat Springs' 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 main cultural and economic center for all of northwestern Colorado.

Residential development grew into what would become the First Addition to the Town of Steamboat Springs, beginning in the 1890s and continued into the early decades of the 1900s. Land transactions in this area, generally located northeast of Pine Street, were recorded as early as 1892; however, the plat for the First Addition was not filed until 1909. In the meantime, Steamboat Springs had incorporated in 1900, with James Crawford as its first mayor, while the Norvell Addition, named for Routt County pioneer, James L. Norvell, had been platted in 1908.

Having arrived in the Yampa Valley in 1882, Jim Norvell was among the region's most colorful early citizens. Born in Tennessee, Jim was the oldest son of Nancy J. and A. R. Norvell's six children, all but two of whom settled in the Yampa Valley, including Robert E. Norvell of Hayden, and Joseph C. Norvell and Mrs. T. A. Forkner of Craig. Jim's Norvell's life in Routt County was a mixture of fortune and tragedy. An astute entrepreneur not averse to risk, Jim lived first in Hayden, where he was the proprietor of the Hayden Stage Line, as well as owner of the Norvell Mercantile Company. He also owned a hotel and livery stable in Hayden.

At the same time, Norvell routinely risked large sums of money purchasing ranches and tracts of open land around Hayden and Craig, as well as building lots within Steamboat, Craig and Yampa. He also speculated in Northern Colorado's fledgling mining boom, buying up mining claims around Columbine and near the Manhattan gold fields. His favorite enterprise, though, was speculating in cattle. He routinely spent large sums purchasing several hundred head of cattle, gambling that, when it came time to sell, the market would reward his daring. More often than not, it did, and Norvell routinely wintered two to three thousand head of cattle on ranches throughout Routt County.<sup>5</sup>

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<sup>5</sup>Snyder, Dorothy Norvell. "Jim Norvell Colorful Pioneer of Northwestern Colorado." (Unpublished manuscript, on file at the Bud Werner Memorial Library, Steamboat Springs, CO.)



Despite his self-made fortune, Jim Norvell was reputedly addicted to alcohol and gambling. In 1900, his first wife left him. He placed his home and furnishings, as well as his livestock up for auction, and moved to Steamboat Springs, where he soon had a religious awakening and became a changed man. In 1902, he was married again, to Mary Jane Hamilton, and began a new chapter in his life as a “cowboy evangelist.” Legend has it that, to compensate for his less than stellar past, Norvell built a church in each of the communities in which he previously had operated saloons. His missionary work and preaching took him all over the west, including Oklahoma, where he was proselytizing in 1904 when news reached him of his mother’s death.<sup>6</sup>

On September 11, 1907, a son, James Atterbury Norvell, was born to James and Mary Norvell. Tragedy struck, however, when the boy was just two. In November 1909, little Jimmy Norvell ingested part of a bottle of wintergreen oil he found in the house and died. These and similar misfortunes may have led to James Norvell’s “fire and brimstone” brand of preaching, which often shook his audiences to their core. Newspaper accounts of the day were torn between praise for the quantity of his converts and horror at his sermons about a truly fearsome God, which frightened children and made even grown women cry hysterically. After forty years of making his mark on Routt County, in 1936, James L. Norvell passed away.<sup>7</sup>

### *The Cattle Industry, 1860s - Present*

During its first several decades, Steamboat Springs= economy was primarily dependant 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, ASteamboat Springs, its stores, banks, hotels, and even the women=s literary society, depended on two sources for existence, cattle and great expectations.@<sup>8</sup> 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

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<sup>6</sup>*Ibid.*

<sup>7</sup>*Ibid.*

<sup>8</sup>Lee A. Powell, *Steamboat Springs: The First Forty Years*, (Steamboat Springs: Published by the Author, 1972), n.p.



Routt and Moffat Counties; and Steamboat Springs was the principal town where the cattle ranchers came for their various supplies, food, and social opportunities.<sup>9</sup>

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.<sup>10</sup>

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 could then be 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 both by the commonly-believed myth that cattle would not graze where sheep had grazed previously and by 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 sheepmen all required to apply for grazing permits to utilize public lands.<sup>11</sup> Cattle ranching has continued to evolve as a key economic mainstay in Routt County to the present day.

Ranching families often maintained a home in town, in addition to their ranch homes, 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.

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<sup>9</sup>*Ibid.*

<sup>10</sup>AHistoric Context of Routt County,@ pp. 5-1 - 5-3; Powell, n.p.

<sup>11</sup>AHistoric Context of Routt County,@ p. 5-2.

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These residences often later served as retirement homes for ranching couples.

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 an economically diverse Old Town neighborhood. 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, however, 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, and many former Mt. Harris families moved to Steamboat Springs as well.<sup>12</sup>

### *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 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 was dramatically opened 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

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



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Divide west of Denver. Regionally, the DN&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 DN&P never extended beyond Colorado.<sup>13</sup> 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 AHowelsen 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 renowned for having trained numerous Olympic-quality skiers and ski jumpers over the years.<sup>14</sup>

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<sup>13</sup>ACity of Steamboat Springs Residential Survey Architectural Survey Report, Feb. 2001, p. 14.

<sup>14</sup>AHistoric Context of Routt County,@ p. 8-5.



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 the year 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 were begun 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 comprises nearly three thousand acres of permitted terrain with 143 named trails.<sup>15</sup>

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

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<sup>15</sup>Colorado Ski History Timeline: 1900- 950s.@ [www.skimuseum.net/cotimeline.htm](http://www.skimuseum.net/cotimeline.htm)



Squaw Valley, California 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 11 until he quit jumping at 23, Bob won numerous national titles in jumping. Dubbed the "boy wonder" by newspapers in the 1920s, at the age of 15, 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.

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.

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 would spend much of their adult lives. Karl and Rudi Schnackenberg both became world-class skiers in the late 1930s and both 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.

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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.

### *Old Town Steamboat Springs Today*

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. As it embarks into the twenty-first century, Old Town Steamboat Springs is thus 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 aspects 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

The Old Town Steamboat Springs Residential Survey is designed to document at the intensive-level forty-nine historic properties, selected by City of Steamboat Springs staff in consultation with Cultural Resource Historians. In order to identify any historic properties which have already been surveyed within the project area, a file search of previously recorded properties in Steamboat Springs was conducted with the Colorado Historical Society, Office of Archaeology and Historic Preservation.

Properties which had not been previously inventoried were then targeted for survey. However, some residences which had been previously inventoried were also included. These properties, for the most part, had been surveyed in the mid-1980s, when a far more abbreviated inventory form was used; moreover, they had potentially undergone significant changes during the intervening two decades since their earlier surveys. Among the total forty-nine properties surveyed, thirty-nine had not been previously recorded, while ten had been. One property, the Combs/Delliquadri House at 232 Spruce Street (5RT.1056) has been listed in the Routt County Register of Historic Places. All of the surveyed properties are single-family homes, often with garages or other small secondary buildings.

The project represents one 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 listed in the National Register of Historic Places, in the State Register of Historic Properties, and/or in the Routt County Historic Register. Owners of eligible properties may then be made aware of the historic preservation benefits of designation, as it relates to their property and neighborhood.



## 5.0 METHODOLOGY

The intensive-level survey project was conducted between October 2007 and June 2008, in accordance with the "Colorado Cultural Resource Survey Manual Guidelines For Identification: History and Archaeology" (revised 2007), issued by the Colorado Historical Society, Office of Archaeology and Historic Preservation. Buildings to be surveyed at the intensive level 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 primarily by Mountain Architecture Design Group, Marty Alexandroff, and Cultural Resource Historians. Extensive 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 houses' early (pre-1950s) owners and residents - to the extent it was available - was obtained primarily from United States census records, and from contemporary *Steamboat Pilot* and *Routt County Sentinel* newspaper articles (obtained either from "Colorado's Historic Newspaper Collection" <http://www.coloradohistoricnewspapers.org> or from clipping files at the Tread of Pioneers Museum. Information regarding the house's more recent (post-1950s) residents and owners was obtained primarily from Steamboat Springs telephone directories, which are available from 1956 to the present at the Denver Public Library's Western History Department. Additional research data was obtained from Routt County Assessor files, from plat maps on file with the Routt County Clerk's Office, and from oral interviews conducted with several property owners.



### ***Field Survey and Photography***

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 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 22 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 Colorado Historical Society guidelines; one set for the City of Steamboat Springs and the other set for the Colorado Historical Society, 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, in the State Register of Historic Properties, and in the Routt County Historic Register. In general, to be listed in the National Register of Historic Places, a property should (under most circumstances) be at least fifty years old, possess significance under one of the National Register Criteria, and exhibit sufficient integrity to be able to convey a sense of its historic



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significance. The National Register Criteria and the concept of integrity as it relates to significance, are discussed in greater detail below:

***Potential Eligibility for Individual 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.

***Potential Eligibility for Individual Listing in the Routt County Register of Historic Places***

A property eligible for listing in the Routt County Historic Register must be significant under one or more of the following criteria, as established by Historic Routt County and the City of Steamboat Springs.

- Criterion 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.
- Criterion B Its location as a site of a significant historic event.

- Criterion C Its identification with a person or persons who significantly contributed to the culture and development of Routt County.
- Criterion D Its exemplification of the cultural, economic, social, or historic heritage of Routt County.
- Criterion E Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.
- Criterion F Its embodiment of distinguishing characteristics of an architectural type or specimen.
- Criterion G Its identification as the work of an architect or master builder whose individual work has influenced the development of Routt County.
- Criterion H Its embodiment of elements of architectural design, detail, materials, and/or craftsmanship that represent a significant architectural innovation.
- Criterion I Its relationship to other distinctive areas that are eligible for preservation according to a plan based on an historic, cultural, or architectural motif.
- Criterion J Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, a community, or Routt County.

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

Many properties which do not meet the threshold for individual listing in the National or State Registers of Historic Places may be eligible as contributing resources within a National 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's significance, or properties that are less than fifty years of age, are usually considered non-contributing. (As indicated below in Section 6, intact historically significant properties within the Old Town neighborhoods appear too dispersed to form a historic district.)

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### ***Integrity***

The historical integrity of each property inventoried was evaluated as it relates to the National Register Criteria. To qualify for inclusion in the National Register of Historic Places, 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.

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## 6.0 RESULTS

The fifth phase of the Old Town Steamboat Springs Residential Survey has resulted in the intensive-level survey and completion of Colorado Cultural Resource Survey Architectural Inventory forms for forty-nine properties. The results of the survey closely matched the expectations identified in the research design. All of the forty-nine primary buildings surveyed are single-family residences. In addition to the primary buildings, the survey also resulted in the inventory of thirty-seven secondary buildings, including eighteen garages, thirteen sheds, five secondary residences, and one workshop. The secondary buildings were recorded on the same form as the dwelling with which they were associated. One of the garages was historically a barn, and one of the secondary residences was historically a carriage house.

<b>Table 1</b>	
<b>Buildings Surveyed by Function/Use</b>	
<b>Function/Use</b>	<b>No. Surveyed</b>
Single Dwellings .....	49
Garages.....	18
Sheds .....	13
Secondary Residences.....	5
Workshops.....	1
<b>Total Buildings Surveyed .....</b>	<b>86</b>

The primary buildings were also categorized by their architectural style or building type. As is typical of cities and towns throughout Colorado, most of Steamboat Springs= historic dwellings were not built in a style which has been identified by the Colorado Historical Society, Office of Archaeology and Historic Preservation. As a result, most of the survey area=s house=s fall into the "No Style" category. Being listed in this category does not reflect negatively on a house=s architectural significance, but rather merely denotes that it does not presently represent an identifiable architectural style. Similarly, some newer

# OLD TOWN STEAMBOAT SPRINGS RESIDENTIAL SURVEY

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houses in the neighborhood are architecturally classified under the broad heading of "Modern Movements. These houses may in the future be identified under a particular style, as part of an architectural nomenclature which is not yet developed. Within the survey area, most of the houses classified within the "No Style" architectural category are rectangular-shaped, wood frame, front-gabled, buildings with minimal decorative details.

<b>Table 2</b>	
<b>Primary Buildings By Architectural Style/Type</b>	
<b>Architectural Style/Building Type</b>	<b>No. Surveyed</b>
No Style	17
Late 19th and Early 20th Century American Movements/Rustic	6
Hipped-roof Box	5
Late Victorian	4
Late 19th and Early 20th Century Revivals/Dutch Colonial Revival	4
Bungalow	3
Minimal Traditional	1
Modern Movements	3
Foursquare	1
Late 19th and Early 20th Century American Movements	1
Late 19th and Early 20th Century American Movements/Craftsman	1
Modern Movements/International Style	1
Ranch	1

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*Eligibility Evaluations*

Each property was evaluated regarding its eligibility to be individually listed in the National Register of Historic Places and in the Routt County Register of Historic Places. The previous four phases of the Old Town Steamboat Springs Residential Survey, as well as this current fifth phase, concur that creation of a National Register-designated, or locally-designated historic district in the Old Town neighborhoods is unlikely. Historic residents throughout the Old Town area which possess architectural and historical significance, and which have retained sufficient integrity, are too dispersed to form a designated historic district.

The following evaluations constitute only the professional opinion of Cultural Resource Historians; they are not official determinations of eligibility.

As presented below in Tables 3 and 4, just one property was evaluated as individually eligible for inclusion in the National Register of Historic Places, while twenty-eight properties were evaluated as individually eligible for listing in the Routt County Register of Historic Places, and twenty-one properties were evaluated as ineligible for either local Routt County, or National Register designation. A loss of integrity was a key reason that many properties were evaluated as ineligible for any type of designation. While a number of houses still retain their historic character, many others have been significantly altered, and in a few cases entirely rebuilt as modern residences. As a result, these dwellings are no longer able to convey a sense of their historic significance.

Tables 3 and 4 are followed by the Recommendations section of this report. Lastly, the Comprehensive Survey Logs for the project are presented in Table 5 and 6. The Colorado Cultural Resource Survey Architectural Inventory Forms, prepared for each of the forty-nine intensively-surveyed properties, are presented under separate cover.

<b>Table 3</b>			
<b>Properties Evaluated as Individually Eligible for the National Register of Historic Places</b>			
<b>Site No.</b>	<b>Address</b>	<b>Property Name</b>	<b>N.R. Criteria</b>

OLD TOWN STEAMBOAT SPRINGS RESIDENTIAL SURVEY

Phase V Survey Report

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Site No.	Address	Property Name	N.R. Criteria
5RT2457	844 Aspen Street	Werner House	A, B, C

<b>Table 4</b>			
<b>Properties Evaluated as Individually Eligible for the Routt County Register of Historic Places</b>			
Site No.	Address	Historic Name	L.L. Criteria
5RT.469	1051 Crawford Avenue	Norvell House	A, C, F
5RT.484	329 8th Street	Stukey House; Arnold House	C, D, F
5RT.1056	232 Spruce Street	Combs House; Delliquadri House	C, D, F
5RT.1060	306 7th Street	Sauer House	D, F
5RT.1063	313 8th Street	Farrell House	D, F
5RT.1065	440 8th Street	Wither House	C, D, F
5RT.1547	223 Spruce Street	Knowles House	D, F
5RT.2457	844 Aspen Street	Werner House	A, C, D, F
5RT.2459	1020 Crawford Avenue	King House	C, D, F
5RT.2467	52 Maple Street	Nelson House; Barrows House	F
5RT.2468	78 Maple Street	Unknown	C, F
5RT.2469	838 Merritt Street	Foster House; Travis House	D, F
5RT.2470	841 Merritt Street	Kelly House	D, F
5RT.2471	914 Merritt Street	Craig House	D, F
5RT.2472	970 Merritt Street	Price House	F
5RT.2473	6 Missouri Avenue	Luby House	D, F
5RT.2474	125 Missouri Avenue	Unknown	D, F
5RT.2475	149 Missouri Avenue	Chura House	D, F

# OLD TOWN STEAMBOAT SPRINGS RESIDENTIAL SURVEY

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## Phase V Survey Report

Site No.	Address	Historic Name	L.L. Criteria
5RT.2476	210 Missouri Avenue	King House	D, F
5RT.2477	219 Missouri Avenue	Taylor House	D, F
5RT.2478	227 Missouri Avenue	Cosand House	D, F
5RT.2479	228 Missouri Avenue	Ralston House	D, F
5RT.2481	252 Missouri Avenue	Cook House; Cooper House	D, F
5RT.2482	17 Park Avenue	Collens House; Auter House	D, F
5RT.2487	820 Yahmonite Street	Gooding House	C, D, F
5RT.2489	335 6th Street	Hertzog House	D, F
5RT.2491	416 8th Street	Blackmer House; Etzler House	C, D, F
5RT.2492	422 8th Street	VanCleave House	D, F





## 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 be carried out in a geographically systematic manner, concentrating on contiguous properties and on gaps within previously surveyed areas where some properties were left unsurveyed. Future survey efforts should also begin to focus more on Steamboat Springs' post-World War II residences, built in the late 1940s and 1950s.
2. Owners of properties eligible for the National Register, or eligible for 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 through traditional sources.
5. The survey results to date (phases I-V) should be made available to all interested persons, and should be widely disseminated. The results should be made available on-line, through the City of Steamboat Springs' website. Paper copies of the survey results should also be made available at the City of Steamboat Springs, at the Bud Werner Memorial Library, and at the Tread of Pioneers Museum. We would also encourage the development of interpretive brochures and walking tours based on the survey results.
6. Increased attention should be given to buildings associated with Steamboat Springs residential and architectural development in the post-World War II years, extending into the late 1950s. In Steamboat Springs and elsewhere, post-World War II era properties are increasingly being considered for listing in the National and State Registers, as well as for local landmark designation.

**OLD TOWN STEAMBOAT SPRINGS RESIDENTIAL SURVEY**

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**Phase V Survey Report**

**Table 5: Comprehensive Survey Log (organized by site number)**

<b>Site No.</b>	<b>Address</b>	<b>Historic Building Name</b>	<b>Current Building Name</b>	<b>Nat'l Register Eligibility</b>	<b>Local Landmark Eligibility</b>	<b>Contributes to Potential District</b>
5RT.469	1051 Crawford Ave.	Norvell House	Bartels/Enzo House	Not Eligible	Eligible A, C, F	N/A
5RT.470	1006 Crawford Ave.	Gooding House	Allen House	Not Eligible	Not Eligible	N/A
5RT.471	1062 Crawford Ave.	Schnackenberg House	Cooper House	Not Eligible	Not Eligible	N/A
5RT.484	329 8th Street	Stukey House; Arnold House	Bagley House	Not Eligible	Eligible C, D, F	N/A
5RT.1056	232 Spruce Street	Combs House	Delliquadri House	Not Eligible	Eligible C, D, F	N/A
5RT.1060	306 7th Street	Sauer House	Alexander House	Not Eligible	Eligible D, F	N/A
5RT.1063	313 8th Street	Farrell House	Conlon House	Not Eligible	Eligible D, F	N/A
5RT.1064	319 8th Street	Nash House	Leeson House	Not Eligible	Not Eligible	N/A

**OLD TOWN STEAMBOAT SPRINGS RESIDENTIAL SURVEY**

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**Phase V Survey Report**

5RT.1065	440 8th Street	Wither House	Wither House	Not Eligible	Eligible C, D, F	N/A
5RT.1547	223 Spruce Street	Knowles House	Selby House	Not Eligible	Eligible D, F	N/A
5RT.2456	828 Aspen Street	Lusk House	Childers House	Not Eligible	Not Eligible	N/A
5RT.2457	844 Aspen Street	Werner House	Benjamin House	Eligible A, B, C	Eligible A, C, D, F	N/A
5RT.2458	1006 The Boulevard	Lockhart House	Lockhart House	Not Eligible	Not Eligible	N/A
5RT.2459	1020 Crawford Ave.	King House	Kramer House	Not Eligible	Eligible C, D, F	N/A
5RT.2460	210 Hill Street	Forgey House; Werner House	Seabert House	Not Eligible	Not Eligible	N/A
5RT.2461	220 Hill Street	Raley House	Hanley House	Not Eligible	Not Eligible	N/A
5RT.2462	228 Hill Street	Chard House; Ambos House	Newman House	Not Eligible	Not Eligible	N/A
5RT.2463	242 Hill Street	Unknown	Jenkins House	Not Eligible	Not Eligible	N/A
5RT.2464	250 Hill Street	Not Applicable	Howell House	Not Eligible	Not Eligible	N/A
5RT.2465	258 Hill Street	Norvell House; Rorex House	Hadden House	Not Eligible	Not Eligible	N/A

**OLD TOWN STEAMBOAT SPRINGS RESIDENTIAL SURVEY**

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**Phase V Survey Report**

5RT.2466	12 Maple Street	DeLonge House	Kelton/Duckworth House	Not Eligible	Not Eligible	N/A
5RT.2467	52 Maple Street	Nelson House; Barrows House	Gray House	Not Eligible	Eligible F	N/A
5RT.2468	78 Maple Street	Unknown	Wood House	Not Eligible	Eligible C, F	N/A
5RT.2469	838 Merritt Street	Foster House; Travis House	Fisher House	Not Eligible	Eligible D, F	N/A
5RT.2470	841 Merritt Street	Kelly House	McNamara House	Not Eligible	Eligible D, F	N/A
5RT.2471	914 Merritt Street	Craig House	SEC Wallen, LLC House	Not Eligible	Eligible D, F	N/A
5RT.2472	970 Merritt Street	Price House	Labato/Dixon House	Not Eligible	Eligible F	N/A
5RT.2473	6 Missouri Ave.	Luby House	Hammond/Price House	Not Eligible	Eligible D, F	N/A
5RT.2474	125 Missouri Ave.	Unknown	Collins House	Not Eligible	Eligible D, F	N/A
5RT.2475	149 Missouri Ave.	Chura House	Lasko House	Not Eligible	Eligible D, F	N/A

## OLD TOWN STEAMBOAT SPRINGS RESIDENTIAL SURVEY

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### Phase V Survey Report

5RT.2476	210 Missouri Ave.	King House	Hockley House	Not Eligible	Eligible D, F	N/A
5RT.2477	219 Missouri Ave.	Taylor House	Lange House	Not Eligible	Eligible D, F	N/A
5RT.2478	227 Missouri Ave.	Cosand House	Holloway House	Not Eligible	Eligible D, F	N/A
5RT.2479	228 Missouri Ave.	Ralston House	Spaustat/Gallery House	Not Eligible	Eligible D, F	N/A
5RT.2480	231 Missouri Ave.	Unknown	Stewart House	Not Eligible	Not Eligible	N/A
5RT.2481	252 Missouri Ave.	Cook House; Cooper House	Aguiar/Glatt House	Not Eligible	Eligible D, F	N/A
5RT.2482	17 Park Ave.	Collens House; Auter House	Phillips House	Not Eligible	Eligible D, F	N/A
5RT.2483	152 Spruce Street	Boge House	Tinley House	Not Eligible	Not Eligible	N/A
5RT.2484	203 Spruce Street	Wren House	Leipold House	Not Eligible	Not Eligible	N/A
5RT.2485	242 Spruce Street	Elliott House	242 Spruce Street Investments, LLC House	Not Eligible	Not Eligible	N/A
5RT.2486	720 Yahmonite Street	Overmeyer House	Trask House	Not Eligible	Not Eligible	N/A

**OLD TOWN STEAMBOAT SPRINGS RESIDENTIAL SURVEY**

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**Phase V Survey Report**

5RT.2487	820 Yahmonite Street	Gooding House	Stemsrud House	Not Eligible	Eligible C, D, F	N/A
5RT.2489	335 6th Street	Hertzog House	Hertzog House	Not Eligible	Eligible D, F	N/A
5RT.2490	408 8th Street	Marr House	Rogach House	Not Eligible	Not Eligible	N/A
5RT.2491	416 8th Street	Blackmer House; Etzler House; Gourley House	Kavanaugh House	Not Eligible	Eligible C, D, F	N/A
5RT.2492	422 8th Street	VanCleave House	Sears House	Not Eligible	Eligible D, F	N/A
5RT.2493	428 8th Street	Boggs House	Miller House	Not Eligible	Not Eligible	N/A
5RT.2494	464 8th Street	Hidy House; Richmond House	Brown House	Not Eligible	Not Eligible	N/A
5RT.2495	327 9th Street	Eckstein House; Brodel House	Hicks House	Not Eligible	Not Eligible	N/A

**OLD TOWN STEAMBOAT SPRINGS RESIDENTIAL SURVEY**

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**Phase V Survey Report**

**Table 6: Comprehensive Survey Log (organized by address)**

<b>Site No.</b>	<b>Address</b>	<b>Historic Building Name</b>	<b>Current Building Name</b>	<b>Nat'l Register Eligibility</b>	<b>Local Landmark Eligibility</b>	<b>Contributes to Potential District</b>
5RT.2489	335 6th Street	Hertzog House	Hertzog House	Not Eligible	Eligible D, F	N/A
5RT.1060	306 7th Street	Sauer House	Alexander House	Not Eligible	Eligible D, F	N/A
5RT.1063	313 8th Street	Farrell House	Conlon House	Not Eligible	Eligible D, F	N/A
5RT.1064	319 8th Street	Nash House	Leeson House	Not Eligible	Not Eligible	N/A
5RT.484	329 8th Street	Stukey House; Arnold House	Bagley House	Not Eligible	Eligible C, D, F	N/A
5RT.2490	408 8th Street	Marr House	Rogach House	Not Eligible	Not Eligible	N/A
5RT.2491	416 8th Street	Blackmer House; Etzler House; Gourley House	Kavanaugh House	Not Eligible	Eligible C, D, F	N/A
5RT.2492	422 8th Street	VanCleave House	Sears House	Not Eligible	Eligible D, F	N/A

**OLD TOWN STEAMBOAT SPRINGS RESIDENTIAL SURVEY**

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**Phase V Survey Report**

<b>Site No.</b>	<b>Address</b>	<b>Historic Building Name</b>	<b>Current Building Name</b>	<b>Nat'l Register Eligibility</b>	<b>Local Landmark Eligibility</b>	<b>Contributes to Potential District</b>
5RT.2493	428 8th Street	Boggs House	Miller House	Not Eligible	Not Eligible	N/A
5RT.1065	440 8th Street	Wither House	Wither House	Not Eligible	Eligible C, D, F	N/A
5RT.2494	464 8th Street	Hidy House; Richmond House	Brown House	Not Eligible	Not Eligible	N/A
5RT.2495	327 9th Street	Eckstein House; Brodel House	Hicks House	Not Eligible	Not Eligible	N/A
5RT.2456	828 Aspen Street	Lusk House	Childers House	Not Eligible	Not Eligible	N/A
5RT.2457	844 Aspen Street	Werner House	Benjamin House	Eligible A, B, C	Eligible A, C, D, F	N/A
5RT.2458	1006 The Boulevard	Lockhart House	Lockhart House	Not Eligible	Not Eligible	N/A
5RT.470	1006 Crawford Ave.	Gooding House	Allen House	Not Eligible	Not Eligible	N/A
5RT.2459	1020 Crawford Ave.	King House	Kramer House	Not Eligible	Eligible C, D, F	N/A
5RT.469	1051 Crawford Ave.	Norvell House	Bartels/Enzo House	Not Eligible	Eligible A, C, F	N/A



## OLD TOWN STEAMBOAT SPRINGS RESIDENTIAL SURVEY

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### Phase V Survey Report

Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5RT.471	1062 Crawford Ave.	Schnackenberg House	Cooper House	Not Eligible	Not Eligible	N/A
5RT.2460	210 Hill Street	Forgey House; Werner House	Seabert House	Not Eligible	Not Eligible	N/A
5RT.2461	220 Hill Street	Raley House	Hanley House	Not Eligible	Not Eligible	N/A
5RT.2462	228 Hill Street	Chard House; Ambose House	Newman House	Not Eligible	Not Eligible	N/A
5RT.2463	242 Hill Street	Unknown	Jenkins House	Not Eligible	Not Eligible	N/A
5RT.2464	250 Hill Street	Not Applicable	Howell House	Not Eligible	Not Eligible	N/A
5RT.2465	258 Hill Street	Norvell House; Rorex House	Hadden House	Not Eligible	Not Eligible	N/A
5RT.2466	12 Maple Street	DeLonge House	Kelton/Duckworth House	Not Eligible	Not Eligible	N/A
5RT.2467	52 Maple Street	Nelson House; Barrows House	GrayHouse	Not Eligible	Eligible F	N/A
5RT.2468	78 Maple Street	Unknown	Wood House	Not Eligible	Eligible C, F	N/A

## OLD TOWN STEAMBOAT SPRINGS RESIDENTIAL SURVEY

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### Phase V Survey Report

Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5RT.2469	838 Merritt Street	Foster House; Travis House	Fisher House	Not Eligible	Eligible D, F	N/A
5RT.2470	841 Merritt Street	Kelly House	McNamara House	Not Eligible	Eligible D, F	N/A
5RT.2471	914 Merritt Street	Craig House	SEC Wallen, LLC House	Not Eligible	Eligible D, F	N/A
5RT.2472	970 Merritt Street	Price House	Labato/Dixon House	Not Eligible	Eligible F	N/A
5RT.2473	6 Missouri Ave.	Luby House	Hammond/Price House	Not Eligible	Eligible D, F	N/A
5RT.2474	125 Missouri Ave.	Unknown	Collins House	Not Eligible	Eligible D, F	N/A
5RT.2475	149 Missouri Ave.	Chura House	Lasko House	Not Eligible	Eligible D, F	N/A
5RT.2476	210 Missouri Ave.	King House	Hockley House	Not Eligible	Eligible D, F	N/A
5RT.2477	219 Missouri Ave.	Taylor House	Lange House	Not Eligible	Eligible	N/A

**OLD TOWN STEAMBOAT SPRINGS RESIDENTIAL SURVEY**

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**Phase V Survey Report**

Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
					D, F	
5RT.2478	227 Missouri Ave.	Cosand House	Holloway House	Not Eligible	Eligible D, F	N/A
5RT.2479	228 Missouri Ave.	Ralston House	Spaustat/Gallery House	Not Eligible	Eligible D, F	N/A
5RT.2480	231 Missouri Ave.	Unknown	Stewart House	Not Eligible	Not Eligible	N/A
5RT.2481	252 Missouri Ave.	Cook House; Cooper House	Aguiar/Glatt House	Not Eligible	Eligible D, F	N/A
5RT.2482	17 Park Ave.	Collens House; Auter House	Phillips House	Not Eligible	Eligible D, F	N/A
5RT.2483	152 Spruce Street	Boge House	Tinley House	Not Eligible	Not Eligible	N/A
5RT.2484	203 Spruce Street	Wren House	Leipold House	Not Eligible	Not Eligible	N/A
5RT.1547	223 Spruce Street	Knowles House	Selby House	Not Eligible	Eligible D, F	N/A
5RT.1056	232 Spruce Street	Combs House	Delliquadri House	Not Eligible	Eligible	N/A

**OLD TOWN STEAMBOAT SPRINGS RESIDENTIAL SURVEY**

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**Phase V Survey Report**

<b>Site No.</b>	<b>Address</b>	<b>Historic Building Name</b>	<b>Current Building Name</b>	<b>Nat'l Register Eligibility</b>	<b>Local Landmark Eligibility</b>	<b>Contributes to Potential District</b>
					D, F	
5RT.2485	242 Spruce Street	Elliott House	242 Spruce Street Investments, LLC House	Not Eligible	Not Eligible	N/A
5RT.2486	720 Yahmonite Street	Overmeyer House	Trask House	Not Eligible	Not Eligible	N/A
5RT.2487	820 Yahmonite Street	Gooding House	Stemsrud House	Not Eligible	Eligible C, D, F	N/A
5RT.	327 9th Street	Eckstein House; Brodel House	Hicks House	Not Eligible	Not Eligible	N/A