

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHHP use only)

OAHHP1403
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.2459** Parcel number(s): **144001020**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **King House**
- 6. Current Building Name: **Kramer House**
- 7. Building Address: **1020 Crawford Avenue**
- 8. Owner Name: **Lynne E. and Nancy B. Kramer**
- Owner Organization:
- Owner Address: **P.O. Box 772778**
Steamboat Springs, CO 80477



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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84 W**
SE ¼ of SE ¼ of NE ¼ of SW ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **344613 mE** **4483635 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **South 1/2 of Lot 2, Block 1**
 Addition: **North Highlands Addition** Year of addition: **1905**
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): **L-Shaped Plan**
15. Dimensions in feet: **1848 square feet**
16. Number of stories: **2 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
21. General architectural description:
This 2.5-story wood-frame dwelling is supported by an unpainted concrete foundation. Its first story walls are clad with painted white horizontal wood siding, with painted blue 1" by 4" corner boards, while its second story walls are clad with painted blue horizontal wood siding with painted white 1" by 4" corner boards. The house is covered by a steeply-pitched front gable roof, with silver metal roofing material, and with painted blue and white boxed eaves. A stained natural brown wood-paneled front door, with one upper sash light, leads from a 2-step concrete stoop into the west end of an 18' by 8' enclosed gabled porch which forms an addition on the south elevation (façade). Windows on the original house were historically primarily 1/1 double-hung sash; however, they are now primarily single-light windows with painted blue wood frames and painted white wood surrounds. A small diamond-shaped window penetrates the façade's upper gable end. There are two apparent additions the original house. One addition is the 18' by 8' enclosed gabled front porch on the south elevation. The other is a large L-shaped addition which wraps around the original house's rear northwest corner. A rear entry door leads into the addition from a redwood deck at the north end of the east elevation.
22. Architectural style: **Late Victorian**
 Building type:
23. Landscape or special setting features: **This property is located on the north side of Crawford Avenue in the block west of Yahmonite Street. A planted grass lawn, with mature landscaping features, surrounds the house. Two large spruce trees and a large pine tree are located west of the house. A gravel driveway extends from the street to along the west side of the house.**
24. Associated buildings, features or objects: **Shed**

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A wood frame shed, which measures approximately 8' by 10', is located near the rear northwest corner of the property. This small building's exterior walls are clad with painted white horizontal weatherboard siding, with painted blue 1" by 4" corner boards. It is covered by a moderately-pitched front gable roof, with returns, and with painted white boxed eaves. A painted white wood-paneled door enters the south elevation.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1901**
 Source of information: **"Personal and Otherwise." *Steamboat Pilot*, July 17, 1901, p. 1; "Routt County Assessor/Treasurer Parcel Detail Information."**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **Preston King**
 Source of information: **"Personal and Otherwise." *Steamboat Pilot*, July 17, 1901; "Steamboat Springs, CO. About 1910." (map)**
29. Construction history:
Routt County Assessor records list 1901 as this house's year of construction. A map which depicts Steamboat Springs as it existed circa 1910 (located at the Tread of Pioneers Museum) depicts a dwelling, labeled "Preston King," at this location. On July 17, 1901, in apparent reference to this house, the *Steamboat Pilot* reported: "Preston King has moved his family into his new house in North Highland[s] Addition." References to the North Highlands Addition appear in the *Steamboat Pilot* as early as 1901; however, the plat map for the neighborhood was not recorded with the Routt County Clerk's office until 1905. An 18½' by 8' gabled addition to the south elevation dates to 1980, according to Routt County Assessor files.
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**
35. Historical background:
Research sources indicate that this house was built as a residence for the Preston King family in 1901, and that it was then owned and occupied by members of the King family until the mid-1960s. Preston King, and his wife Mary Adella King, were both natives of New York, Preston having been born in the Empire State in 1849, and Mary having been born there in 1852. Preston and Mary were married in 1875, and by the mid-to-late 1880s, they had come west to Colorado. Here, two sons were born, William J., in 1888, and Julian E., in 1890. By the late 1890s, the King family was residing in Toponas, south of Steamboat Springs, from where Preston worked professionally as a civil engineer. By the turn of the twentieth century, Preston King, C.E., was employed as a United States

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Deputy Mineral Surveyor, and was the County Surveyor for Routt County. The *Steamboat Pilot* newspaper reported that the King family moved into this house in the North Highlands Addition in July of 1901.

Preston King passed away in 1931, followed by Mary in 1935, and this property then passed into the hands of their son, William J. King. William King then lived here for many years, apparently until his own death in 1964. In more recent years, from 1979 to the present, this house has been owned and occupied by Lynne E. and Nancy B. Kramer.

36. Sources of information:

Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>.

"Personal and Otherwise." *Steamboat Pilot*, July 17, 1901, p. 1.

Fourteenth Census of the United States, 1920, Routt County Colorado.

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/Treasurer Parcel Detail Information."

"Routt County Assessor, Residential Property Appraisal Record."

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

Twelfth Census of the United States, 1900, Routt County Colorado.

Thirteenth Census of the United States, 1900, Routt County Colorado.

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.

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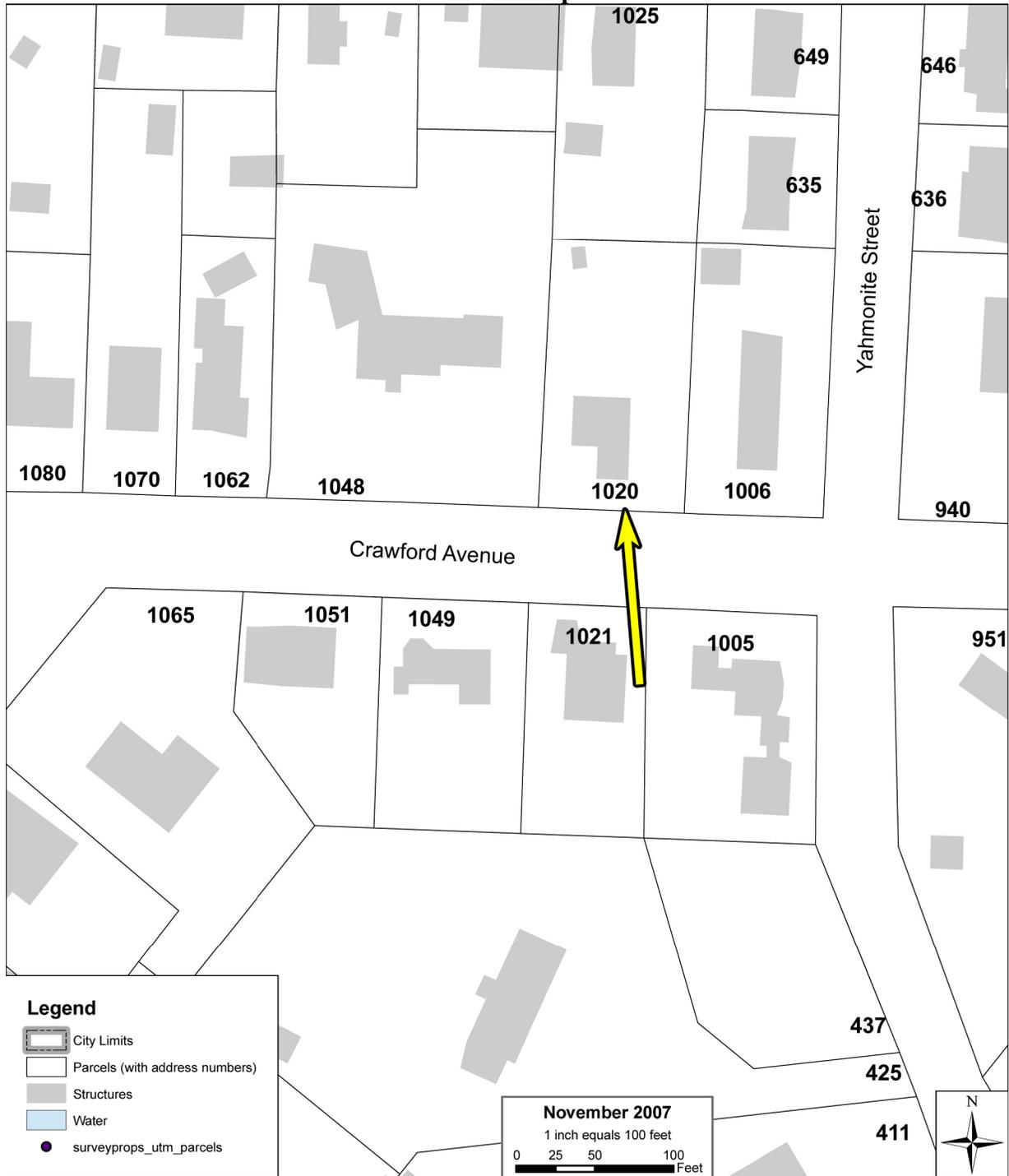
Steamboat Springs Standards for Designation:

- | | | |
|-------------------------------------|----|---|
| 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. |
| <input checked="" type="checkbox"/> | C. | Its identification with a person or persons who significantly contributed to the culture and development of Routt County. |
| <input checked="" type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | 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 association with Steamboat Springs' residential development dating from the time of its construction in 1901 and extending through the middle of the twentieth century. In particular, this dwelling is significant for its association with Preston King, who made significant contribution's to the region's history, as a civil engineer, a U.S. Deputy Mineral Surveyor, and as the Routt County Surveyor. The house is also architecturally significant for its Late Victorian era architectural characteristics, including such features as its asymmetrical, tall angular, gable plan, and its narrow 1/1 double-hung sash windows. Despite some loss of integrity (a modest addition was built on the façade elevation in 1980), the house still conveys a reasonably strong sense of its historic and architectural significance. As such, it may be considered eligible local landmark listing in the Routt County Register of Historic Places. The property's historic and architectural significance is not to the extent that it would qualify for individual listing in the State or National Registers.**
43. Assessment of historic physical integrity related to significance:
- This property exhibits 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, Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association. The historic building's physical integrity has been diminished by two additions, including an enclosed front porch addition on the façade. A sense of time and place of an early twentieth century dwelling remains for the most part intact, however.**

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Sketch Map



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Location Map

