

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.3381 | Parcel number(s): |
| 2. Temporary resource no.: | N/A | 115213201 |
| 3. County: | Routt | |
| 4. City: | Steamboat Springs | |
| 5. Historic building name: | Covington House | |
| 6. Current building name: | Steels House | |
| 7. Building address: | 235 Spruce Street | |
| 8. Owner name and address: | Charlene Steels Living Trust
P. O. Box 772097
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 SE ¼ of NW ¼ of SE ¼ of section 8
10. UTM reference (**NAD 27**)
Zone **13**; **345014** mE **4483352** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **2000** Map scale: **7.5'**
12. Lot(s): **Part of Tract B** Block: **13**
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: **1560 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Synthetics / Vinyl**
18. Roof configuration: **Gabled Roof (Saltbox)**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Fence, Car Port**
21. General architectural description:

This single-story residence rests on an unpainted poured concrete foundation. There is a basement level, and the foundation walls above grade are penetrated by single-light windows with painted white wood frames and surrounds. The exterior walls are coated with pale green horizontal vinyl siding, with white vinyl corner pieces. The roof is a moderately-pitched side-gable, with the west slope extending beyond the west plane of the house to cover a carport. The roof is covered with silver metal roofing material, and the eaves are boxed with white metal-clad trim. The wall at the west end of the carport is composed of painted white horizontal 1x boards fastened to painted white 4" x 4" vertical wood posts. A grey paneled door, with nine upper sash lights, covered by a white metal storm door, enters the north elevation (façade) from an uncovered 3-step concrete stoop. This entry door is flanked on either side by a single-light fixed-pane window. Another grey paneled door, with nine upper sash lights, and covered by a white metal storm door, enters the west elevation from a small 4-step wood stoop. This entry is located within the carport. A small 1x1 horizontal sliding window overlooks the carport on the west elevation. The south (rear) elevation contains two 1x1 horizontal sliding windows.
22. Architectural style/building type: OAHLP Lexicon: **Modern Movement**
Steamboat Springs Lexicon: **Modified**

23. Landscaping or special setting features:

This property is located on the south side of Spruce Street, the third residence east of Laurel Street. Twin pine trees are located near the front northeast corner of the planted grass front yard. The backyard is enclosed by a tall chain link fence. Mature lilac bushes are located along the east side of the dwelling. An asphalt-paved alley is located behind the property to the south.

24. Associated buildings, features, or objects:

Garage

A two-stall garage is located adjacent to the alley at the rear of the property. The garage rests on a poured concrete foundation, and its exterior walls are clad with painted white horizontal weatherboard siding, with painted white 1" by 4" corner boards. The garage roof is a low-pitched front gable, with silver metal roofing material and painted white boxed eaves. The south wall (facing the alley) contains a metal and fiberglass rollaway garage door, and a set of paired diagonal plank garage doors. The west elevation contains a 20-light window with a painted white wood frame and painted brown wood surrounds. The east elevation contains an 8-light window, also with a painted white wood frame and painted brown wood surrounds.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1956** Actual:
- Source of information: **Routt County Assessor records, Steamboat Springs telephone directories**
26. Architect: **Arthur Gumprecht**
- Source of information: **Charlene Stees**
27. Builder/Contractor: **Arthur Gumprecht**
- Source of information: **Charlene Stees**
28. Original owner: **Unknown**
- Source of information: **N/A**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
- This house and the next two to the west, at 253 and 257 Spruce Street, were built in the 1950s by Arthur E. Gumprecht. A native of Germany, Mr. Gumprecht was Steamboat Springs best known builder and contractor from the mid-1910s until his death in 1959. He was born in Dresden, Germany on April 12, 1882, and immigrated to America with his parents at just two years of age. By 1910, Gumprecht was living in Hayden, in western Routt County, where that year's federal census records his occupation as "carpenter." On April 15, 1915, he married Mabel Gibbs, who was his second wife. They soon moved to Steamboat Springs where they lived the remainder of their lives. Gumprecht gained renown, initially as a cabinetmaker and carpenter, and later as a designer and builder of houses and other buildings. Some of his more notable commissions include St. Paul's Episcopal Church at Oak and 9th Streets, the Mesa School on Highway 40 toward Rabbit Ears Pass, and the custom wooden shelving in the F. M. Light and Sons store on Lincoln Avenue. During the post-World War II period, Gumprecht designed and erected**

several houses in the Old Town area, utilizing three or four basic plans. Several of these were built with flat roofs, including these three on Spruce Street and another group of homes on 4th Street. Gumprecht remained active as a builder until shortly before his death on September 18, 1959 at the age of 77. Mabel Gumprecht passed away on February 25, 1966. They are both interred in the Steamboat Springs Cemetery.

Alterations to this house date from the early 1980s and early 1990s. Circa 1983, the extant gable roof was constructed on top of Gumprecht's original flat roof to better withstand the winter snow loads. The carport along the west side of the house also dates from that time period. The extant vinyl siding was installed in the early 1990s.

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.

This dwelling was constructed circa 1956 by Arthur Gumprecht, who is acclaimed as Steamboat Springs' master builder through the first half of the twentieth century. The house is known to have been owned and occupied by just two families. From 1961 (and perhaps earlier), R. M. Covington owned and lived in the home. He sold it to its current owner, Charlene Stees, in 1973. Charlene and her husband Vernon have owned and lived here from that time to the present. Now retired, Mrs. Stees enjoyed a long career with Routt County. She worked in various capacities, including with the Road and Bridge department, the Treasurer's office, and the Sheriff's office. Mr. Stees is retired from the state highway department (CDOT) where he did maintenance work on Rabbit Ears Pass and elsewhere.

36. Sources of information:

"Funeral Services Held Monday for Arthur Gumprecht. *Steamboat Pilot*, September 24, 1959. Accessed through Ancestry.com.

Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2009. On file at the Denver Public Library, Western History Department.

Ross, Tom "Appreciate a Work of Art." *Steamboat Pilot and Today*, August 23, 2008. Accessed online at http://www.steamboattoday.com/news/2008/aug/23/tom_ross_appreciate_work_art/

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.

Steas, Charlene. Interview with Carl McWilliams, June 2016.

U.S. federal census records (referencing Arthur Gumprecht and 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 1956. It is also architecturally significant because it was designed and built by Arthur E. Gumprecht who is renowned as Steamboat Springs' master builder from the 1910s through the 1950s. Due to a fairly substantial loss of integrity, however, the property may be considered ineligible for listing 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 physical 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 historic building's integrity has been most notably compromised by the construction of a gabled roof on top of the original flat roof, and by the construction of a carport on the west elevation.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

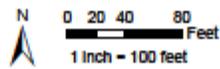
44. National Register eligibility field assessment: **Not Eligible**
State Register eligibility assessment: **Not Eligible**
Local Landmark eligibility field assessment: **Not Eligible**
45. Is there National Register district potential? **No**
Discuss: **Historic buildings within the survey area do 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 100-104**
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

235 Spruce Street



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

Location Map





CD 1, Image 100, View to South



CD 1, Image 101, View to SE



CD 1, Image 102, View to NW



CD 1, Image 103, View to NW



CD 1, Image 104, View to NE