

# Architectural Inventory Form

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## Official eligibility determination (OAH use only)

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- \_\_\_\_\_ Determined Eligible- NR
- \_\_\_\_\_ Determined Not Eligible- NR
- \_\_\_\_\_ Determined Eligible- SR
- \_\_\_\_\_ Determined Not Eligible- SR
- \_\_\_\_\_ Need Data
- \_\_\_\_\_ Contributes to eligible NR District
- \_\_\_\_\_ Noncontributing to eligible NR District

### I. IDENTIFICATION

1. Resource number: \_\_\_\_\_
2. Temporary resource number: 100302006
3. County: Routt County
4. City: Steamboat Springs
5. Historic building name: N/A
6. Current building name: N/A
7. Building address: 950 Pine Street Steamboat Springs, Colorado 80477
8. Owner name and address: James David and Karen Brent Wachsman  
P.O. Box 773318, Steamboat Springs, CO 80477-3318

### II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 6N Range 84W  
SW ¼ of section 8
10. UTM reference  
Zone 13 ; 344300 mE 4483590 mN
11. USGS quad name: Steamboat Springs  
Year: \_\_\_\_\_ Map scale: 1 : 25,000 Attach photo copy of appropriate map section.
12. Lot(s): Tr. in Blk. 2 Block: \_\_\_\_\_  
Addition: First Addition to Steamboat Springs Year of Addition: \_\_\_\_\_
13. Boundary Description and Justification: 90'0" x 100'0", plus 50'0"x60'0", 0.28 acres This is an atypical lot in the First Addition to Steamboat Springs. Given the urban nature of the setting, property lines are an appropriate boundary description.

### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): square
15. Dimensions in feet: Length 25'0" x Width 34'0"
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): log
18. Roof configuration: (enter no more than one): front end gable (east-west) 35 degree pitch

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19. Primary external roof material (enter no more than one): metal

20. Special features (enter all that apply): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

21. General architectural description: The house has a concrete foundation with a crawl space: the foundation is not visible above grade. The house is clad in log siding, with timber columns (non bearing) at each corner. The attic level is clad in diagonally oriented wood siding. The street facing (south) elevation has an entry porch centered on it. The porch is five feet wide and is covered with a gable roof supported by two timber columns. Two windows exist on this elevation, which are identical in style and dimension. The windows comprise of a fixed window flanked on each side by a casement window. Decorative shutters adorn the windows. There is an open (one foot high) wood deck on the west side. The fascia board extends around the entire house and is decoratively carved. The west elevation has a single window located in the center of the elevation. This window is a one over one double hung sash window. The east elevation has three windows. Two of these windows (the northernmost ones) are one over one sash assemblies, while the southernmost one is a fixed window. There is no public view of the east elevation.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

22. Architectural style/building type: Rustic

23. Landscaping or special setting features: The house is built abutting a hillside, and next to several log and craftsman style homes in downtown Steamboat Springs. There is a mature deciduous tree in front of the house offset to the south. A gravel parking area exists in front of the house offset to the north.  
\_\_\_\_\_  
\_\_\_\_\_

24. Associated buildings, features, or objects: At the north end of the lot is a tool shed.  
\_\_\_\_\_  
\_\_\_\_\_

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**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate 1953 Actual \_\_\_\_\_  
Source of information: Routt County Assessor
26. Architect: unknown  
Source of information: \_\_\_\_\_
27. Builder/Contractor: unknown  
Source of information: \_\_\_\_\_
28. Original owner: unknown  
Source of information: \_\_\_\_\_
29. Construction history (include description and dates of major additions, alterations, or demolitions): There was some interior remodeling performed in 1974. An addition (21'0" x 13'0") was added in 1997 to the rear of the house.
30. Original location  Moved \_\_\_\_\_ Date of move(s): \_\_\_\_\_

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): single dwelling
32. Intermediate use(s): N/A
33. Current use(s): single dwelling
34. Site type(s): residential
35. Historical background: Given the lack of data regarding the resource directly, a general background is provided. The 1950s saw growing prosperity and the automobile became America's primary means of private transportation. The age of railroad was fading, indeed passenger service to Steamboat Springs was terminated in 1968. Instead a wealth of gas stations, motels, and other typical automobile related amenities appeared in the area. One example of a motel is Rabbit Ears Motel constructed in 1952. The development of a ski area on Storm Mountain began in 1958, and has grown into the larger resort operating today. In the early 1950s, the Rustic style was still popular, especially for a growing number of second homes, which new prosperity made possible for larger numbers of Coloradans.
36. Sources of information: Alexandroff, Marty. Historic Property Survey of Downtown Steamboat Springs, Steamboat Springs, Colorado: Tread of Pioneers Museum, 1996., Winter and Co., Historic Context of Routt County, 1994., Richards, Dee. Steamboat Round the Bend. Steamboat Springs, Colorado: Steamboat Springs Pilot, 1976., Routt County Assessor data

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**VI. SIGNIFICANCE**

37. Local landmark designation: Yes  No  Date of designation: \_\_\_\_\_  
Designating authority: \_\_\_\_\_

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- E. Qualifies under Criteria Considerations A through G (see Manual)
- F. Does not meet any of the above National Register criteria

39. Area(s) of significance: Tourism and Recreation

40. Period of significance: 1953

41. Level of significance: National  State  Local

42. Statement of significance: This resource is exemplary of a small scaled second home or mountain retreat, evoking the character of National Park rustic styles and harking back to Pioneer Age cabins. Since Steamboat Springs was founded by the efforts of pioneers, the rugged materials are evocative of the long history of Steamboat Springs. This history is linked to the growing tourism and recreation trade, which took root in the 1900s with the advent of the railroad, and the accessibility of the automobile the American public. Maintaining Rustic homes is important in maintaining the legacy of past.

43. Assessment of historic physical integrity related to significance: From public view, this resource appears unaltered. Despite an addition of a room at the rear, the resource has the character imbued in its construction in 1950. No changes in fenestration have been made, and the character and qualities of the log siding and chinking have been retained. As such, the resource is appropriate for nomination, when it becomes eligible.

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**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible \_\_\_ Not Eligible  Need Data \_\_\_\_\_

45. Is there National Register district potential? Yes  No \_\_\_

Discuss: This resource will become eligible for nomination in 2003. It is located in an area which has been proposed as an historic district, which runs along Pine and 9th Streets, and is representative of several Rustic and Craftsman residences in a bucolic setting.

If there is National Register district potential, is this building: Contributing  Noncontributing \_\_\_

46. If the building is in existing National Register district, is it: Contributing \_\_\_ Noncontributing \_\_\_

**VIII. LOCAL LANDMARK ELIGIBILITY ASSESSMENT**

44a. Local Register eligibility field assessment:

Eligible  Not Eligible \_\_\_ Need Data \_\_\_\_\_

45a. Discuss: In 2003, this resource will be eligible for nomination to the Routt County Historic Register.

46a. Architectural Style/ Building Type (from Local Style Lexicon): Rustic (no local style applies)

**IX. RECORDING INFORMATION**

47. Photograph numbers: 8-5 through 8-8 Negatives filed at: City of Steamboat Springs

48. Report title: Steamboat Springs Residential Survey II (2002)

49. Date(s): February, 2002 50. Recorder(s): Margo Rettig

51. Organization: Mountain Architecture Design Group

52. Address: 610 1/2 Oak Street, P.O. Box 770420, Steamboat Springs, CO 80477

53. Phone number(s): (970) 879-5764, fax (970) 879-5766

NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1300 Broadway, Denver, CO 80203 (303) 866-3395