

OLD TOWN STEAMBOAT SPRINGS

RESIDENTIAL SURVEY

Certified Local Government Grant
Project CO-09-020

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1.0 INTRODUCTION

The eighth 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 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 residential properties, located on the following streets and avenues: 4th Street, 8th Street, Apres Ski Way, The Boulevard, Grand Street, James Street, Laurel Street, Logan Avenue, Merritt Street, Missouri Avenue, Pine Street, Spruce Street, Village Drive, and Yampa Street. Also included is a group of buildings on Lake Road near the intersection of Walton Creek Road and U.S. Highway 40. The inventoried properties are not in a confined geographic area, but rather represent a selective survey of properties located within multiple historically platted neighborhoods. The selection process targeted residences in previously surveyed areas, that, for one reason or another, had not been previously

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inventoried, as well as residences in neighborhoods where few properties had yet been inventoried. As a result, the thirty surveyed properties are located primarily within the following platted subdivisions within the City of Steamboat Springs: the Original Addition (1884), Crawford Addition (1902), North Highlands Addition (1905), First Addition (1909), Norvell Addition (1908), and Yahmonite Addition (1909). One property, on Apres Ski Way, is located in the Running Bear Subdivision (1995), while the Lake Road property is not within a platted subdivision. The properties were photographed and field surveyed in October 2009, and their inventory forms will be added to the inventory forms produced during the first seven phases of the Old Town Steamboat Springs Residential Survey.

The project was funded in part by a Certified Local Government (CLG) grant (project #CO-09-020) 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 results are then summarized, followed by a comprehensive survey log which presents the survey's conclusions for each property in detail.



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 primarily in Section 8 of Township 6 North, Range 84 West of the 6th 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."

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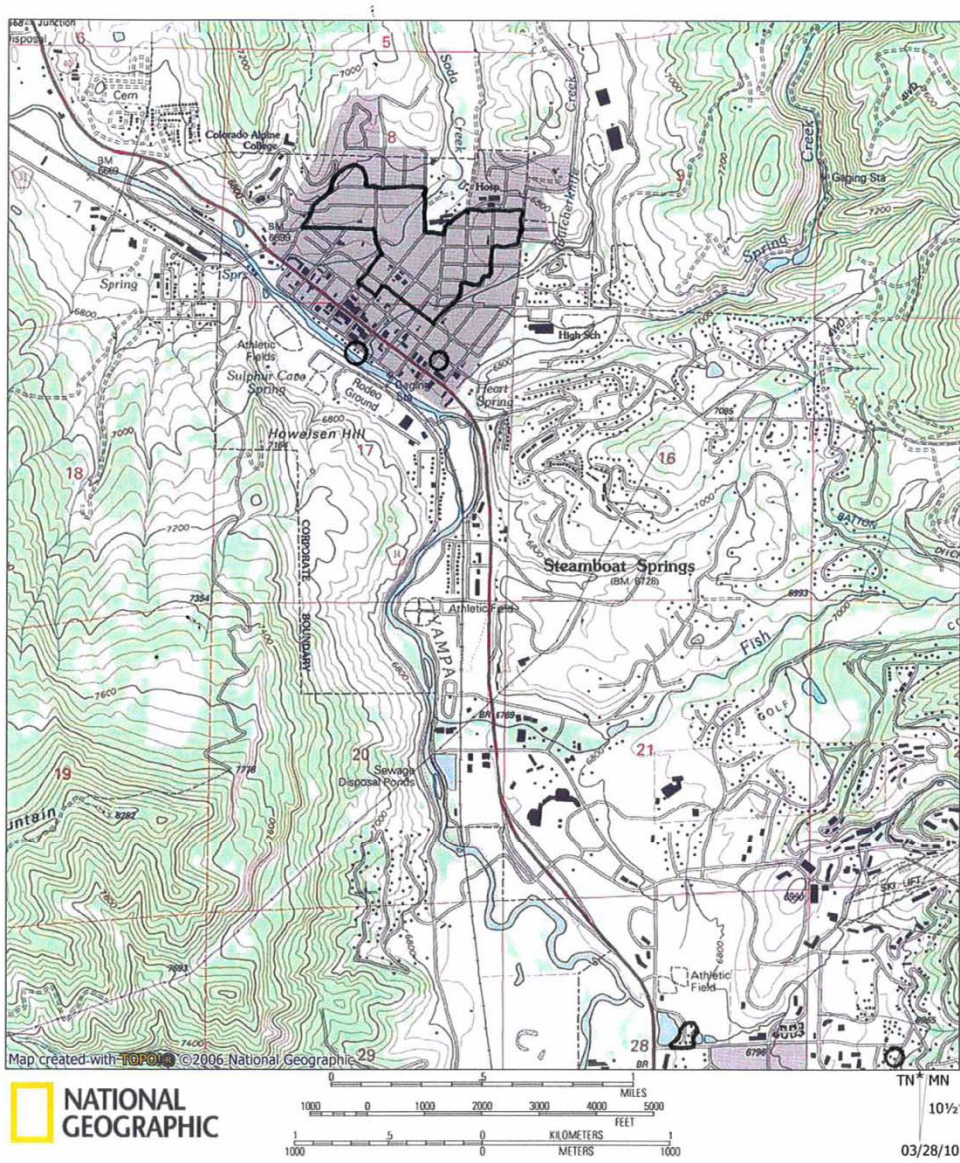


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Steamboat Springs Residential Survey Phase VIII project area, showing the survey areas boundaries. Copied from U.S.G.S. Quadrangle map "Steamboat Springs, Colorado, 2000."



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 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 who 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 River¹ 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.

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 1874-1875.²

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 - 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 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 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 - 1908

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 area's first sawmill, to mill the lumber used to construct the town's first frame buildings.

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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 as Steamboat Spring's 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 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 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 continuing 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. The Norvell Addition, named for Routt County pioneer, James L. "Jim" Norvell, was 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. Other siblings in the area included Robert E. Norvell of Hayden, and Joseph C. Norvell and Mrs. T. A. Forkner of Craig. Jim 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.⁵

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.⁶

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 wavered between praise for the quantity of his converts and horror at his sermons about a truly fearsome God, who 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.⁷

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

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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 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

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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 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, 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 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 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.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 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 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.

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 spent 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. Rudi taught ice climbing and glacier work to a detachment of Camp Hale soldiers on Washington's Mount Rainier 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

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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. A decade into 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.



Endnotes

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

²There 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.

³Schaffer, 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.

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

⁶*Ibid.*

⁷*Ibid.*

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

⁹*Ibid.*

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

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

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

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

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

¹⁵Colorado Ski History Timeline: 1900- 950s." www.skimuseum.net/cotimeline.htm



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4.0 RESEARCH DESIGN

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. 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 selected to be surveyed, although two previously surveyed properties were also included. The surveyed properties are primarily single-family homes, often with garages or other small secondary buildings. The survey also includes a few duplexes or multiple dwellings.

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, and to be listed as a local landmark by the City of Steamboat Springs. One difference with this phase of the Steamboat Springs survey, relative to previous phases, is that local landmark designation is now administered through the City of Steamboat Springs whereas previously it was through 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 September of 2009 and June of 2010, 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, 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

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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 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 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, and as a local landmark by the City of Steamboat Springs. 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 significance. The National Register Criteria and the concept of integrity as it relates to significance, are discussed in greater detail in the following section.



Eligibility Criteria 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.

Eligibility Criteria for Designation by the City of Steamboat Springs

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.

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.

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.

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 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.)

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.



6.0 RESULTS

The eighth 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 fifty-eight buildings at thirty properties. The results of the survey closely matched the expectations identified in the research design. The primary buildings surveyed include twenty-eight single-family residences and two duplex residences. In addition to the primary buildings, the survey

also resulted in the inventory of twenty-eight secondary buildings, including seven secondary residences, seven garages, eight sheds, two garages with secondary residences, two barns, and two workshops. The sheds are small utilitarian structures primarily used to store gardening tools. Neither of the barns remain in an agricultural-related use. The secondary buildings were recorded on the same form as the dwelling with which they were associated.

Single-Family Dwellings	28
Duplex Dwellings	2
Secondary Residences	7
Garages	7
Sheds	8
Garages/Secondary Residences	2
Barns	2
Workshops	2
<u>Total</u>	<u>58</u>

Table 1. Buildings by Function/Use

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, twelve of the primary residential buildings surveyed

are not representative of an identified architectural style, and, thus, are listed in the "No Defined Style" category. Similarly, some newer houses, and significantly altered older houses, are architecturally classified under the broad headings of "Late Victorian," "Post World War II" and "Modern Movements." These houses may in the future be identified under a particular style, as part

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of an architectural nomenclature which is not yet developed.

No Defined Style	11
Late 19th and Early 20th Century American Movements/Rustic	3
Late Victorian	2
Post World War II	3
Post World War II/Minimal Traditional	2
Post World War II/Ranch	3
Post World War II/Split Level	1
Pioneer Log	1
Late 19th and Early 20th Century American Movements	2
Late 19th and Early 20th Century American Movements/Craftsman	1
Cape Cod	1

Table 2. Primary Buildings (Residences) by Architectural Style/Type

Eligibility Evaluations

Each property was evaluated regarding its eligibility to be individually listed in the National Register of Historic Places and as a local landmark by the City of Steamboat Springs. The previous phases of the Old Town Steamboat Springs Residential Survey, as well as this current eighth phase, concur that creation of a National Register-designated, or locally-designated historic district in the Old Town neighborhoods is unlikely. Historic residences 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.

No properties were evaluated as individually eligible for inclusion in the National Register of Historic Places; twenty properties were evaluated as individually eligible for local landmark designation by the City of Steamboat Springs; ten properties were evaluated as ineligible for both the National Register and for local landmark designation. These ten properties were evaluated as ineligible due primarily to a loss of integrity. 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

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result, these dwellings are no longer able to convey a sense of their historic significance.

Table 3, below, lists the properties which were evaluated as individually eligible for local landmark designation by the City of Steamboat Springs. This table is followed by the Recommendations section of this report.

Lastly, the Comprehensive Survey Logs for the project are presented in Tables 4 and 5. 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.1539	819 Pine Street	Yampa Valley College Boys' Dormitory	1, 2
5RT.1540	825 Pine Street	Unknown	1, 2
5RT.2771	242 4th Street	Brightman House	1, 2
5RT.2773	3425 Apres Ski Way	Unknown	1, 2
5RT.2779	462 Grand Street	Volberding House	1, 2
5RT.2780	534 Grand Street	Schmidt House; Geer House	1, 2
5RT.2782	210 James Street	Werner House	1, 2
5RT.2783	222 James Street	Devol House	1, 2
5RT.2784	238 James Street	Dorr House	1, 2
5RT.2786	250 James Street	Unknown	1, 2
5RT.2787	253 James Street	Combs House	1, 2
5RT.2788	549 Laurel Street	Waggoner House	1, 2
5RT.2790	825 Merritt Street	Moore House; Greear House	1, 2
5RT.2791	1047 Merritt Street	Golden House	1, 2
5RT.2792	25 Missouri Avenue	Trask House; Mulkey House; Brannick House	1, 2
5RT.2795	542 Pine Street	Smith House	1, 2
5RT.2796	216 Spruce Street	Remington House	1, 2
5RT.2797	1089 Village Lane	Price House	1, 2
5RT.2798	2640/2680/2720/2750 Lake Road	Blecha House	1, 2
5RT.2799	603 Yampa Street	Workman House	1, 2

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Table 3. Properties Evaluated as Individually Eligible for Local Landmark Designation



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 continue to 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 continue to focus 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 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-VIII) should be made available to all interested persons and should be widely disseminated. The results of this current phase also should 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 brochures and walking tours based on the survey results is also encouraged.
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.

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Table 6: Comprehensive Survey Log (organized by site number)

Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5RT.1539	819 Pine Street	Yampa Valley College Boys' Dormitory	Lowell Whiteman Primary School Building	Not Eligible	Eligible 1, 2	N/A
5RT.1540	825 Pine Street	Unknown	Lowell Whiteman Primary School Building	Not Eligible	Eligible 1, 2	N/A
5RT.2771	242 4th Street	Brightman House	Ryan House	Not Eligible	Eligible 1, 2	N/A
5RT.2772	512 8th Street	Bowman House	512 8th Street, LLC House	Not Eligible	Not Eligible	N/A
5RT.2773	3425 Apres Ski Way	Unknown	Stritt House	Not Eligible	Eligible 1, 2	N/A
5RT.2775	857 The Boulevard	Richards House; Lorenz House	Orton House	Not Eligible	Not Eligible	N/A
5RT.2776	880 The Boulevard	N/A	Hicks House	Not Eligible	Not Eligible	N/A
5RT.2777	923 The Boulevard	Rolfes House; Boggs House	Walker House	Not Eligible	Not Eligible	N/A
5RT.2778	926 The Boulevard	Struble House	Wordon House	Not Eligible	Not Eligible	N/A
5RT.2779	462 Grand Street	Volberding House	Maynard House	Not Eligible	Eligible 1, 2	N/A
5RT.2780	534 Grand Street	Schmidt House; Geer House	Waggoner House	Not Eligible	Eligible 1, 2	N/A
5RT.2781	642 Grand Street	Thompson House; Williamson House; Johnson House	Park & Grand, LLC House	Not Eligible	Not Eligible	N/A
5RT.2782	210 James Street	Werner House	Dodson House	Not Eligible	Eligible 1, 2	N/A

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Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5RT.2783	222 James Street	Devol House	Hawkins House	Not Eligible	Eligible 1, 2	N/A
5RT.2784	238 James Street	Dorr House	Condie House	Not Eligible	Eligible 1, 2	N/A
5RT.2785	243 James Street	Kelton House; Baalhorn House	Herning House	Not Eligible	Not Eligible	N/A
5RT.2786	250 James Street	Unknown	Orton House	Not Eligible	Eligible 1, 2	N/A
5RT.2787	253 James Street	Combs House	Ryan House	Not Eligible	Eligible 1, 2	N/A
5RT.2788	549 Laurel Street	Waggoner House	Maltby House	Not Eligible	Eligible 1, 2	N/A
5RT.2789	38 Logan Avenue	Hawk House	Stannard House	Not Eligible	Not Eligible	N/A
5RT.2790	825 Merritt Street	Moore House; Greear House	Peterson House	Not Eligible	Eligible 1, 2	N/A
5RT.2791	1047 Merritt Street	Golden House	Shively House	Not Eligible	Eligible 1, 2	N/A
5RT.2792	25 Missouri Avenue	Trask House; Mulkey House; Brannick House	Kleman House	Not Eligible	Eligible 1, 2	N/A
5RT.2793	144 Missouri Avenue	Howe House	Hak, LLC House	Not Eligible	Not Eligible	N/A
5RT.2794	522 Pine Street	Jacobs House	Gilchrest House	Not Eligible	Not Eligible	N/A
5RT.2795	538/540/542 Pine St.	Smith House	Lindahl House	Not Eligible	Eligible 1, 2	N/A

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Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5RT.2796	216 Spruce Street	Remington House	Steele House	Not Eligible	Eligible 1, 2	N/A
5RT.2797	1089 Village Lane	Price House	Johansing House	Not Eligible	Eligible 1, 2	N/A
5RT.2798	2640/2680/2720/2750 Lake Road	Blecha House	Johnson House	Not Eligible	Eligible 1, 2	N/A
5RT.2799	603 Yampa Street	Workman House	Workman House	Not Eligible	Eligible 1, 2	N/A

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Table 7: Comprehensive Survey Log (organized by address)

Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5RT.2771	242 4th Street	Brightman House	Ryan House	Not Eligible	Eligible 1, 2	N/A
5RT.2772	512 8th Street	Bowman House	512 8th Street, LLC House	Not Eligible	Not Eligible	N/A
5RT.2773	3425 Apres Ski Way	Unknown	Stritt House	Not Eligible	Eligible 1, 2	N/A
5RT.2775	857 The Boulevard	Richards House; Lorenz House	Orton House	Not Eligible	Not Eligible	N/A
5RT.2776	880 The Boulevard	N/A	Hicks House	Not Eligible	Not Eligible	N/A
5RT.2777	923 The Boulevard	Rolfes House; Boggs House	Walker House	Not Eligible	Not Eligible	N/A
5RT.2778	926 The Boulevard	Struble House	Wordon House	Not Eligible	Not Eligible	N/A
5RT.2779	462 Grand Street	Volberding House	Maynard House	Not Eligible	Eligible 1, 2	N/A
5RT.2780	534 Grand Street	Schmidt House; Geer House	Waggoner House	Not Eligible	Eligible 1, 2	N/A
5RT.2781	642 Grand Street	Thompson House; Williamson House; Johnson House	Park & Grand, LLC House	Not Eligible	Not Eligible	N/A
5RT.2782	210 James Street	Werner House	Dodson House	Not Eligible	Eligible 1, 2	N/A

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Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5RT.2783	222 James Street	Devol House	Hawkins House	Not Eligible	Eligible 1, 2	N/A
5RT.2784	238 James Street	Dorr House	Condie House	Not Eligible	Eligible 1, 2	N/A
5RT.2785	243 James Street	Kelton House; Baalhorn House	Herning House	Not Eligible	Not Eligible	N/A
5RT.2786	250 James Street	Unknown	Orton House	Not Eligible	Eligible 1, 2	N/A
5RT.2787	253 James Street	Combs House	Ryan House	Not Eligible	Eligible 1, 2	N/A
5RT.2798	2640/2680/2720/2750 Lake Road	Blecha House	Johnson House	Not Eligible	Eligible 1, 2	N/A
5RT.2788	549 Laurel Street	Waggoner House	Maltby House	Not Eligible	Eligible 1, 2	N/A
5RT.2789	38 Logan Avenue	Hawk House	Stannard House	Not Eligible	Not Eligible	N/A
5RT.2790	825 Merritt Street	Moore House; Greear House	Peterson House	Not Eligible	Eligible 1, 2	N/A
5RT.2791	1047 Merritt Street	Golden House	Shively House	Not Eligible	Eligible 1, 2	N/A
5RT.2792	25 Missouri Avenue	Trask House; Mulkey House; Brannick House	Kleman House	Not Eligible	Eligible 1, 2	N/A
5RT.2793	144 Missouri Avenue	Howe House	Hak, LLC House	Not Eligible	Not Eligible	N/A
5RT.2794	522 Pine Street	Jacobs House	Gilchrest House	Not Eligible	Not Eligible	N/A

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Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5RT.2795	538/540/542 Pine St.	Smith House	Lindahl House	Not Eligible	Eligible 1, 2	N/A
5RT.1539	819 Pine Street	Yampa Valley College Boys' Dormitory	Lowell Whiteman Primary School Building	Not Eligible	Eligible 1, 2	N/A
5RT.1540	825 Pine Street	Unknown	Lowell Whiteman Primary School Building	Not Eligible	Eligible 1, 2	N/A
5RT.2796	216 Spruce Street	Remington House	Steele House	Not Eligible	Eligible 1, 2	N/A
5RT.2797	1089 Village Lane	Price House	Johansing House	Not Eligible	Eligible 1, 2	N/A
5RT.2799	603 Yampa Street	Workman House	Workman House	Not Eligible	Eligible 1, 2	N/A

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

²There 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.

³Schaffer, 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.

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

⁶*Ibid.*

⁷ *Ibid.*

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

⁹*Ibid.*

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

¹¹AHistoric Context of Routt County,@ p. 5-2.

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

¹³ACity of Steamboat Springs Residential Survey Architectural Survey Report, Feb. 2001, p. 14.

¹⁴AHistoric Context of Routt County,@ p. 8-5.

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¹⁵Colorado Ski History Timeline: 1900- 950s.@ www.skimuseum.net/cotimeline.htm