

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.3374** Parcel number(s):
- 2. Temporary resource no.: **N/A** **115206025**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Douglas House, Demarest House, Cook House**
- 6. Current building name: **Griffin / Stopher House**
- 7. Building address: **136 Missouri Avenue**
- 8. Owner name and address: **Richard C. Griffin & Dana Stopher**
P. O. Box 773992
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**
SE ¼ of NW ¼ of NE ¼ of SE ¼ of section 8
10. UTM reference (**NAD 27**)
Zone **13**; **345179** mE **4483490** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **2000** Map scale: **7.5'**
12. Lot(s): **25, 26** Block: **6**
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: **1470 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Stucco**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Garage / Attached Garage, Fence**

21. General architectural description:

This residence consists of the following elements: an original (circa 1949) one-story hipped-roof dwelling, which measures 26' N-S (deep) by 39' E-W (across); a (1997) gabled addition to the original south elevation (façade), which measures 8' N-S by 17' E-W; a (1997) L-shaped addition to the original north (rear) elevation, which overall measures 15' N-S by 15' E-W, and which connects the rear of the dwelling to a formerly detached garage which measures 32' N-S by 16' E-W.

The original dwelling and its 1997 additions rest on a poured concrete foundation, covered with stained brown square-cut wood shingles to approximately three feet above grade. Above the foundation, the exterior walls are clad with grey color stucco. The original house is covered by a low-pitched hipped roof. The additions are covered by gabled roofs which intersect with the original hipped roof. The entire roof is covered with brown asphalt composition shingles, and the eaves are boxed with painted or stained brown wood trim. A stained brown glass-in-wood-frame door, with leaded glass lights, enters the front addition from a small stoop. Windows are non-original casement and awning type windows.

The formerly detached garage is a tall 1½-story building supported by a low poured concrete foundation. The exterior walls are clad with painted pale green horizontal wood siding, with pale brown 1" by 4 corner boards. The garage roof is a moderately-pitched gable, with black asphalt composition shingles, and with exposed rafter ends, covered by a fascia board, beneath the eaves. A painted pale

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 constructed 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. Several lots, including this one, were not developed until the late 1940s.

This dwelling was erected circa 1949, and Steamboat Springs' telephone directories provide a general chronology of its residents beginning in 1956. John F. Douglas, who is listed at this address in the 1956 directory, is the earliest known resident. He was followed in 1961 by Harry A. and Nancy Demarest. Verna Cook then owned and lived in the home from circa 1963 until 1982, when she sold it to her daughter and son-in-law, Valene L. Howe and Stephen T. Howe. Verna T. Cook (nee Gear) was born in Clark County, Kansas in 1903, the daughter of Harry Lester Gear and Ida Kuhn Gear. By 1910, the Gear family had moved to Colorado, where they are recorded in that year's federal census as residing on Bayaud Avenue in Denver. Circa 1920, Verna was married to George Cook. They farmed near the ranching community of Sidney, south of Steamboat Springs, while raising a family of four children. A son, Vernon C., was born circa 1921, followed by three daughters, Valene L, born circa 1924, Thelma M., born circa 1927, and Norma, born circa 1929. Mrs. Cook lived in this home in retirement years, presumably as a widow. Obituaries for her and her husband were not located.

In October 1988, Valene and Stephen Howe sold the property to Richard Griffin and Dana Stopher. They remain the home's owners and residents as of 2016.

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.

U.S. federal census records (referencing the Cook family), accessed through www.ancestry.com.

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 1949. The original dwelling is also architecturally notable for its Ranch type architectural characteristics. The dwelling's significance is compromised due to some loss of integrity, however. 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 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. The original dwelling's integrity has been compromised by the construction of multiple additions in 1997. Consequently, it no longer conveys a sense of its historical 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 71-75**

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**

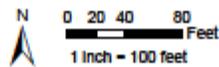
51. Organization: **Cultural Resource Historians**

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

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

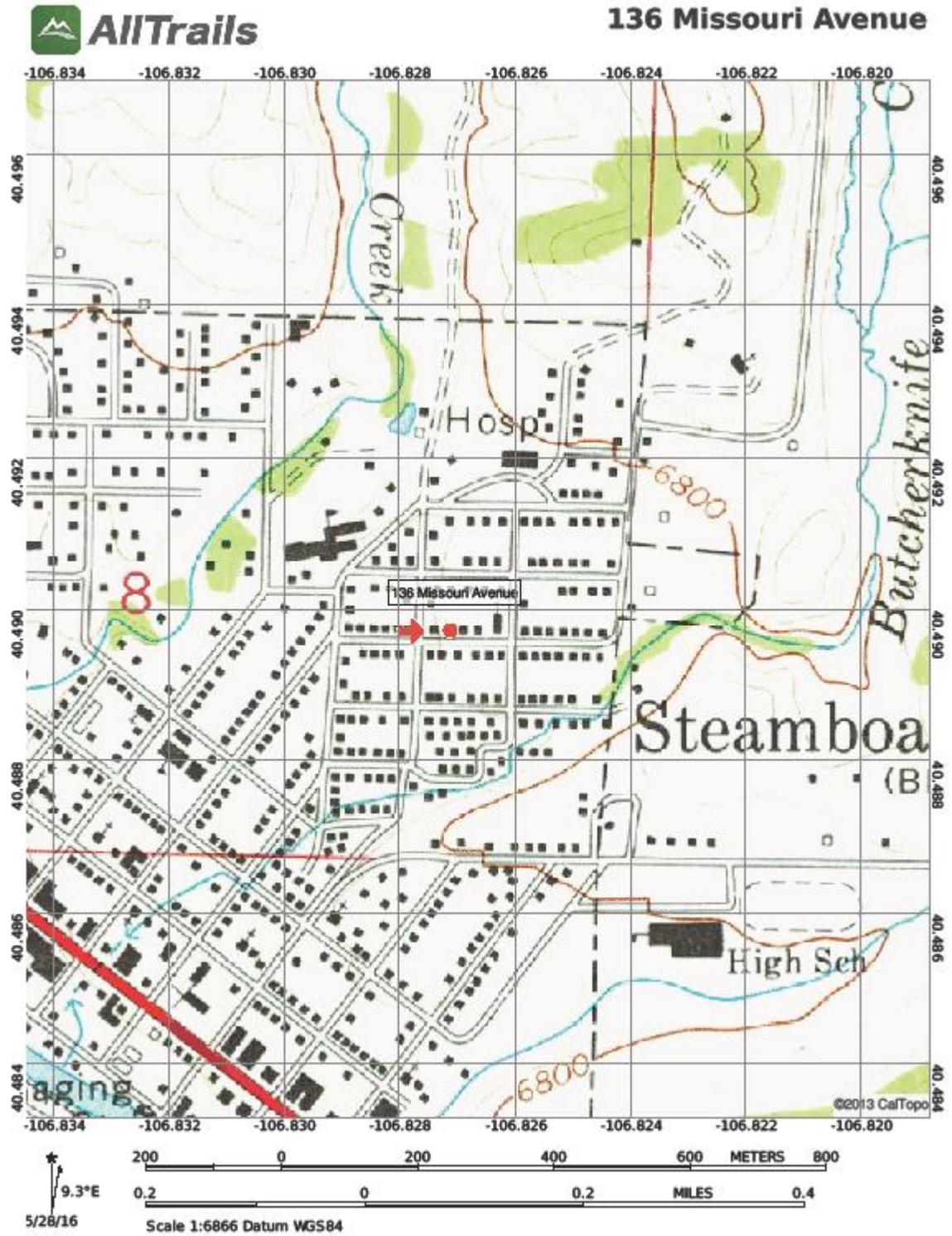
Sketch Map

136 Missouri Avenue



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

Location Map





CD 1, Image 71, View to SW



CD 1, Image 72, View to SE



CD 1, Image 73, View to SSE



CD 1, Image 74, View to NE



CD 1, Image 75, View to NW