

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAH use only)

- 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.470** Parcel number(s): **144001011**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Gooding House**
- 6. Current Building Name: **Allen House**
- 7. Building Address: **1006 Crawford Avenue**
- 8. Owner Name: **S. Tod and Robin L. Allen**
- Owner Organization:
- Owner Address: **P.O. Box 771215**
Steamboat Springs, CO 80477



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

Architectural Inventory Form

Page 2 of 9

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84 W**
SW ¼ of SW ¼ of NW ¼ of SE ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **344639 mE** **4483635 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lot 3, Block 1**
 Addition: **North Highlands Addition to Steamboat Springs** 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: **Length: 77 feet x Width: 24 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Gambrel Roof**
19. Primary external roof material: **Metal Roof**
20. Special features:
Chimney
Porch
Roof Treatment/Dormer
Garage/Attached Garage
21. General architectural description:
This distinctive 1.5-story Dutch Colonial Revival style house is located at the northwest corner of Crawford and Yahmonite Streets. The extant house consists of: the original 1.5-story gambrel-roofed dwelling, which measures 24' E-W (across) by 46' N-S (deep), including an open full-width front porch; a 1.5-story gambrel-roofed kitchen addition to the west (side) elevation, which measures 24' N-S by 15' E-W; a 39' N-S by 24' E-W 1.5-story addition to the north (rear) elevation which incorporates an attached single-story two-stall garage. The garage portion of this addition measures 27' N-S by 24' E-W. The original dwelling is supported by a low unpainted concrete foundation, while its exterior walls are made of painted white bricks laid in running bond. Painted white stucco appears in the upper gambrel ends, however. The house is covered by a steeply-pitched gambrel roof, with an original intersecting gambrel on the east elevation, and another intersecting gambrel over the addition to the west elevation. The entire roof is covered with black metal roofing material, and the eaves are boxed with painted white wood trim. There are two chimneys - one is a painted white brick fireplace chimney on the east elevation, the other is a red brick chimney on the roof ridge. The house features an asymmetrical façade with a full-width, 24' by 8', front porch. The porch features a painted white wood plank floor, painted white brick pedestals with sandstone capping, painted white Tuscan columns, and a shed porch roof. A non-historic stained natural brown wood-paneled door, with Queen Anne lights and a dentil course, enters the house at the porch's west end. A large 1/1 single-hung sash window, with a sandstone lugsill, overlooks the front porch to the east of the entry door. A single-light fixed-pane window, with flanking 1/1 double-hung sash windows, penetrates the upper

Architectural Inventory Form

Page 3 of 9

gambrel end on the façade. A set of paired 1/1 double-hung sash windows penetrate the upper gambrel end of the intersecting gambrel on the east elevation. Large 1/1 single-hung sash windows flank the fireplace chimney near the south end of the east elevation. A fixed-pane diamond-shaped window is located at the south end of the west elevation. All of the home's windows have painted white wood frames and surrounds, while the first story windows also feature sandstone lugsills.

The kitchen addition to the west (side) elevation is nicely compatible with the home's original construction. It is supported by a low poured concrete foundation, while painted white brick exterior walls extend to approximately four feet above grade. At this point, a painted white rusticated concrete or sandstone belt course forms a continuous sill beneath the windows. Above the belt course, the addition's exterior walls are clad with painted white stucco. The addition is covered by a gambrel roof, with shed-roofed dormers on its north and south facing roof slopes. A painted white glass-in-synthetic-frame door, with flanking sidelights, enters the addition on its west elevation. A band of three 12-light windows penetrates the addition's south elevation. One single-light window penetrates the north elevation. A set of paired 1/1 double-hung sash windows penetrates the addition's upper gambrel end on the west elevation.

The 39' by 24' addition to the north elevation (which incorporates the attached garage) is supported by a low poured concrete foundation, and features painted white horizontal weatherboard, or board-and-batten, exterior walls. The 1.5-story dwelling portion of this addition is covered by a steeply-pitched gambrel roof, while the single-story garage portion is covered by a flat roof with a deck/porch above. Two white metal-paneled roll-away garage doors, and a single painted white wood-paneled door, penetrate the garage's east elevation. These doors open onto a concrete driveway which extends to Yahmonite Street to the east. Another painted white wood-paneled door enters the addition on the west elevation. A wooden staircase ascends to the balcony on the north elevation.

22. Architectural style: **Late 19th And 20th Century Revivals/Dutch Colonial Revival**
 Building type:
23. Landscape or special setting features: **This property is located at the northwest corner of Crawford and Yahmonite Streets. In addition to the historic dwelling, other improvements on the property include a 1.5-story secondary residence (originally the carriage house), and a historic outbuilding. The well-maintained spacious lot features a planted grass lawn which surrounds the house, with large spruce trees, a pine tree to the west of the house, and many deciduous trees.**
24. Associated buildings, features or objects:
Secondary Dwelling (Former Carriage House)
A former carriage house, now used as a secondary residence, is located north of (behind) the house. This 1.5-story wood frame building measures approximately 20' N-S by 23' E-W. It is supported by a low poured concrete foundation, and its exterior walls are clad with wide, painted white, non-historic, horizontal wood siding. It is covered by a steeply-pitched front gable roof, with metal roofing material, and with exposed painted white rafter ends, covered by a fascia board, beneath the eaves. The secondary dwelling's windows are primarily non-historic 1x1 horizontal sliders set in metal frames. An entry doors enters the center of the east elevation which fronts to Yahmonite Street.

Architectural Inventory Form

Page 4 of 9

Shed

A historic wood frame outbuilding is located a short distance northwest of the house. This 1.5-story wood frame building measures approximately 18' N-S by 8' E-W, and it rests on stone piers. Its exterior walls are clad with painted white horizontal weatherboard siding, with 1" by 4" corner boards. The outbuilding is covered by a moderately-pitched side-gable roof, with metal roofing material, and with painted white boxed eaves. Two painted white vertical wood plank Dutch doors, both side-hinged with metal strap hinges, respectively enter the building at either end of the east elevation. Two single-light fixed-pane windows penetrate the east elevation. One single-light fixed-pane window penetrates the west elevation. One single-light fixed-pane window is located in the upper gable end on the south elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1903** Actual:
- Source of information: **Routt County Assessor, Residential Property Appraisal Record; Robin Allen**
26. Architect: **Unknown**
- Source of information: **N/A**
27. Builder: **Unknown**
- Source of information: **N/A**
28. Original owner: **Unknown**
- Source of information: **N/A**
29. Construction history:
- Routt County Assessor records list 1903 as this house's year of construction, while oral information related to current owners Robin and Tod Allen holds that the house was built in either 1903 or 1908. The house stood largely as originally built until 1991 when a rear addition, including an attached garage, was built onto the north elevation. Dave Combs was the building contractor for this addition. Between 1999 and 2001, a kitchen addition was built onto the west (side) elevation. This addition was designed by architect Joe Robins, while Matt Newman was the building contractor.**
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 dwelling**

Architectural Inventory Form

Page 5 of 9

35. Historical background:

Routt County Assessor records indicate that this house was built circa 1903. Little information regarding its early history has thus far been uncovered. Oral information passed down to the current owners indicates that a person named Whipple, who ran the stage line between Wolcott and Steamboat Springs, was an early, or perhaps the original, owner. Numerous references to persons named Whipple appear in early issues of the Steamboat Pilot; however, none could be linked definitively to this property. By 1956 (and perhaps for many years previously) this was the residence of Addison M. Gooding. A local judge, A.M. Gooding lived here through the mid-1960s. By the late 1960s, this was the residence of Gene C. and Harriet Cook, followed in the late 1970s by G.E. Keelin, and in the early 1980s by E.A. Goodwin. The Cooks were the proprietors of the Western Lodge previously located on Lincoln Avenue between 10th and 11th Streets. Current owners Tod and Robin Allen have lived here since 1984. They are the owners of Allen's Clothing at 828 Lincoln Avenue in downtown Steamboat Springs.

36. Sources of information:

Allen, S. Tod and Allen, Robin L. Oral interview with Carl McWilliams, October 23, 2007.

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, Commercial Property Appraisal Record.

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 6 of 9

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:

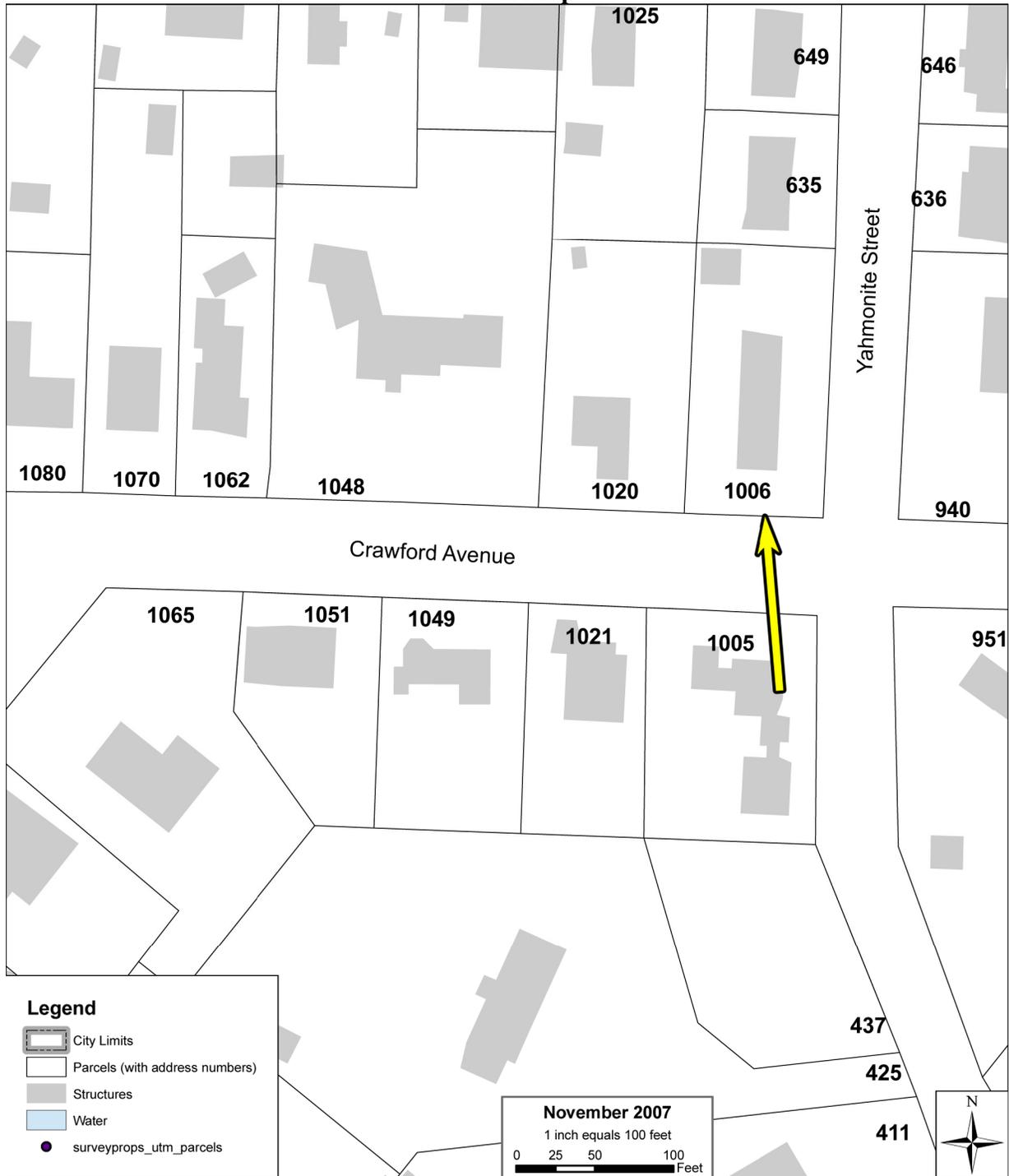
This house is historically significant for its associations with Steamboat Springs' residential development beginning in the early 1900s. It is also architecturally significant for its gambrel-roofed Dutch Colonial Revival architectural style. The house's significance in these regards is not to the extent that it would qualify for individual listing in the National Register of Historic Places, or in the State Register of Historic Properties. Moreover, due to some loss of integrity, the property may also be considered ineligible for local landmark designation.

43. Assessment of historic physical integrity related to significance:

This well-maintained property displays a marginal standard 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. The house's integrity has been compromised by the construction of two prominent additions between 1991 and 2001. The integrity of the former carriage house was diminished when it was converted into a secondary residence.

Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map

