

COLORADO CULTURAL RESOURCE SURVEY

Date \_\_\_\_\_ Initials \_\_\_\_\_

# Architectural Inventory Form

- \_\_\_\_\_ 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: **5RT.2792** Parcel number(s):
- 2. Temporary resource no.: **N/A** **115210014**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Trask House; Mulkey House; Brannick House**
- 6. Current building name: **Kleman House**
- 7. Building address: **25 Missouri Avenue**
- 8. Owner name and address: **Susanne E. Kleman**  
**P. O. Box 772694**  
**Steamboat Springs, CO 80477-2694**



Nationa

I Register field eligibility assessment: **Not Eligible**

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Local Landmark eligibility field assessment: **Eligible**

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## II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **6N** Range **84W**  
**NE ¼ of NE ¼ of SE ¼ of SE ¼ of section 8**
10. UTM reference (**NAD27**)  
Zone **13**; **345392** mE **4483461** mN
11. USGS quad name: **Steamboat Springs, Colorado**  
Year: **1969** Map scale: **7.5'**
12. Lot(s): **14, 15** Block: **10**  
Addition: **Crawford** Year of Addition: **1901**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

## III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **L-Shaped Plan**
15. Dimensions in feet: **1212 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch; Chimney; Fence**
21. General architectural description:  

**This 1½-story wood frame house is supported by a low river rock and concrete foundation, and its exterior walls are clad with beige color horizontal weatherboard siding with painted dark green 1' by 4" corner boards. The moderately-pitched cross gable roof is covered with metal roofing material, while delicate rafter ends, covered by a painted dark green fascia board, are exposed beneath the eaves. A brown brick chimney is located on the roof ridge. The home's windows are primarily single, paired, and tripled 1/1 double-hung sash with painted dark green wood frames and surrounds. Windows on the façade (north elevation), facing Missouri Avenue, also have painted dark green decorative wood shutters. A painted dark green and grey wood-paneled front door, with one upper sash light, and covered by a green metal storm door, enters the façade from a small concrete porch covered by a shed roof with knee brace supports. A rear entry door leads into an enclosed shed-roofed rear section of the house on the south elevation.**
22. Architectural style/building type: **No Defined Style**

23. Landscaping or special setting features: **This well-maintained property is located on the south side of Missouri Avenue, the second property west of the east end of Missouri Avenue where it intersects with North Park Road. A planted grass front yard is nicely landscaped with low native plants and flowers along the perimeter of the house. Twin wood shrubs flank the front sidewalk. A modern black wrought iron and wood post fence encloses a large backyard.**

24. Associated buildings, features, or objects:

**Barn**

**A wood frame barn is located adjacent to the alley at the rear of the property. This building consists of: a main 1½-story gambrel-roofed section, which measures approximately 16' N-S by 12' E-W; and a lower, single-story, shed-roofed extension to the west elevation which measures approximately 16' N-S by 6' EW. The barn is supported by a concrete slab foundation, and its exterior walls are clad with stained natural brown vertical wood siding except for the east elevation which is clad with older plywood. The gambrel roof over the main 1½-story section is steeply-pitched, and is covered with corrugated metal roofing material laid over 1x wood decking. A set of paired plywood and 1x wood doors, side-hinged with metal strap hinges, open toward the alley on the south elevation. A vertical wood plank hayloft door, side-hinged with metal strap hinges, is located in the south elevation's upper gable end. A low vertical wood plank door, with X-bracing, and side-hinged with metal strap hinges, enters the shed-roofed extension at the west end of the south elevation. Another vertical wood plank door opens into the backyard on the north elevation. A non-historic 2-light window penetrates the north elevation's upper gambrel end.**

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: **1913** Actual:
- Source of information: **Routt County Assessor records; "Abstract Lots 14 & 15, Block 10, Crawford Addition"**
26. Architect: **Unknown**
- Source of information: **N/A**
27. Builder/Contractor: **Unknown**
- Source of information: **N/A**
28. Original owner: **Anna Anderson (probably)**
- Source of information: **"Abstract Lots 14 & 15, Block 10, Crawford Addition"**

29. Construction history (include description and dates of major additions, alterations, or demolitions): **Routt County Assessor records list 1923 as this house's year of construction. Physical evidence indicates that the front gabled section to the west was built first, while the side gabled wing to the east is an early addition. Based in part on the abstract, it seems that the most likely scenario is that the front gabled section was built circa 1913 and that the side gabled wing was added circa 1923. In more**

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recent years, the home's interior back wall was removed converting a shed roofed mud porch into part of the kitchen.

30. Original location: **Yes** Date of move(s): **N/A**

#### **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:

Historical information pertaining to this property was obtained primarily from the property abstract provided by Susanne Kleman, the owner. Land in this area was homesteaded by James H. Crawford in August of 1890, and in 1901 much of it was platted as the Crawford Addition to the City of Steamboat Springs. Individual lots and blocks were subsequently sold off with residential development then occurring at a somewhat slow but steady pace.

James Crawford sold this lot to Anna Anderson in October of 1912, who in turn deeded it to Christina Trask in August of the following year. The house's original front gabled section was probably built at about that time. Christina owned the property for just over eleven years, until September of 1924 when she sold it to Ruth Mary Mulkey. The home's owner for more than two decades, Mrs. Mulkey held title until May of 1946 when she sold it to Mrs. Tommie Brannick. A prominent educator, Mrs. Brannick served as the Routt County Superintendent of Schools for eight years. She later moved to Managua, Nicaragua where she taught and became director of the American School attended by children representing sixteen different nationalities. Mrs. Brannick owned this Missouri Avenue home for twenty-three years, from May of 1946 to August of 1969.

George and Frances Gooras were the property's next owners, between August of 1969 and September of 1971. They then sold it to John R. and Barbara A. Swartley. The Swartleys were also relatively short term residents as in circa 1974 they deeded the property to Suzanne R. Frampton. Suzanne married Frederick G. Hartung a few years later, and they then owned and lived here together until September of 1988. Thomas R. and Susanne Kleman purchased the property at that time, and they owned and lived here together until they divorced in 1999. Susanne Kleman has been the property's sole owner from that time to the present.

## 36. Sources of information:

"Abstract Lots 14 & 15, Block 10, Crawford Addition." Provided by Susanne Kleman.

Kleman, Susanne E. Interview with Carl McWilliams, February 26, 2010.

Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2009. On file at the Denver Public Library, Western History Department.

"Routt County Burial Index." <http://yampavalley.info/history>

Routt County Assessor, Residential Property Appraisal Record.

"Routt County Assessor/Treasurer Parcel Detail Information."

"Steamboat Springs, CO. About 1900." Retrospective plat map compiled by Marcellus Merrill, January 23, 1976.

"Tommie Brannick Helps Educate Many Races in Latin America." *Steamboat Pilot* [?], n.d. Located in biographical file at the Tread of Pioneers Museum.

[www.coloradohistoricnewspapers.org](http://www.coloradohistoricnewspapers.org)

"Realty Transfers." *Steamboat Pilot*, September 19, 1913.

## VI. SIGNIFICANCE

37. Local landmark designation: **N/A** Date of designation: **N/A**

Designating authority: **N/A**

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.

Qualifies under Criteria Considerations A through G (see Manual)

**xx** Does not meet any of the above National Register criteria

38A Applicable Steamboat Springs Landmark Criteria

A building, site, structure or object may be eligible for designation as an Historic Resource on the Local Register if it meets at least one (1) criterion in one or more of the following categories:

**xx** 1. 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.

- xx** 2. 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.

3. 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.

39. Area(s) of significance: **N/A**  
 40. Period of significance: **N/A**  
 41. Level of significance: **Local**

42. Statement of significance:

**This property is historically significant for its association with residential development in Steamboat Springs' Old Town neighborhood, and in particular for its association with Mrs. Tommie Brannick a prominent educator. The house is also architecturally significant for its vernacular wood frame gabled-L plan which is highly representative of historic homes throughout the Old Town neighborhood. The property's significance in these regards is not the extent that it qualifies for individual listing in the National or State Registers. The property, though, does qualify for local landmark designation by the City of Steamboat Springs.**

43. Assessment of historic physical integrity related to significance:

**This property displays a reasonably high level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. There have been no additions and no notable adverse exterior alterations to the property in well over fifty years.**

#### **VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment: **Not Eligible**  
 Local Landmark eligibility field assessment: **Eligible**  
 45. Is there National Register district potential? **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 N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

**VIII. RECORDING INFORMATION**

47. Photograph numbers: **CD #1; Images 112-117**

CDs/Negatives filed at: **City of Steamboat Springs, 137 10th Street, Steamboat Springs, CO 80477**

48. Report title: **Old Town Steamboat Springs Residential Survey Phase VIII**

49. Date(s): **March 1, 2010**

50. Recorder(s): **Carl McWilliams, Karen McWilliams, Timothy Wilder**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

### Sketch Map



### Location Map

