

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____Contributes to eligible National Register District

- 1. Resource number: **5RT2207**
- 2. Temporary number: **N/A**
- 3. County: **Routt County**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Neas House; Croll House**
- 6. Current building name: **Graham House**
- 7. Building address: **326 4th Street**
- 8. Owner name: **Elizabeth Graham**
 Owner address: **P.O. Box 772379**
Steamboat Springs, CO 80477

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township

SE¹/₄ of NW¹/₄ of NE¹/₄ of section 17

- 10. UTM reference (NAD83)
 Zone **13**
 Easting: **345064**
 Northing: **4483259**
- 11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** (Map Scale: 1 : 25,000)
- 12. Lot(s): **35, 36** Block:
 Addition: **Steamboat Springs 1st Addition**

13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land associated with this building since the time of construction.**

22. Architectural style / building type:

Modern Movements

Official Eligibility Determination

(OAHP use only)

____Determined Not Eligible - National Register

(Page 1 of 7) ____Determined Eligible - State Register

____Determined Not Eligible - State Register

____Needs Data

____Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

- 14. Building plan (footprint, shape):
Rectangular Plan
- 15. Dimensions in feet: **1201 square feet**
- 16. Number of stories: **1**
- 17. Primary external wall material:
Other / "Fiber Cement"
6N Range 84W
- 18. Roof configuration (enter one):
Flat Roof
- 19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
- 20. Special features (enter all that apply):
Porch
Car Port
7.5'
11
 Year of Addition **1910**

21. General Architectural Description

Reportedly built in 1952, the dwelling at 326 4th Street is a single story, rectangular-shaped, wood frame building which measures 43' NE-SW (across) by 35' NW-SE (deep). The home is set back approximately 38' from the curb on 4th Street, and just 9' from a narrow paved alley which parallels the southwest elevation. The house is supported by a low concrete foundation, and there is no basement other than a crawl space. The exterior walls are clad with quite new horizontal "fiber cement siding" which is red in color, with painted white 1" by 6" corner boards. (The house previously was clad with asphalt shingle siding.) The roof is flat, and is covered with built-up asphalt composition roofing material, while the roof edges are finished with painted black and white wood trim. There are no chimneys. The home's window patterns feature a combination of 1/1 double-hung sashes, and single-light casements, topped by single-light awning windows. All of the windows have painted white wood frames and surrounds. A stained natural brown glass-in-wood-frame entry door leads into an enclosed 2.5' by 13' flat roofed porch on the facade (northwest elevation). A stained natural brown wood-paneled door, with one upper sash light, leads from the enclosed porch into the interior of the house. Secondary entries are located on the northeast (side), and southeast (rear) elevations. The entry door on the northeast side is a stained natural brown wood-paneled door, with one upper sash light. The entry on the southeast elevation features a horizontal sliding glass bypass door which opens onto a large deck made of recycled "Trex" brand materials.

22. Architectural style / building type: Modern Movements

23. Landscape or setting special features:

This well-maintained property is located on the southeast side of 4th Avenue, near the southeast end of Steamboat Springs' traditional historic Old Town neighborhoods. The front of the property is defined by a small planted grass lawn, with a large coniferous tree near the home's front west corner. The front of the home is also marked by a gravel driveway and a wooden carport. The rear and side yards also feature a planted grass lawn, with mature landscaping of native shrubs and trees. The house at 340 4th Street is next door to northeast.

24. Associated buildings, features, or objects**Storage Shed**

A small, 12' by 10' storage shed is located near the property's rear south corner. This utilitarian structure features painted red vertical wood siding, and a gambrel roof covered with asphalt shingles.

Carport

A carport extends over a gravel driveway at the northeast end of the facade.

IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate

Actual **1952**

Source of information: **Routt County Assessor/ Treasurer Parcel Detail Information; Elizabeth Graham; Ross L. Kelly**

26. Architect: **Arthur Gumprecht**

Source of information: **Ross L. Kelly**

27. Builder/ Contractor: **Arthur Gumprecht**

Source of information: **Ross L. Kelly**

28. Original owner: **unknown**

Source of information: **n/a**

29. **Construction History** (include description and dates of major additions, alterations, or demolitions):

This house, along with six others along this side of 4th Street to the northeast (at 340, 350, 360, 370, 380, and 392 4th Street), were all originally built, between 1948 and 1952, by Arthur "Art" Gumprecht, a local builder. Completed in 1952, this house was the last of the seven dwellings in this block constructed by Gumprecht, and it was apparently the only one with a flat roof. Born in Germany in 1882, Gumprecht, was one of Routt County's most notable and prolific builders between the 1910s and the early 1950s. For the houses on this block Gumprecht utilized three or four basic plans. Most of these had a hipped roof, with an intersecting gable, while others were built with an A-frame plan, and a few, like this one, featured a flat roof. Among other features, his houses were reportedly known for their oak flooring, knotty pine paneling and custom cabinets, and ceilings made of aspen wood. These houses on 4th Street also all featured an attached garage which was incorporated into the homes' overall design.

30. Original location: **yes**

Moved **no**

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): **Residence**

35. Historical Background

This house, along with six others along this side of 4th Street to the northeast (at 340, 350, 360, 370, 380, and 392 4th Street), were all originally built, between 1948 and 1952, by Art Gumprecht, a local builder. Gumprecht, who was among the region's most notable and prolific builders, was a first generation American of German descent. Utilizing three or four basic house plans, Gumprecht constructed several residences throughout Old Town Steamboat Springs during the post-war years. Gumprecht had a reputation as a quality builder, and his home's were known for their custom interior wood finishes, including oak floors, knotty pine paneling and cabinetry, and aspen wood ceilings. Most of his homes, including this one, also featured an attached garage which was incorporated into the overall design.

For many years, this house was reportedly the home of Irlan Neas and family. Subsequent owners included a family named Thompson, followed by Valerie (Valeria?) S. Croll, who lived and owned here from the late 1970s until 2001. The property's current (2001-2005) owner is Elizabeth "Liza" Graham, who shares the residence with Andy Rossi. According to Graham, Valerie Croll worked in the medical profession while in Steamboat Springs, perhaps as a nurse. She may have moved to Pueblo. Liza Graham works as a wildlife biologist, while Andy Rossi is a graduate student, studying water engineering.

36. Sources of Information

A Guide to Colorado's Historic Architecture and Engineering, Denver: the State Historical Society of Colorado, 2003 (second edition).

Graham, Elizabeth, and Rossi, Andy. Oral interview with Carl McWilliams, October 18, 2004.

Kelly, Ross L. Telephone interview with Carl McWilliams, January 16, 2005.

Nelson, Charles D. Oral interview with Carl McWilliams, October 26, 2004.

Routt County Assessor/ Treasurer Parcel Detail Information.

Routt County Clerk and Recorder file: Warranty Deed, Book 417, page 114.

Winter and Company. "Historic Context of Routt County." Prepared for the Tread of Pioneers Museum, January 1994.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad patterns 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;

D. Has yielded, or may be likely to yield information important in prehistory or history;

Qualifies under Criteria Considerations A through G (see Manual).

xx Does not meet any of the above National Register criteria.

39. Area(s) of Significance: **n/a**

40. Period of Significance: **n/a**

41. Level of Significance:

National:

State:

Local: **xx**

42. Statement of Significance

Built in 1952, this house is architecturally notable as an example of the varied wood frames dwellings which were being built in Steamboat Springs in the decade following the end of World War II. It is also somewhat notable as one of a number of houses which were built by Art Gumprecht, a notable local builder and carpenter of German descent. The property's level of significance, though, is not likely to the extent that it would qualify for individual listing in the National or State Registers of Historic Places. The building's ability to convey a sense of the significance it does possess, has been diminished by some loss of integrity.

43. Assessment of historic physical integrity related to significance:

The house at 326 4th Street exhibits a fair level of integrity, relative to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society - location, setting, design, workmanship, materials, feeling and association. Alterations include: the original 20' by 18' attached garage which occupied the north corner of the building has been converted to living space; a carport has been built onto the facade; the historic wall cladding has been replaced; a deck has been built onto the rear elevation; some windows have been altered or replaced; the front porch has been enclosed.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **XX**

Need Data:

45. Is there National Register district potential?

Yes:

No: **XX**

Discuss: Historic residences in this area of Steamboat Springs do not collectively appear to display sufficient integrity, and are too dispersed, to qualify as a National or State Register Historic District.

If there is National Register district potential, is this building:

Contributing: **n/a**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

VIII. LOCAL LANDMARK ELIGIBILITY ASSESSMENT

44a. Local Register eligibility field assessment:

Eligible:

Not Eligible: **XX**

Need Data:

45a. Discuss: This house was built in 1952 by locally notable builder Art Gumprecht. It is somewhat noteworthy as a representative example of the somewhat varied housing types which were built in Steamboat Springs in the years following the end of World War II. Due to some loss of integrity, the building's level of significance is probably not to the extent that it would qualify for listing in the Routt County Register of Historic Properties.

46a. Architectural Style / Building Type (from Local Style Lexicon):

Steamboat Springs Modified

Resource Number: **5RT2207**

Temporary Resource Number: **N/A**

Architectural Inventory Form

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IX. RECORDING INFORMATION

47. Photograph numbers:

Roll: **STEAM-4**

Frame(s): **18-21**

Negatives filed at: **City of Steamboat Springs**

137 10th Street

Steamboat Springs, Colorado 80477

48. Report title: **Old Town Steamboat Springs Residential Survey IV: Architectural Survey Report**

49. Date: **October 26, 2004**

50. Recorder: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court**

Fort Collins, Colorado 80525

53. Phone number: **970/493-5270**

NOTE: Attached are a sketch map, a photocopy of the Steamboat Springs, Colorado USGS quadrangle map segment, indicating resource location, and black-and-white photographs.