

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.3382** Parcel number(s):
2. Temporary resource no.: **N/A** **115213202**
3. County: **Routt**
4. City: **Steamboat Springs**
5. Historic building name: **McNeill House**
6. Current building name: **Armstrong / Fox House**
7. Building address: **253 Spruce Street**
8. Owner name and address: **Joe Armstrong & Katherine Fox**
95 Spar Street
Steamboat Springs, CO 80487



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- National Register field eligibility assessment: **Not Eligible**
- State Register field eligibility assessment: **Not Eligible**
- Local Landmark eligibility field assessment: **Eligible**
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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**; **344996** mE **4483354** 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 Shaped Plan**
15. Dimensions in feet: **1192 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Asbestos**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Garage / Attached Garage, Fence**

21. General architectural description:

This single-story residence features a basic rectangular-shaped plan. It is supported by a poured concrete foundation, and its exterior walls are clad with green undulated asbestos shingle siding with brown 1" x 4" corner boards. The roof is flat is flat, with painted brown rafter ends. Parapets, clad with brown undulated asbestos shingle siding, extend slightly above the roof line on all four sides. A red brick chimney is located near the center of the roof. A painted red solid wood door, with three horizontally-oriented upper sash lights, and covered by a painted red wood screen door, enters the north elevation (façade) from a recessed front porch. The front porch is approached by two concrete steps, and features a tongue-and-groove wood floor, and a wood railing. A band of three single-light casement windows overlook the porch to the west of the entry door. The façade wall also contains a single-light awning window and a 1x1 horizontal sliding window. A painted red wood rollaway garage door, at the east end of the façade, opens onto an asphalt driveway which extends to the street. A painted red wood-paneled door, with one upper sash light, enters the east (side) elevation. The east elevation also contains a 1x1 horizontal sliding window and a 1/1 sash window. The south (rear) elevation contains a non-historic oriel type window, two sets of paired 1/1 sash windows, and one single-light window flanked by single-light casement windows. All of the home's windows have painted brown wood surrounds.

22. Architectural style/building type: OAHLP Lexicon: **Modern Movement**
Steamboat Springs Lexicon: **N/A**

23. Landscaping or special setting features:

This property is located on the south side of Spruce Street, the second residence west of Laurel Street. A large fir tree is located near the front northwest corner of the front yard. The backyard is enclosed by a stained brown picket fence. An asphalt paved alley is behind the property to the south.

24. Associated buildings, features, or objects: **N/A**

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: **Art Gumprecht**
Source of information: **Charlene Stees**
28. Original owner: **Unknown**
Source of information:
29. Construction history (include description and dates of major additions, alterations, or demolitions):
This house and the two on each side, at 235 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 built 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.**

There have been no additions to this house's original construction. A non-original canted oriel type window was installed on the south (rear) elevation at an unknown date. The extant siding is probably not original, but it may be an in-kind replacement of the original type of siding.

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 in the 1950s by Arthur Gumprecht, who is acclaimed as Steamboat Springs' master builder through the first half of the twentieth century. Limited information was uncovered regarding the home's owners and residents over the years. Robert I. McNeill lived here during the 1970s followed by Dwight D. Willman in the 1980s. In December 2011, owner Ronald N. Janowitz sold the property to its current owners Joe Clark Armstrong and Katharine Fox Armstrong. They apparently have maintained it as a rental from that time to the present.

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: **Architecture**

40. Period of significance: **Circa 1950**

41. Level of significance: **Local**

42. Statement of significance:

This dwelling is architecturally significant because it was designed and built by Arthur Gumprecht. Regarded as Steamboat Springs' most notable builder from the 1910s through the 1950s, Gumprecht and his work strongly influenced the built environment of the Old Town neighborhoods. The house is also historically significant, to a limited extent, for its association with residential development in the Crawford Addition dating from the time of its construction in the 1950s. The property's significance in these regards is not to the extent that it qualifies for listing in the National Register of Historic Places, or in the State Register of Historic Properties. The property does qualify for local landmark designation, however.

43. Assessment of historic physical integrity related to significance:

This property displays an overall high 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. There are no additions to the original building. The most notable exterior alterations include the installation of a canted oriel type window on the south (rear) elevation and the possible application of non-historic siding. Overall a sense of time and place remains mostly intact, relative to how this building appeared when it was newly-built.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

State Register eligibility assessment: **Not Eligible**

Local Landmark eligibility field assessment: **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 105-108**

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**

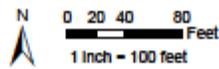
51. Organization: **Cultural Resource Historians**

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

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

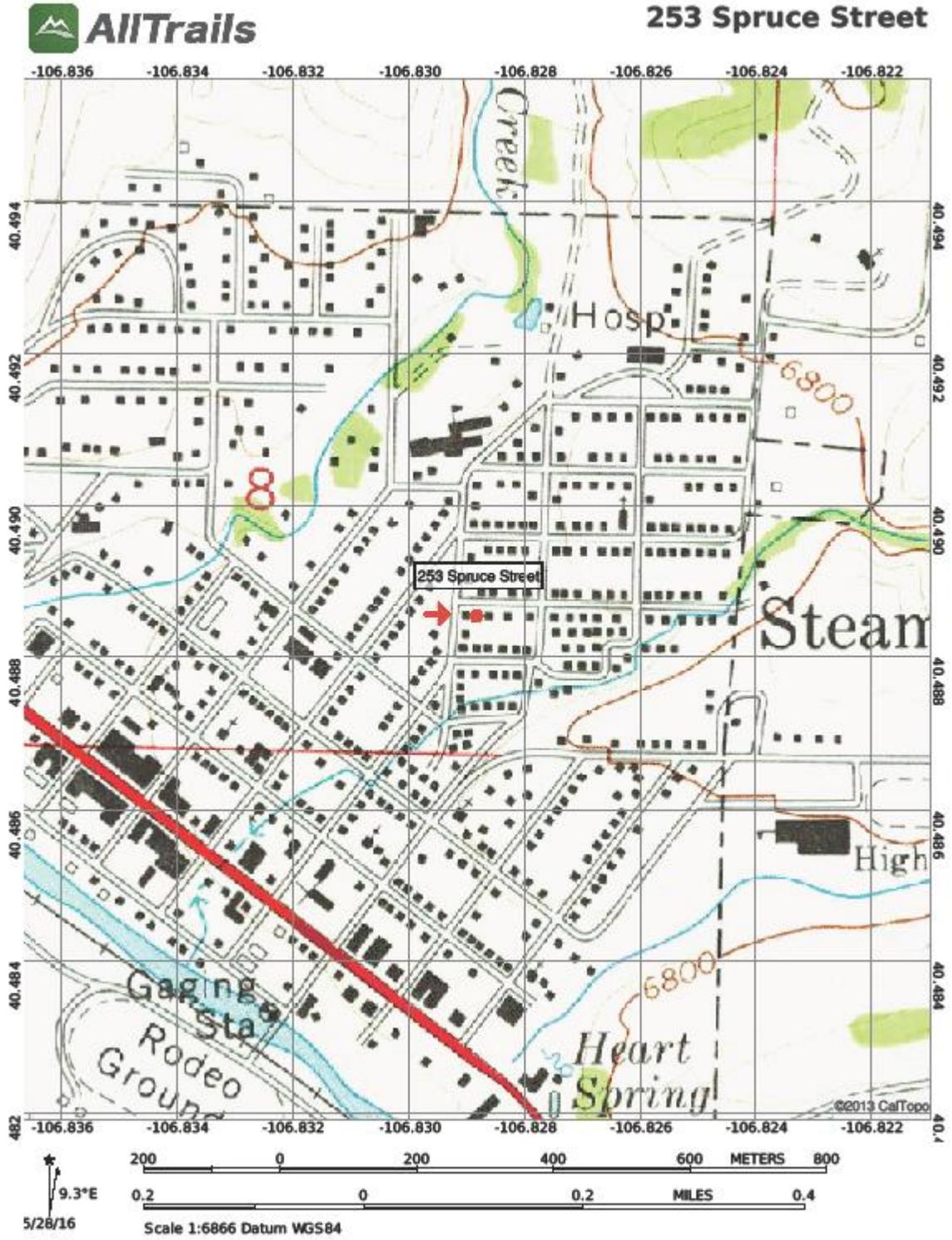
Sketch Map

253 Spruce Street



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

Location Map





CD 1, Image 105, View to NNW



CD 1, Image 106, View to North



CD 1, Image 107, View to SE



CD 1, Image 108, View to South