

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

I. IDENTIFICATION

- | | | |
|----------------------------|------------------------------------|-------------------|
| 1. Resource number: | 5RT.3376 | Parcel number(s): |
| 2. Temporary resource no.: | N/A | 115207024 |
| 3. County: | Routt | |
| 4. City: | Steamboat Springs | |
| 5. Historic building name: | Miller House | |
| 6. Current building name: | Carlton House | |
| 7. Building address: | 244 Missouri Avenue | |
| 8. Owner name and address: | Linda Lee Carlton | |
| | P. O. Box 770125 | |
| | 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 NE ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference (NAD 27)
Zone **13**; **345003** mE **4483496** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **2000** Map scale: **7.5'**
12. Lot(s): **24, 25** 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): **Rectangular Plan**
15. Dimensions in feet: **1306 square feet**
16. Number of stories: **One (with a two story addition)**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Side Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Fence**
21. General architectural description:

This residence is composed of the following elements: an original one-story side-gabled dwelling, which measures 15' N-S (deep) by 30' E-W (across), a large two-story intersecting gables and shed-roofed addition to the north (rear) elevation, and a one-story shed-roofed addition also to the north elevation. Combined overall, the additions measure 39' N-S by 30' E-W. The south end of the addition's second story intersects with and extends above the roof of the original dwelling. The dwelling's exterior walls are clad with painted cream yellow horizontal wood siding, with painted grey 1" by 4" corner boards. The roof is covered with metal roofing material, and the eaves are boxed. A stained light brown wood-paneled front door, with six leaded glass upper sash lights and with flanking sidelights, enters the façade from an open front porch. Extending the full width of the façade, the front porch measures approximately 7' x 30', and is approached by four wood steps. The porch features a wood plank floor, painted brown 4" x 4" wood posts, and shed roof with a large intersecting gable. Windows in the original dwelling and its addition are primarily non-historic casement and awning type windows. A wood-paneled door, with one upper sash light with a rounded top, and with a transom light, enters the addition's north elevation from a rear porch covered by a gabled roof.
22. Architectural style/building type: **OAHP Lexicon: No Defined Style**
Steamboat Springs Lexicon: Modified

23. Landscaping or special setting features:

This property is located on the north side of Missouri Avenue, the second residence east of Laurel Street. A planted grass front yard is enclosed by an unpainted picket fence on its south and west sides, and by a wood privacy fence on its east side. A wood plank sidewalk leads from near the street to the front porch. Two tall pine trees, two tall fir trees, and several aspen trees are in the front and side yards. A gravel parking area and a paved alley are the rear of the property.

24. Associated buildings, features, or objects:

Shed

A wood frame shed, which measures approximately 14' by 8', is located near the rear northeast corner of the property. It rests on a wood timbers on grade foundation, and its exterior walls are clad with painted cream yellow horizontal wood siding with painted grey 1" by 4" corner boards. The shed roof is covered with corrugated metal roofing material, and the eaves are closed. A wood door enters the west elevation.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **Pre-1961** Actual:
- Source of information: **Routt County Assessor records, Steamboat Springs telephone directories**
26. Architect: **Unknown**
- Source of information: **N/A**
27. Builder/Contractor: **Unknown**
- Source of information: **N/A**
28. Original owner: **Maurice Miller (probably)**
- Source of information: **Steamboat Springs telephone directories**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
- Routt County Assessor records provide conflicting information regarding this dwelling's date of construction. The "Residential Property Appraisal Record" card (on file in the Assessor's office) for this parcel lists "1907" as the year built, "1945" as the adjusted year built, and "1998" as the date it was added onto and remodeled. However, the online "Property Record Card" lists "1963" both as the actual year built and as the effective year built. The property's address (244 Missouri Avenue) appears in the 1961 Steamboat Springs telephone directory; however, it does not appear in the 1956 directory. It is possible that the original portion of this dwelling was among those moved to Steamboat Springs from the coal mining community of Mt. Harris in the late 1950s and early 1960s. This would explain why it was listed in the directory in 1961 but not in 1956. Additionally, the dwelling's modest side-gabled plan is similar to other houses believed to have been moved from Mt. Harris.**
30. Original location: **See section 29 above** Date of move(s): **See section 29 above**
-

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.

There is some possibility that the original section of the dwelling was among those moved to Steamboat Springs from the coal mining community of Mt. Harris. Founded in 1914, between Steamboat Springs and Hayden, Mt. Harris was home to mining families employed at three area mines: the Mt. Harris Mine, owned by the Colorado-Utah Coal Company, which operated between 1914 and 1958; the Wolf Creek Mine, which was opened by the International Fuel Company in 1915, and was later operated by the Pinnacle-Kemmerer Coal Company; and the Wadge Mine, which was operated by the Victor-American Fuel Company between 1917 and 1958. In addition to houses for miners, store operators and others, Mt. Harris boasted an extensive number of businesses, a post office, a boardinghouse, hotels, a community center, mining company offices, and other improvements. The mines closed in the late 1950s, and the town's buildings were then sold at auction and either razed or moved to Steamboat Springs and other nearby towns. Several Mt. Harris houses were re-located to Old Town Steamboat Springs in the late 1950s and early 1960s, along with many former Mt. Harris families.

Maurice Miller, who is listed at this address in the 1960s and early 1970s, is the home's earliest known resident. From circa 1990 to 1995 the property was owned by Raymond Carlton and Therese Carlton. In October 1995, they sold it to Linda Lee Carlton, who remains the owner and resident 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.

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, either for its association with the coal mining town of Mt. Harris, or for its association with residential development in the Crawford Addition. The original dwelling is also architecturally notable as a representative vernacular side-gabled dwelling of modest proportions. The building's significance is diminished by a 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 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. A large two-story intersecting gables and shed-roofed addition to the original dwelling (described above in section 21) has 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 83-87**

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**

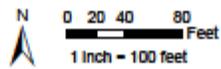
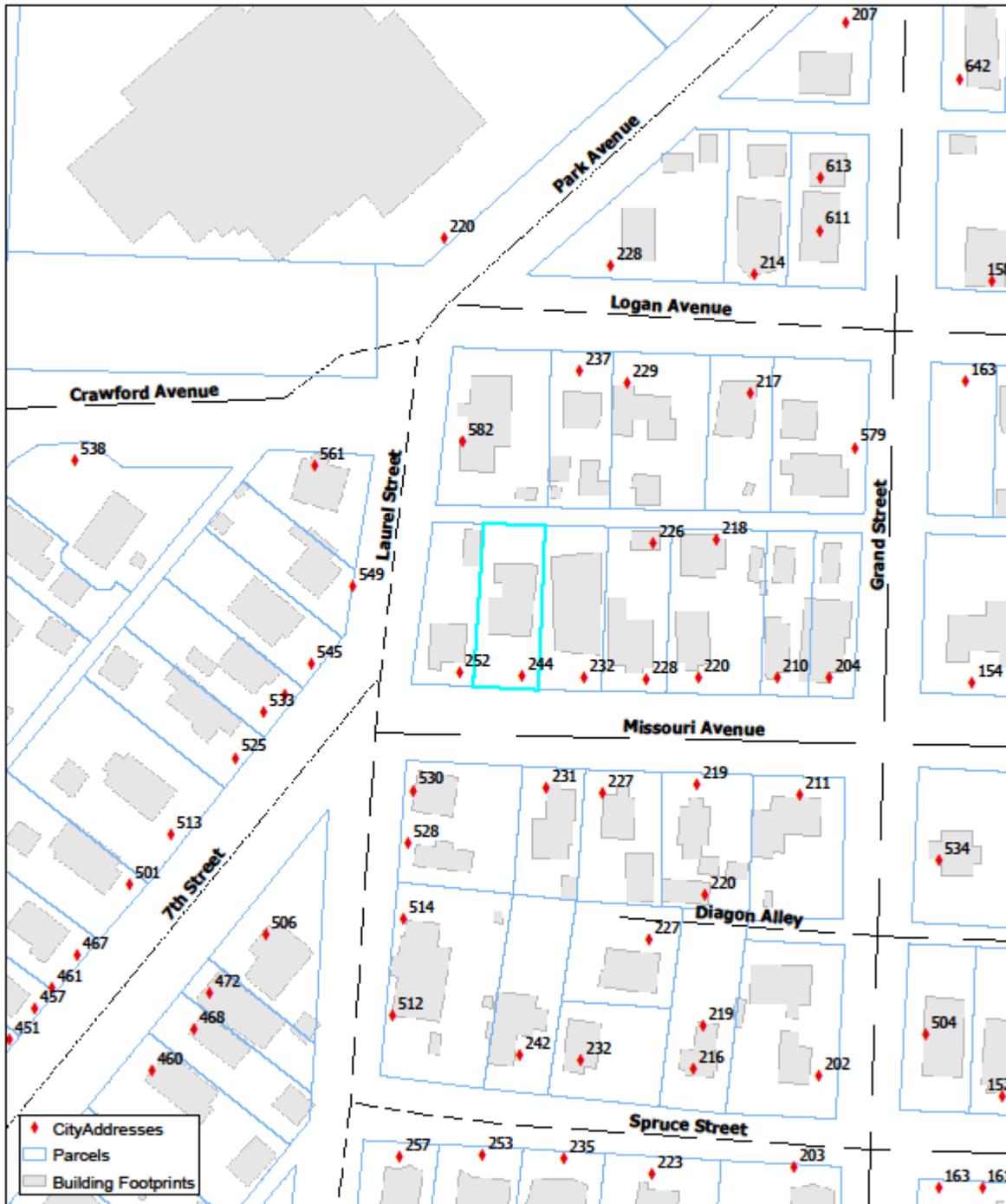
51. Organization: **Cultural Resource Historians**

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

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

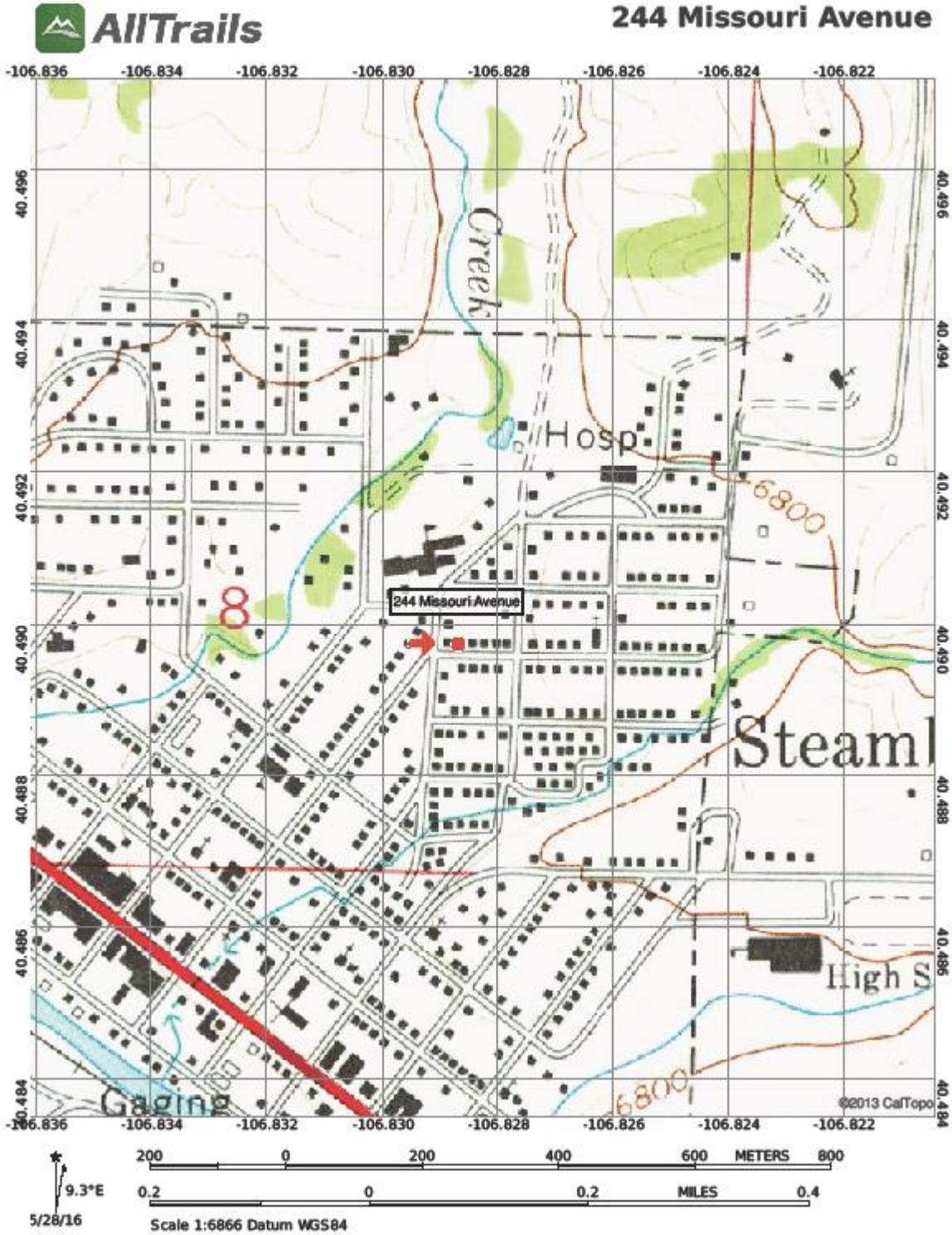
Sketch Map

244 Missouri Avenue



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

Location Map





CD 1, Image 83, View to NW



CD 1, Image 84, View to North



CD 1, Image 85, View to NNE



CD 1, Image 86, View to SE



CD 1, Image 87, View to ESE