

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHF use only)

OAHF1403
Rev. 9/98

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

I. IDENTIFICATION

- 1. Resource number: **5RT.2651** Parcel number(s): **146901001**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Leckenby House**
- 6. Current Building Name: **Boucher House**
- 7. Building Address: **864 Pahwintah Street**
- 8. Owner Name: **Dale B. and Paige B. Boucher**
- Owner Organization:
- Owner Address: **P O Box 775772**
Steamboat Springs, Co 80477-5772



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

Architectural Inventory Form

Page 2 of 8

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**
SE ¼ of SE ¼ of SW ¼ of NE ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **345006 mE** **4484150 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lots 1-3 & North ½ of Lot 4, Block 1, and Tract in N½ of N½ of SE¼ Township 6N Range 84W**
 Addition: **Princeton Heights** Year of addition: **Unknown**
13. Boundary description and justification:
This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Irregular Plan**
15. Dimensions in feet: **3987 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood/Vertical Siding**
18. Roof configuration: **Shed Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Garage/Attached Garage
21. General architectural description:
The large distinctive home at 864 Pahwintah Street is supported by a low concrete foundation, and its exterior walls are clad with painted forest green board-and-batten. The house is covered by multiple shed roofs, with asphalt composition roofing material. Painted green rafter ends, with painted buff red fascia boards, are exposed beneath widely-overhanging eaves. The home's windows are primarily tripled single-light casements, with painted buff red wood frames and surrounds. A set of paired, painted buff red, wood-paneled doors, each with a small leaded and stained glass upper sash light, enters the west elevation (façade) from an open front porch. This porch features a painted green wood plank floor, is partially enclosed by an open wood railing, and is partially covered by the widely-overhanging roof eave. Transom lights are located above the entry door. A set of paired painted buff red glass-in-wood-frame doors enter the house from an uncovered, painted forest green, open wood deck at the west end of the north elevation. A set of paired horizontal sliding glass-in-wood-frame bypass doors open from the home's second story onto a second story porch, with an open wood railing, located on the east elevation. Two stained natural brown vertical wood plank garage doors, and a set of paired, stained natural brown vertical wood plank doors, enter the lower level near the south end of the west elevation. These garage doors open onto a curving asphalt driveway which extends to Pahwintah Street to the west. A long addition is located at the north end of the east elevation.

Architectural Inventory Form

Page 3 of 8

22. Architectural style: **Modern Movements**
 Building type:
23. Landscape or special setting features: **This house is located on a spacious lot on the east side of Pahwintah Street in the block north of Merritt Street. The professionally landscaped grounds include a sloping grass lawn south of the house, large spruce trees, and native shrubs and low plantings.**
24. Associated buildings, features or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1959 (original); 1972 (addition)**
 Source of information: **Charles J. Leckenby; Benita Bristol; Routt County Assessor files.**
26. Architect: **Original: Charles J. Leckenby**
1972 Addition: Lincoln Jones
 Source of information: **Charles J. Leckenby**
27. Builder: **Original: Lloyd Pierce**
1972 Addition: Bill Bonny (sp?)/ Bonny Construction
 Source of information: **Charles J. Leckenby**
28. Original owner: **Charles J. Leckenby**
 Source of information: **Charles J. Leckenby; Benita Bristol; Mountain States Telephone and Telegraph directories**
29. Construction history:
The original portion of this distinctive house was constructed in 1959, as a residence for Charles J. and Nancy Leckenby. In a telephone interview, Mr. Leckenby related that the house was not designed by a licensed architect, but rather that he developed the plans himself after viewing a variety of architectural journals and floor plans of existing residences. The house was built by Lloyd Pierce, who according to Mr. Leckenby, was among Steamboat Springs' most active builders in the 1950s and early 1960s. (Lloyd Pierce is also known to have built the house at 924 The Boulevard (5RT.2628), in 1947.) As built in 1959, this house included an attached single-stall garage. In 1972, Mr. Leckenby contracted with architect Lincoln Jones to design additions to the original house, and to convert the single-stall garage into a library. The additions encompassed a larger attached garage and a master bedroom suite built onto the north end of the east (rear) elevation. Billy Bonny (sp?) of Bonny Construction was the general contractor for the 1972 addition and remodeling work.
30. Original location: Moved: Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Domestic/Single Dwelling**
33. Current use(s): **Domestic/Single Dwelling**
34. Site type(s): **Single family residence**
35. Historical background:

Architectural Inventory Form

Page 4 of 8

The original portion of this distinctive home was built in 1959 as a residence for the Charles J. Leckenby family. Mr. Leckenby is the grandson of Charles H. Leckenby, and the son of Maurice Leckenby. Charles H. Leckenby became editor and publisher of the *Steamboat Pilot* newspaper circa 1894, and the paper subsequently carried the Leckenby name on its masthead for more than one hundred years. Charles J. Leckenby, the original owner of this house, followed in his father's and grandfather's footsteps, becoming the paper's editor and publisher in 1962. For further information on the Leckenby family and the *Steamboat Pilot*, please refer to the inventory form for the Pilot Building at 1009 Lincoln Avenue (5RT.264).

The Leckenby family owned this house until May of 1990, when it was sold to Ann M. and Frank W. Bradley. Mr. and Mrs. Bradley owned and lived in the spacious home until they sold it in November of 2006. Dale B. and Paige B. Boucher, the current (2009) owners, have lived here from that time to the present.

36. Sources of information:

Boucher, Paige. Telephone interview with Carl McWilliams, April 2009.

Leckenby, Charles J. Telephone interview with Carl McWilliams, April 2009.

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

Routt County Assessor, Residential Property Appraisal Record.

Routt County Assessor/Treasurer Parcel Detail Information.

"The *Steamboat Pilot* 113 Years." *Steamboat Today*, July 31, 1998, pp. 12, 13. Located in clipping file at Tread of Pioneers Museum.

VI. SIGNIFICANCE

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

Designating authority:

38. Applicable National Register criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

Architectural Inventory Form

Page 5 of 8

Steamboat Springs Standards for Designation:

- | | | |
|----------------|----|---|
| Not Applicable | A. | Its character, interest, or value as part of the development, heritage, or cultural characteristics of Routt County, the State of Colorado, or the United States. |
| Not Applicable | B. | Its location as a site of a significant historic event. |
| Not Applicable | C. | Its identification with a person or persons who significantly contributed to the culture and development of Routt County. |
| Not Applicable | D. | Its exemplification of the cultural, economic, social, or historic heritage of Routt County. |
| Not Applicable | E. | Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. |
| Not Applicable | F. | Its embodiment of distinguishing characteristics of an architectural type or specimen. |
| Not Applicable | G. | Its identification as the work of an architect or master builder whose individual work has influenced the development of Routt County. |
| Not Applicable | H. | Its embodiment of elements of architectural design, detail, materials, and/or craftsmanship that represent a significant architectural innovation. |
| Not Applicable | I. | Its relationship to other distinctive areas that are eligible for preservation according to a plan based on an historic, cultural, or architectural motif. |
| Not Applicable | J. | Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, a community, or Routt County. |
39. Area(s) of significance: **Not Applicable**
40. Period of significance: **Not Applicable**
41. Level of significance: National: State: Local:
42. Statement of significance:
- This property is historically significant for its association with Steamboat Springs' residential development dating from the time of its construction, in 1959, and for its association with the Leckenby family. The architectural significance of the original house is diminished because it was significantly altered, reportedly in 1972. The property's historical and architectural significance is not to the extent that it would qualify for individual listing in the National Register of Historic Places or in the State Register of Historic Properties. Due to the loss of integrity, the property should also be considered ineligible for local designation in the Routt County Register of Historic Places.**
43. Assessment of historic physical integrity related to significance:
- This attractive and beautifully maintained property displays a less than optimal standard of integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association. Additions and alterations to the original house, reportedly carried out in 1972, have obscured much of the original fabric.**

Architectural Inventory Form

Page 6 of 8

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

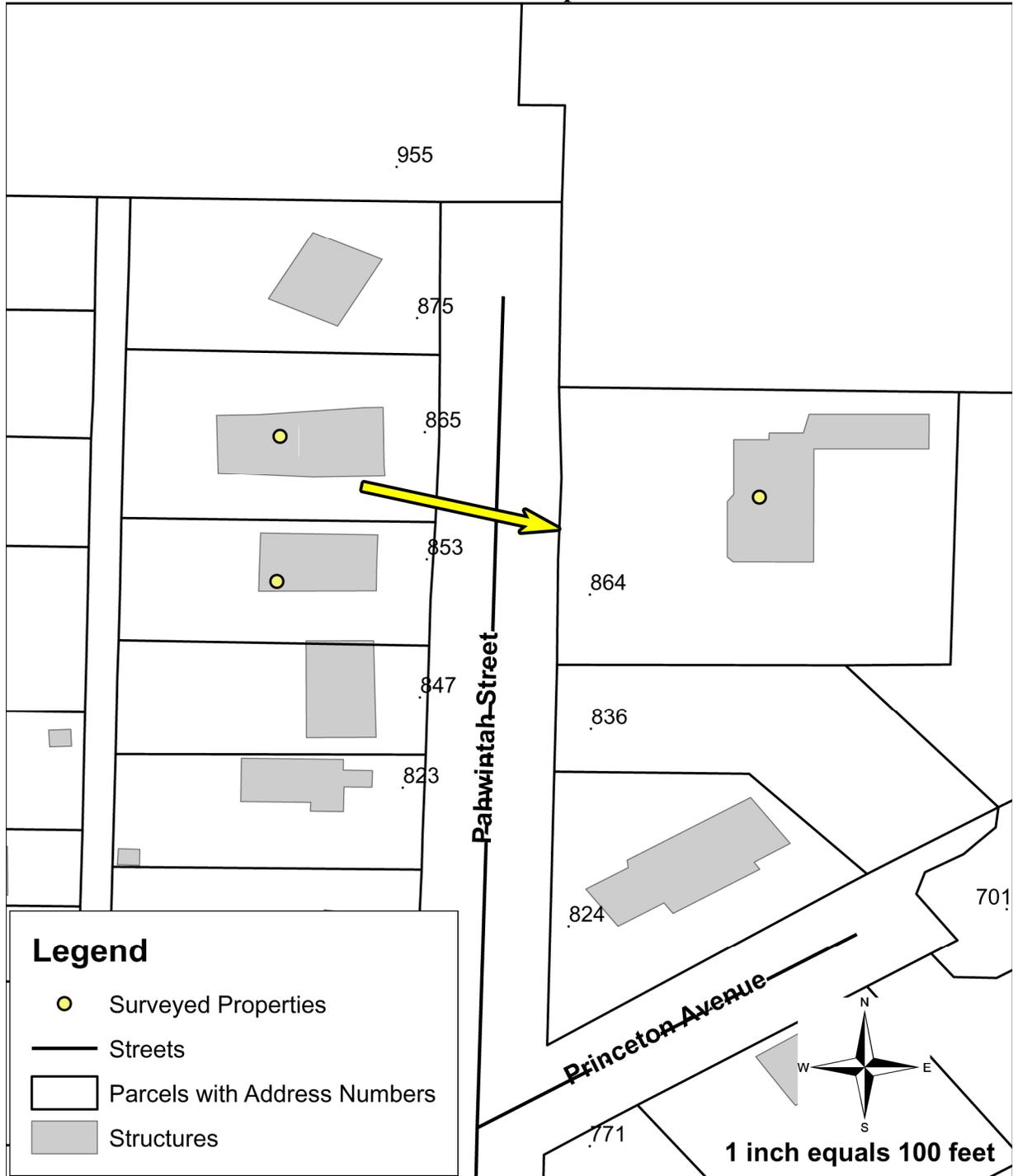
44. National Register eligibility field assessment: **Not Eligible**
 Local landmark eligibility field assessment: **Not Eligible**
45. Is there National Register district potential? Yes No
- Discuss: **Historic buildings within the survey area do not collectively possess sufficient historical or architectural significance, and/or display sufficient physical integrity, to comprise a State or National Register historic district.**
- If there is National Register district potential, is this building: Contributing Noncontributing N/A:
46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

VIII. RECORDING INFORMATION

- | | | | |
|---------------------------|--|---------------|----------------------------------|
| 47. Photograph number(s): | CD #2, Images 266-271 | CDs filed at: | City of Steamboat Springs |
| 48. Report title: | Old Town Steamboat Springs Residential Survey Phase VII | | 137 10th Street |
| 49. Date(s): | 04/14/2009 | | Steamboat Springs, CO |
| | | | 80477 |
| 50. Recorder(s): | Carl McWilliams
Timothy Wilder | | |
| 51. Organization: | Cultural Resource Historians | | |
| 52. Address: | 1607 Dogwood Court
Fort Collins, CO 80525 | | |
| 53. Phone number(s): | (970) 493-5270 | | |

Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map

