

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP 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: **5RT.2788** Parcel number(s):
2. Temporary resource no.: **N/A** **100304003**
3. County: **Routt**
4. City: **Steamboat Springs**
5. Historic building name: **Waggoner House**
6. Current building name: **Maltby House**
7. Building address: **549 Laurel Street**
8. Owner name and address: **Donald Mark & Diane Irene Maltby**
P. O. Box 776288
Steamboat Springs, CO 80477-6288



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

Steamboat Landmark eligibility assessment: **Eligible**

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **6N** Range **84W**
SE ¼ of SE ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference (**NAD27**)
Zone **13**; **345001** mE **4483544** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **1969** Map scale: **7.5'**
12. Lot(s): **3, 4** Block: **4**
Addition: **1st Addition to Steamboat Springs** Year of Addition: **1909**
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): **Irregular Shaped Plan**
15. Dimensions in feet: **2202 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Stucco**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch; Dormers; Fence**
21. General architectural description:

This residence consists of an original 1½-story side-gabled Craftsman-style dwelling, with single-story shed-roofed extensions to the northeast (side) and northwest (rear) elevations. The main 1½-story section measures 26' NE-SW (across) by 28' NW-SE (deep). The shed-roofed extension to the northeast elevation, formerly a single-stall attached garage, measures 12' NE-SW by 24' NW-SE. The shed-roofed extension to the northwest elevation measures 20' NE-SW by 6' NW-SE. The house is supported by a low concrete foundation, faced with river rock, and the foundation walls above grade are penetrated by single-light basement windows. The exterior walls are clad with cream color stucco, while the side-gabled roof is covered with brown asphalt composition shingles. Painted pale blue rafter ends are exposed beneath the eaves. A shed-roofed dormer, with two sets of paired 6/1 (ribbon-style) double-hung sash windows, overlooks the façade on the southeast-facing roof slope. Another shed-roofed dormer, with two single-light windows, is located on the northwest (rear) roof slope. The home's windows are primarily single and paired 6/1 (ribbon-style) double-hung sash with painted white wood frames and painted pale green wood surrounds. The main 1½-story section features a symmetrical façade which faces toward Laurel Street on the southeast elevation. At the center of the façade, a stained brown wood-paneled door enters a 7' by 5' enclosed gabled porch from a 2-step stone and concrete stoop. A set of paired 15-light glass-in-wood-frame doors enter the southeast end of the shed-roofed extension to the northeast elevation (where a garage door was formerly located). A

stained brown vertical wood plank door enters the rear shed-roofed extension at the southwest end of the northwest elevation.

22. Architectural style/building type: **Late 19th and Early 20th Century American Movements/Craftsman**
23. Landscaping or special setting features: **This property is located on the west side of Laurel Street, just north of the 3-way intersection of Laurel Street, 7th Street and Missouri Avenue. The property is well-maintained with nicely-landscaped planted grass front and back yards, with native plants and flowers, small deciduous trees, and a spruce tree.**
24. Associated buildings, features, or objects:

Shed

A shed is located adjacent to the alley at the rear southwest corner of the property. This building measures approximately 12' by 10', and has beige color stucco exterior walls over wood frame construction. This shed is covered by a steeply-pitched front gable roof, with brown asphalt composition shingles, and with painted pale green rafter ends and a fascia board exposed beneath the eaves. A side-hinged vertical wood plank door on the southeast elevation opens into the backyard. A 2-light awning window, with a painted white wood frame and painted pale green wood surrounds, penetrates the northwest elevation overlooking the alley. A 6-light window, with a painted white wood frame and painted pale green wood surrounds, penetrates the south elevation.

Workshop

A small workshop is located at the rear northeast corner of the property. This building measures approximately 12' by 8', is supported by a concrete and river rock foundation, and has painted pale blue stucco exterior walls over wood frame construction. A low-pitched hipped roof is covered with brown asphalt composition shingles, with painted pale green rafter ends and a fascia board exposed beneath the eaves. A painted white wood-paneled door on the southeast elevation opens into the backyard. A single-light fixed-pane window penetrates the southwest elevation. Two-light windows penetrate the southeast and northwest elevations.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1908** Actual:
- Source of information: N/A
26. Architect: Unknown
- Source of information: N/A
27. Builder/Contractor: Unknown
- Source of information: N/A
28. Original owner: Unknown
- Source of information: N/A

29. Construction history (include description and dates of major additions, alterations, or demolitions):
Routt County Assessor records list 1908 as this house's year of construction. The original dwelling has been modified with the construction of single-story shed-roofed extensions to the northeast (side) and northwest (rear) elevations. The shed-roofed extension to the northeast elevation has been converted from a single-stall attached garage.

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:

Routt County Assessor records indicate that this dwelling was built in 1908. Biographical information about its earliest owners and residents has not been uncovered. Russell "Russ" Waggoner was the home's occupant in the years prior to 1970 when he moved to 534 Grand Street. Mr. Waggoner was born in Walden, Colorado, before moving to Steamboat Springs with his parents in 1937. After coming of age, he was employed by the P & M Coal Mine Company for twenty-one years. He married Wanda Lee Waggoner in the late 1960s, and in 1970 they moved to 534 Grand Street where they raised a family of four children. Russ died suddenly, from a heart attack, circa 1989. Wanda Waggoner still owns and lives at 534 Grand Street, as of September 2009. Donald and Diane Maltby are this property's current owners and residents. They purchased the property in November of 2000.

36. Sources of information:

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 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.

Waggoner, Wanda. Oral interview with Carl McWilliams, September 22, 2009.

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 it is architecturally significant for its locally distinctive Craftsman style characteristics. 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:

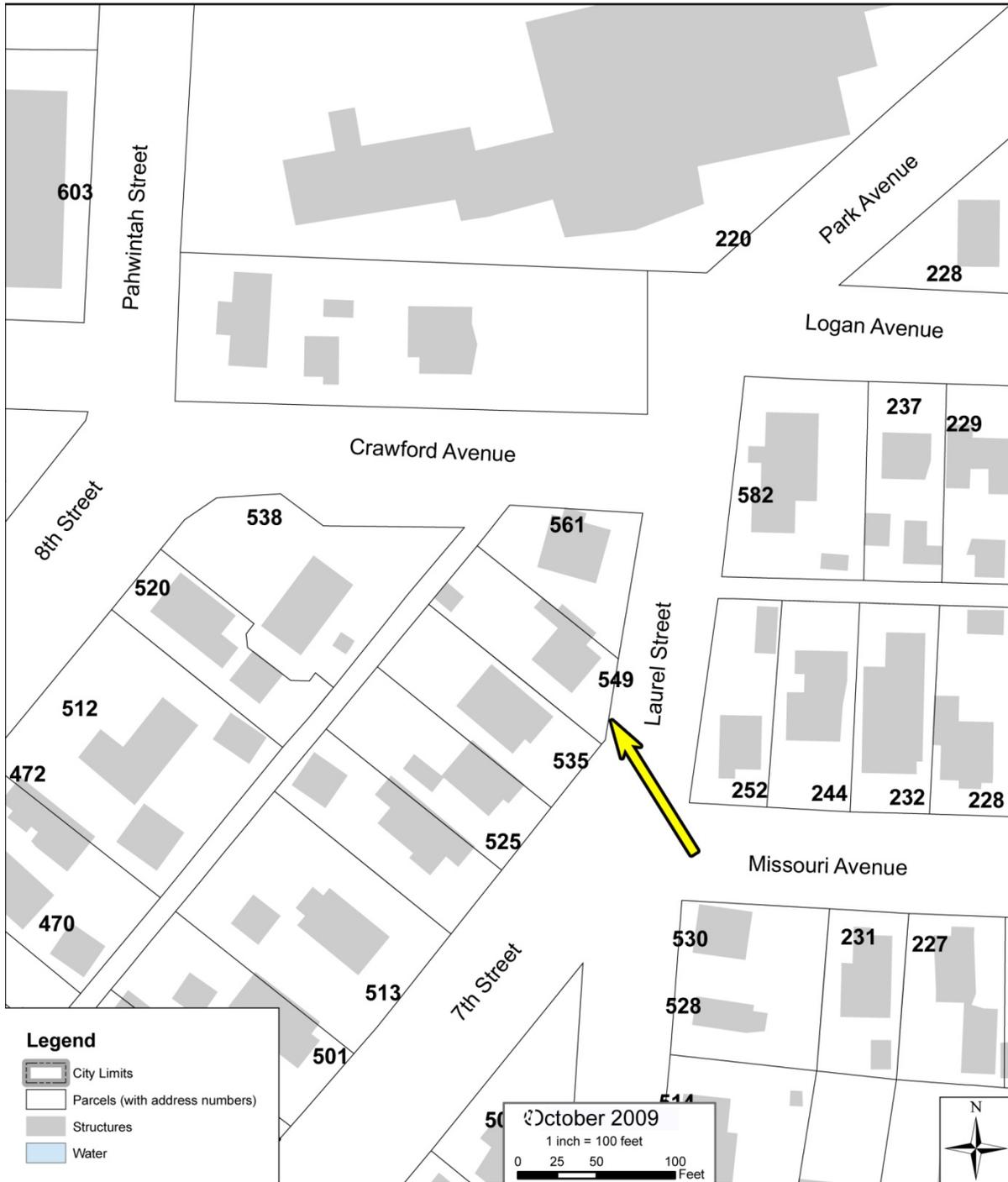
This property displays a reasonably high level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT44. 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 99-104**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): **January 31, 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

