

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.3364 | Parcel number(s): |
| 2. Temporary resource no.: | N/A | 115207006 |
| 3. County: | Routt | |
| 4. City: | Steamboat Springs | |
| 5. Historic building name: | Swain House | |
| 6. Current building name: | Whiteman House | |
| 7. Building address: | 229 Logan Avenue | |
| 8. Owner name and address: | Scott A. Whiteman & Colleen E. Whiteman
P. O. Box 772264
Steamboat Springs, CO 80477 | |



National Register field eligibility assessment:	Not Eligible
State Register field eligibility assessment:	Not Eligible
Local Landmark eligibility field assessment:	Not Eligible

II. Geographic Information

9. P.M. **6th** Township **6N** Range **84W**
SW ¼ of NW ¼ of NE ¼ of SE ¼ of section 8
10. UTM reference (**NAD 27**)
Zone **13**; **345037** mE **4483548** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **2000** Map scale: **7.5'**
12. Lot(s): **6-8** Block: **7**
Addition: **Crawford Addition to Steamboat Springs** Year of Addition: **1902**
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 Plan**
15. Dimensions in feet: **796 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Vertical Siding**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Fence**
21. General architectural description:
This residence consists an original (circa 1917) front gabled dwelling, and two additions, which were constructed in 2003. The original 1½-story front gabled dwelling (to the west) is joined by a connecting element to a 1½-story front gabled addition (to the east) which is similar in size and appearance to the original. The second addition is a one-story hipped-roof element built onto the front (north elevation) of the original dwelling.

The building is supported by a poured concrete foundation, faced with river rock in some areas. The exterior walls are clad with painted pale blue vertical wood siding, with painted white 1" by 4" corner boards. The roof over the original dwelling and its east addition are both steeply-pitched front gables, covered with silver metal roofing material. A weathervane, with a rooster motif, is located near the north (front) end of the original roof peak. A glass-in-wood-frame front door, covered by a painted red wood screen door, and flanked on either side by a 1/1 sash window, enters the façade of the connecting element, between the original dwelling and its east elevation. A single-light window penetrates the original façade's upper gable end, overlooking the hipped-roof addition. The original west wall contains two single-light windows. The original south (rear) wall contains three small single-light awning or hopper windows, including one in the upper gable end.

The façade of the 1½-story east addition contains a hipped-roof oriel window with three 1/1 sash windows, and a diamond-shaped window in the upper gable end. A narrow shed-roofed extension is at the south end of this addition's east elevation. The rear entry into the building is through the south elevation of this addition. An arrangement of four diamond-shaped fixed-pane windows, with painted white wood frames, is located in the upper gable end of the south elevation. A set of paired 10-light glass-in-wood-frame doors enter into the east side of the hipped-roof addition to the façade of the original dwelling. The north wall of this addition contains a 1x1 horizontal sliding window, facing Logan Avenue.

22. Architectural style/building type: OAHPLexicon: **No Defined Style**
Steamboat Springs Lexicon: **Modified**

23. Landscaping or special setting features:

This property is located on the south side of Logan Avenue, the third residence east of Laurel Street. Planted grass lawns surround the dwelling, and are nicely landscaped with low native plants, spruce trees and fruit trees. The east – west trending paved alley between Logan and Missouri Avenues is behind the property to the south.

24. Associated buildings, features, or objects:

Secondary Residence (249 Logan Avenue)

A secondary residence is located adjacent to the alley at the rear of the property. Supported by a poured concrete foundation, this wood frame building's exterior walls are clad with painted pale blue vertical wood siding, with painted white 1" by 4" corner boards. The shed roof is covered with corrugated metal roofing material, laid over 1x wood decking. A horizontal sliding glass bypass door enters the east elevation. An enclosed gabled entry porch is located on the west elevation. The entry door here is covered by a white metal or synthetic storm door. The north elevation contains a single-light window, and a band of three single-light windows. The south half of the west elevation contains an awning window.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1917** Actual:
Source of information: **Routt County Assessor records, Steamboat Springs telephone directories**
26. Architect: **Original: Unknown**
2003 Additions: Steve Moore
Source of information: **N/A**
27. Builder/Contractor: **Original: Unknown**
2003 Additions: Scott Whiteman
Source of information: **Colleen Whiteman**
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 indicate that the original front-gabled (west) section of this building was erected circa 1917. The front-gabled addition to the east, joined to the original by a connecting element, and the hipped-roof addition to north, were constructed in 2003. The secondary building at the rear of the property was originally a barn or shed, converted into a secondary residence in the 1960s.
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 dwelling**
35. Historical background:
The Crawford Addition where this house is located was platted by James H. Crawford in 1902. As platted, the Crawford Addition encompassed lots and blocks on Hill Street, Spruce Street, Missouri Avenue, Logan Avenue, and Park Avenue, between Laurel Avenue and North Park Road. Crawford and his wife Margaret built the region's first permanent cabin in 1875, and are credited as the founders of Steamboat Springs. Residential development in the neighborhood occurred over an extended period of years, generally from the southeast to the northwest. The earliest houses were built on Hill and Spruce Streets, while those on Missouri Avenue and Logan Street were constructed somewhat later.

Information pertaining to this home's earliest owners and residents has not been uncovered. Steamboat Springs' telephone directories list Darrell Swain as the resident in the 1956 directory, followed by B. Tubbs in 1975 and Betsy Rapp in 1980. Routt County Assessor and Clerk and Recorder files reveal that the property was owned by a person with the surname of Taylor for an undetermined period of time prior to 1981. In May of 1981, Taylor sold the property to Gary Musser and Starla Juergensen. In March of 1989, Musser and Juergensen sold the property to its current owners, Scott A. and Colleen E. Whiteman. Mrs. Whiteman related that she has lived here since 1984. She rented the secondary residence at the rear of the property from 1984 to 1988. She and Scott were married in 1988. They purchased the property the following year and moved into the primary dwelling, retaining the secondary residence as a rental.

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."

Sanborn Insurance maps, published in July 1911 and June 1920

"Steamboat Springs, CO. About 1910." Retrospective plat map compiled by Marcellus Merrill, January 23, 1976.

Whiteman, Colleen. Interview with Carl McWilliams, October 2015.

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)

✓ Does not meet any of the above National Register criteria

38A. **Standards for Listing in the Colorado State Register of Historic Properties: Criteria for consideration of properties for nomination and inclusion in the Colorado State Register includes the following:**

A. The association of the property with events that have made a significant contribution to history;

B. The connection of the property with persons significant in history;

C. The apparent distinctive characteristics of a type, period, method of construction, or artisan;

D. The geographic importance of the property;

E. The possibility of important discoveries related to prehistory or history.

✓ Does not meet any of the above State Register criteria

38B. 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:

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.

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.

✓ Does not meet any of the above Steamboat Springs Landmark criteria.

39. Area(s) of significance: **N/A**

40. Period of significance: **N/A**

41. Level of significance: **Local**

42. Statement of significance:

This dwelling is historically significant for its association with residential development in the Crawford Addition, dating from the time of its construction circa 1917. The original dwelling is also architecturally significant as a representative vernacular front-gabled dwelling dating from the early 1900s. The building's significance, however, is diminished due to a loss of integrity. As a result, the property may be regarded as ineligible for inclusion in the National and State Registers, and ineligible for local landmark designation.

43. Assessment of historic physical integrity related to significance:

This property displays a diminished ideal level of historical integrity, relative to the seven aspects of integrity as defined by the National Park Service and History Colorado - setting, location, design, materials, workmanship, feeling and association. Additions and alterations to the original dwelling (described above in sections 21 and 29) have compromised the property's ability to convey a sense of its historic and architectural significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

State Register eligibility assessment: **Not Eligible**

Local Landmark eligibility field assessment: **Not 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 36-42**

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 X**

49. Date(s): **June 28, 2016**

50. Recorder(s): **Carl McWilliams**

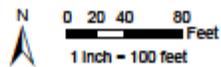
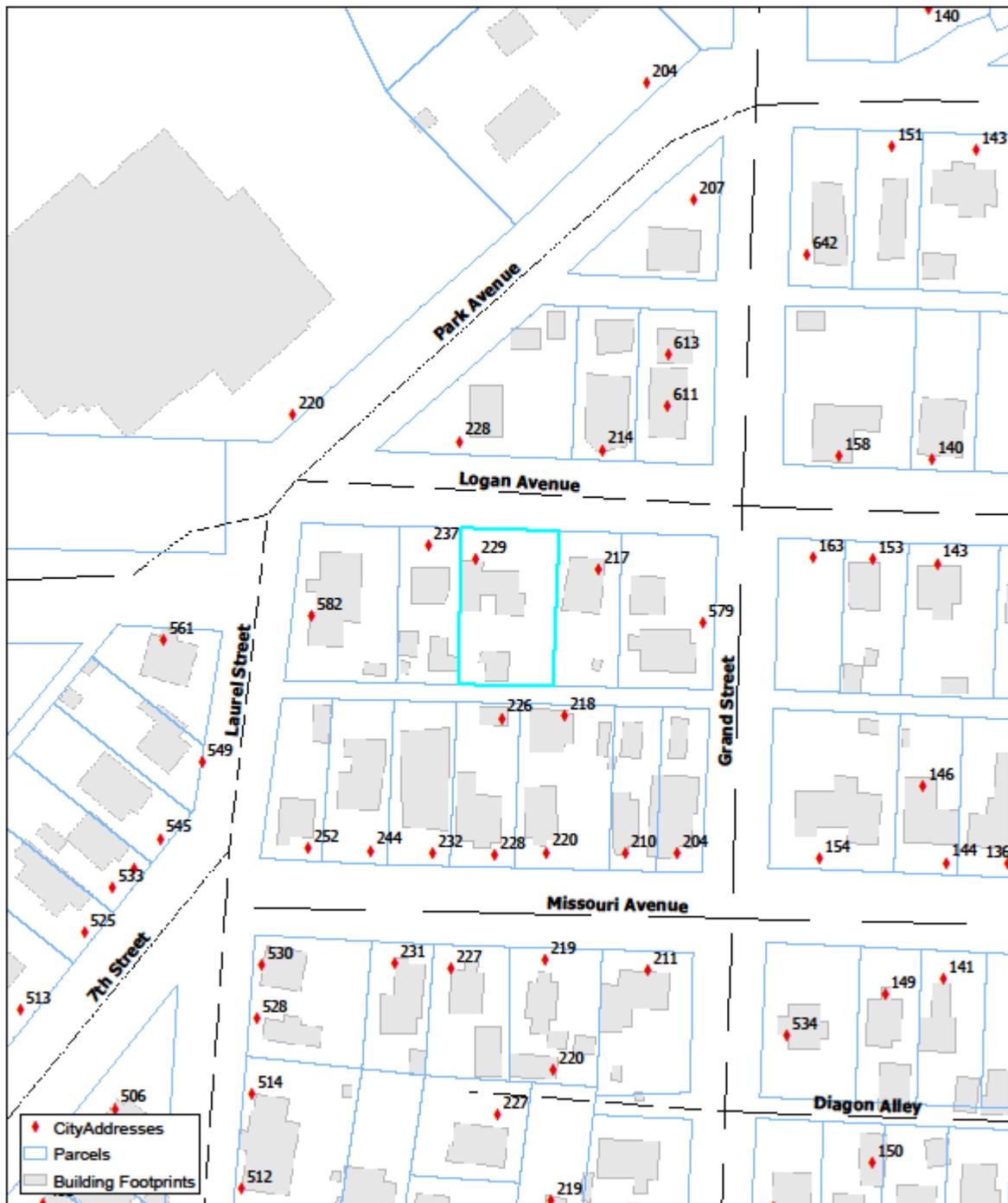
51. Organization: **Cultural Resource Historians**

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

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

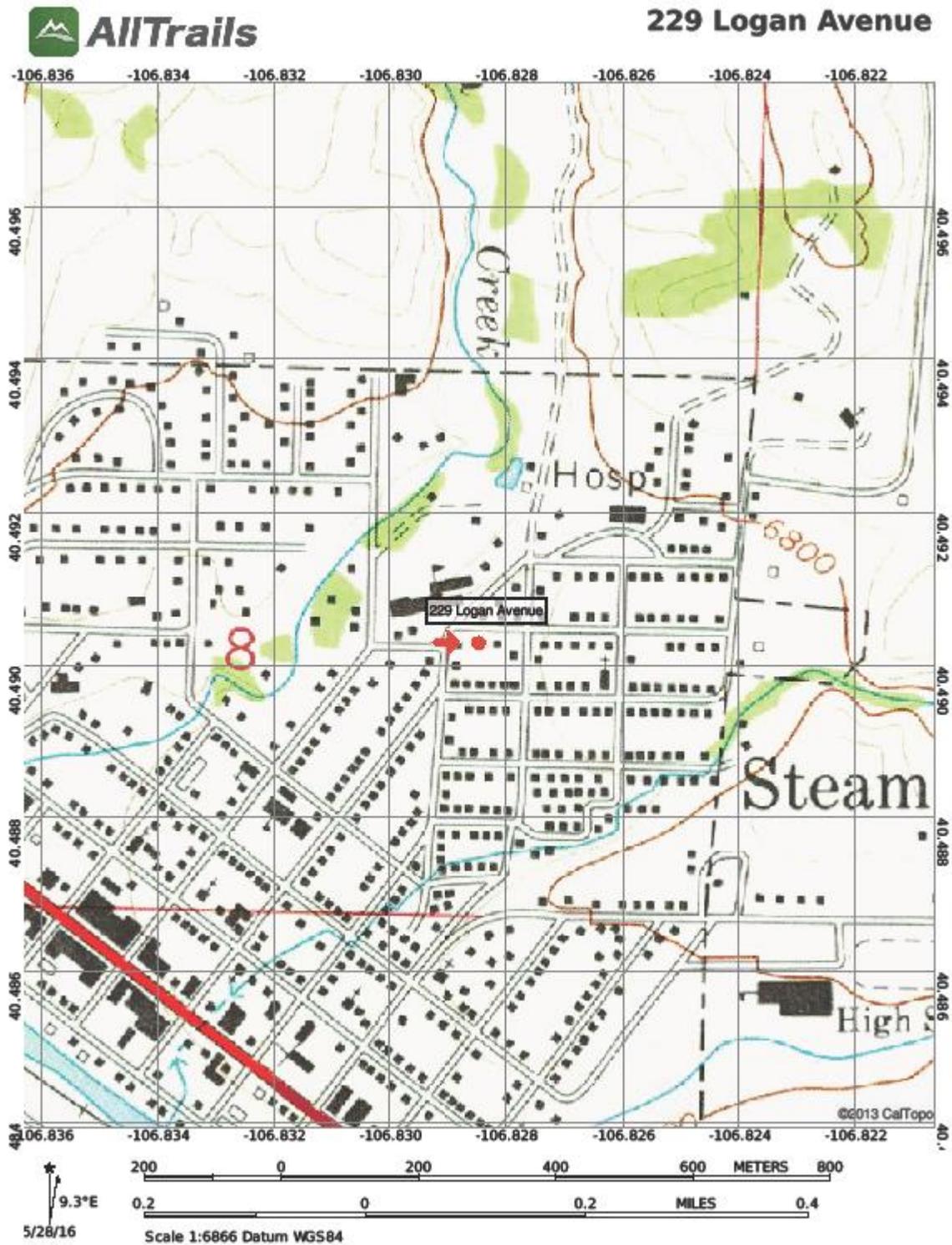
Sketch Map

229 Logan Avenue



Map Date: 09/14/2016
Imagery Date: 10/2015

Location Map





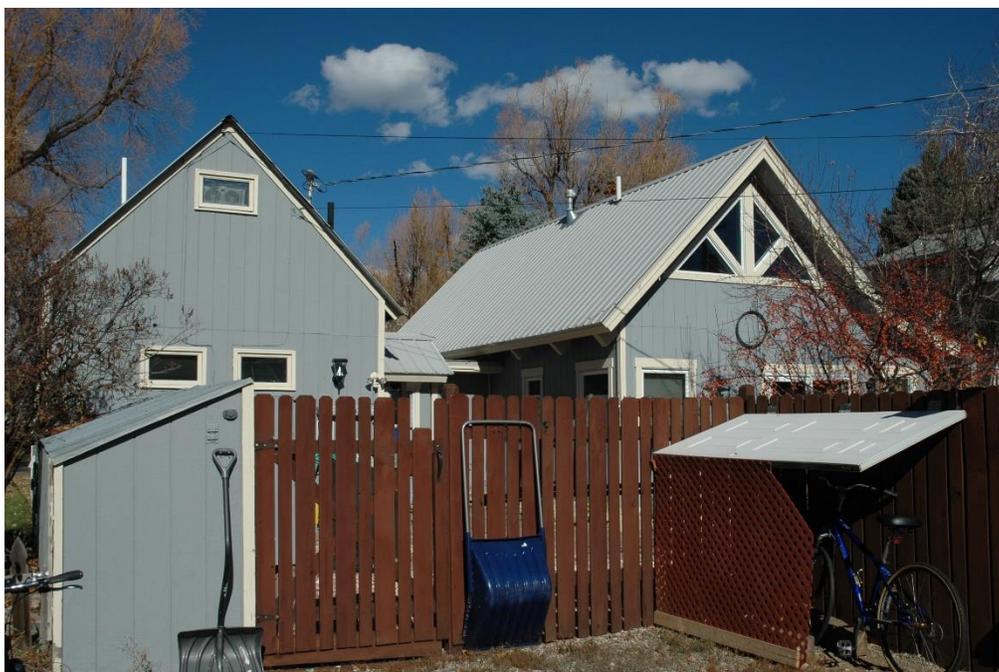
CD 1, Image 36, View to SW



CD 1, Image 37, View to South



CD 1, Image 38, View to SE



CD 1, Image 39, View to NNE



CD 1, Image 40, View to NW



CD 1, Image 41, View to NW



CD 1, Image 42, View to NE