

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.3378** Parcel number(s):
2. Temporary resource no.: **N/A** **115202001**
3. County: **Routt**
4. City: **Steamboat Springs**
5. Historic building name: **Gordon House, Root House, Gocken House**
6. Current building name: **Quick House**
7. Building address: **207 Park Avenue**
8. Owner name and address: **Daniel B. Quick & Toni Quick**
P. O. Box 770508
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**
NW ¼ of NW ¼ of NE ¼ of SE ¼ of section 8
10. UTM reference (**NAD 27**)
Zone **13**; **345079** mE **4483629** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **2000** Map scale: **7.5'**
12. Lot(s): **1, 2** Block: **2**
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: **2992 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Weatherboard**
18. Roof configuration: **Gabled Roof (Saltbox)**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Fence, Chimney**
21. General architectural description:
This residence features a basic rectangular-shaped plan which measures 30' N-S by 38' E-W. It is supported by a concrete foundation, with painted pale green foundation walls above grade. The exterior walls are clad with painted pale green horizontal weatherboard siding. The house is covered by a saltbox roof form, with brown metal roofing material and painted pale green boxed eaves. A small gable ornament is in the south elevation's upper gable end. A boxed chimney is on the east-facing roof slope. An elevated porch, which measures 8' N-S by 26' E-W, is located on the south elevation. The area below the porch is enclosed by a wood lattice, while at the porch's west end, eight wood steps lead up to the porch from ground level. Two entries access the residence from the elevated porch. One of these, at the east end, is a set of paired vertical wood plank doors, with X-bracing. The other is a horizontal sliding glass bypass door, flanked on either side by a single-light fixed-pane window. Another entry door is located at ground level, at the west end of the south elevation. This is a red paneled door, with leaded glass upper sash lights, which enters the dwelling from an uncovered 6-step concrete stoop. The home's window patterns are primarily casement type windows, with some 1/1 sash windows.
22. Architectural style/building type: **OAHP Lexicon: No Defined Style**
Steamboat Springs Lexicon: Steamboat Springs Wood Frame

23. Landscaping or special setting features:

This property is located on a triangular parcel of land located between Park Avenue to the northwest, Laurel Street to the east, and a paved alley to the south. The property is nicely landscaped with a planted grass lawn, native plants and flowers. A low painted brown picket fence encloses a portion of the yard west of the dwelling.

24. Associated buildings, features, or objects:

N/A

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1952** 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: **Gordon family (possibly)**
Source of information: **"Mr. and Mrs. Root are now at home at the Gordon Residence on Park Avenue," *Steamboat Pilot*, November 29, 1956.**

29. Construction history (include description and dates of major additions, alterations, or demolitions):
Routt County Assessor records indicate that this residence was built in 1952, and that it was remodeled in 1981. On December 31, 1960, the house was substantially damaged by a fire, as reported by the *Steamboat Pilot* on January 5, 1961:

Joyce Gocken House Swept by Fire Sunday

The home of Joyce Gocken was swept by fire Sunday night with the living room... hallway ...completely gutted and smoke and water damage throughout the entire house. No one was home at the time, but it is believed that faulty wiring started the fire. The fire was discovered by a neighbor and the fire department was able to bring the fire under control before the rest of the house was consumed. Mrs. Gocken recently purchased the house from Howard Root. She said she had insurance, but the extent of the damage had not been determined.

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. Several lots, including this one, were not developed until the late 1940s and early 1950s.

This residence was built circa 1952. From November 1956 to December 1960, this was the home of Howard and Gay (nee Gordon) Root. They were married in Denver in November 1956, and then lived in this Park Avenue home for the next four years. The couple's wedding announcement, published in the *Steamboat Pilot* on November 29, 1956, includes the text "Mr. and Mrs. Root are now at home at the Gordon residence on Park Avenue." (This suggests that Gay Gordon and/or her family were previously associated with the property, but this could not be confirmed through other sources.)

In December 1960, Howard and Gay Root sold this property to Mrs. Joyce Gocken. Previously a resident of Toponas, Mrs. Gocken was a long-time Routt County resident. News items in the *Steamboat Pilot* during the 1950s indicate she lived in Toponas, and there is at least one reference to her husband as living in Virginia. The disposition of this marriage is unknown; however, Joyce was later married to Robert H. Gleason. Prominent as a lawyer, Mr. Gleason served as the Routt County Attorney, and as legal counsel for the Routt County National Bank. He retired in 1994, and later moved to Punta Gorda, Florida where he passed away in February 2012.

Joyce Gocken owned and lived in this home until shortly before her death in December 1988. The property subsequently passed from her heirs to Peter and Patricia Duke. Mr. and Mrs. Duke then owned and lived in the home until November 2000 when they sold it to Daniel B. Quick and Toni Quick. The Quick family continues to own and live in the home as of 2016.

36. Sources of information:

"Gleason, Robert H. (obituary), February 2014. Accessed online at <http://www.legacy.com/obituaries/name/robert-gleason-obituary?pid=1000000179177835>

"Howard Root and Gay Gordon Wed in Denver...Mr. and Mrs. Root are now at home at the Gordon Residence on Park Avenue." *Steamboat Pilot*, January 5, 1961 (accessed online through Colorado's Historic Newspaper Collection).

"Joyce Gocken House Swept by Fire Sunday." *Steamboat Pilot*, January 5, 1961 (accessed online through Colorado's Historic Newspaper Collection).

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 for its association with residential development in the Crawford Addition, dating from the time of its construction circa 1952. It is also architecturally notable, to a modest degree, for its saltbox roof form. The building's significance is somewhat compromised 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 somewhat less than 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. There are no apparent additions to the original building; however, there are a number of apparent exterior alterations. These include most door and window openings, the prominent elevated porch on the south elevation, and the boxed chimney.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

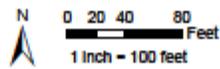
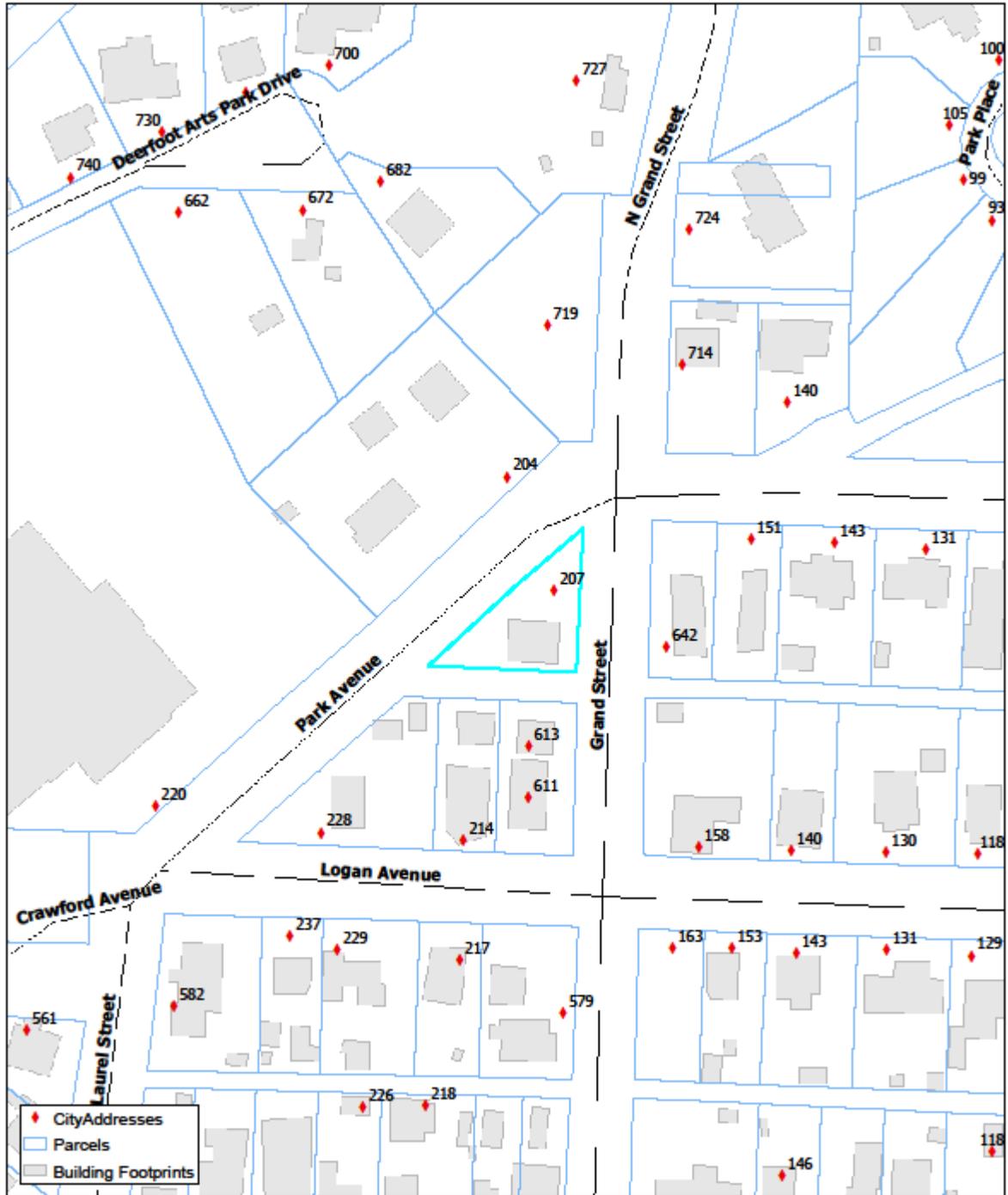
44. National Register eligibility field assessment: **Not Eligible**
State Register eligibility assessment: **Not Eligible**
Local Landmark eligibility field assessment: **Not Eligible**
45. Is there National Register district potential? **No**
Discuss: **Historic buildings within the survey area do 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 92-95**
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

207 Park Avenue



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

Location Map





CD 1, Image 92, View to SE



CD 1, Image 93, View to NE



CD 1, Image 94, View to NW



CD 1, Image 95, View to SW