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United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form

JUN 24 2005

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Crawford House

other names/site number Crawford House No.3/ 5RT.473

2. Location

street & number 1184 Crawford Avenue [N/A] not for publication

city or town Steamboat Springs [N/A] vicinity

state Colorado code CO county Routt code 107 zip code 80487

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally. ([] See continuation sheet for additional comments.)

Signature of certifying official/Title: Georganna Cortezgla, State Historic Preservation Officer, Date: 6/16/05

Office of Archaeology and Historic Preservation, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria. ([] See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- [X] entered in the National Register [] See continuation sheet.
[] determined eligible for the National Register [] See continuation sheet.
[] determined not eligible for the National Register.
[] removed from the National Register
[] other, explain [] See continuation sheet.

Signature of the Keeper: Edron H. Beall, Date of Action: 8/7/05

Crawford House
Name of Property

Routt County/ Colorado
County/State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not count previously listed resources.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing.
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

DOMESTIC/ single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/ single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN/ romanesque
OTHER/ foursquare

Materials

(Enter categories from instructions)

foundation STONE
walls STONE/ sandstone

roof METAL
other WOOD

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

**National Register of Historic Places
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National Park Service**Crawford House
Routt County/ ColoradoSection number 7 Page 1**DESCRIPTION**

The Crawford House is sited on the northeast corner of the irregular intersection of 12th Street and Crawford Avenue on Crawford Hill, north of Steamboat Springs' original downtown. The house sits on a .35-acre city lot overlooking the town and the Yampa River. Mature deciduous and coniferous trees appear on the eastern and western sides of the building, while a lawn is maintained on the remainder of the lot. A lilac bush and roses planted by the Crawford family bloom in summer and complete the landscaping.

Constructed from 1892 to 1894, the rectangular plan, two-and-a-half-story residence has a circa 1920s porch and a 1930s one-story rear addition. Overall, the original building without its addition measures approximately 32 by 38 feet. The Crawford House is a rare local example of the Romanesque Revival style of residential architecture and maintains a high level of integrity in terms of location, design, setting, materials, workmanship, feeling, and association. The building's overall condition is excellent, with few exterior alterations. Although it is the third house built for the founding Crawford family in the area, it has been known as the Crawford House since its construction.

A small cellar, measuring 13' by 17', is located in the northeastern portion of the original building. The basement and foundation walls, and the walls of the two-story structure, are of cut native sandstone. Originally used for storage, the cellar area now has a sauna. The first story walls are heavy ashlar blond sandstone set in regular courses. The house is constructed of separate inner and outer stone walls, resulting in a total wall thickness of approximately 20 inches on the first story. A narrow belt course of sandstone separates the foundation from the first story walls and also tops the first story. The second story continues the ashlar sandstone in a regular course. The hipped roof, covered with standing seam metal in the 1960s, features hipped roof dormers on the south, west, and east elevations. A smaller off-center shed roof dormer is featured on the north (rear) elevation. A red brick chimney appears on the ridge of the roof. Deterioration is evident, with some of the bricks missing. The eaves of the roof and the three hipped roof dormers are enclosed and feature metal cornices and soffits. The dormers are sided with wood lap siding carved in a wavy pattern. The three primary dormers also feature a decorative pendant window trim that descends from the metal soffit to mid-window. The north (rear) elevation dormer has wood lap siding with no decorative patterning.

The south facade features the main entryway located towards the eastern side. The entry consists of a semicircular arch of natural sandstone with a smaller arch trimming the main arch along the extrados. (An extrado is the exterior curve or boundary of the visible face of the arch.) The impost stones displace the thrust at the edge of the arch. Within the stone arch, the entry has a wooden door with sidelights and is framed in wood. The wood French door features carvings and one lower panel. Colored lights appear in the upper portion; however, the large clear central glass appears to be non-original. The sidelights also feature one lower panel and matching non-original clear glass. Directly above the main arch, the ten-over-one window on the second floor includes a flat arch of stone consisting of a radiating voussoir. A stone hood mold tops the radiating voussoir. Reminiscent of the arch below, the flattened arch is trimmed with a smaller flattened arch with imposts. Towards the west (left) side of the facade, a set of two windows appears on both the first and second stories. These windows are one-over-one, double-hung and are framed in wood. Each window is topped with a stone lintel. The tripartite dormer windows have a central fixed window with four lights across the upper portion. This window is flanked by two, six-over-six, double-hung windows. The windows are framed in wood and are separated with wood mullions.

Concrete steps lead to the 1920s era Colonial Revival style porch. Poured concrete provides the flooring for the porch, which measures 28' by 9'. Historic photographs reveal that this porch was

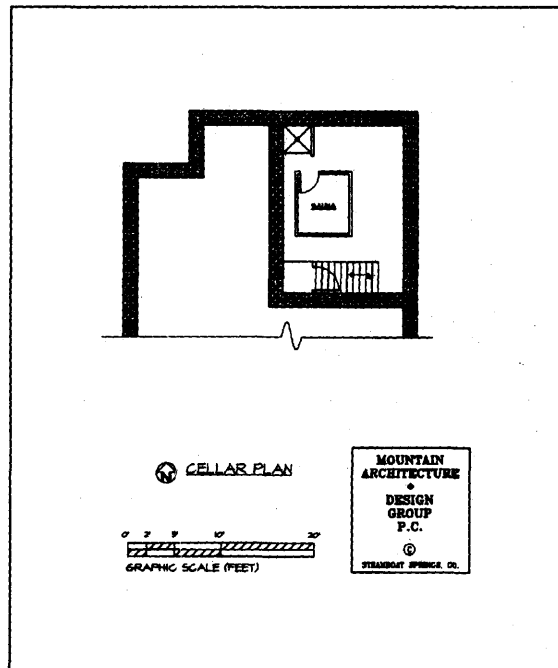
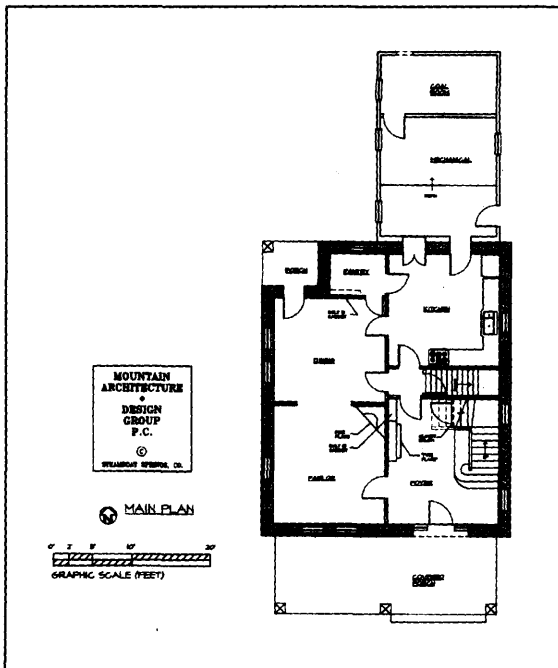
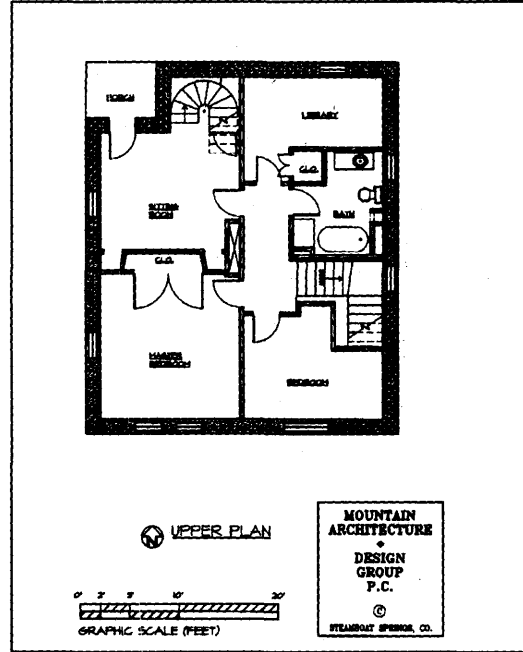
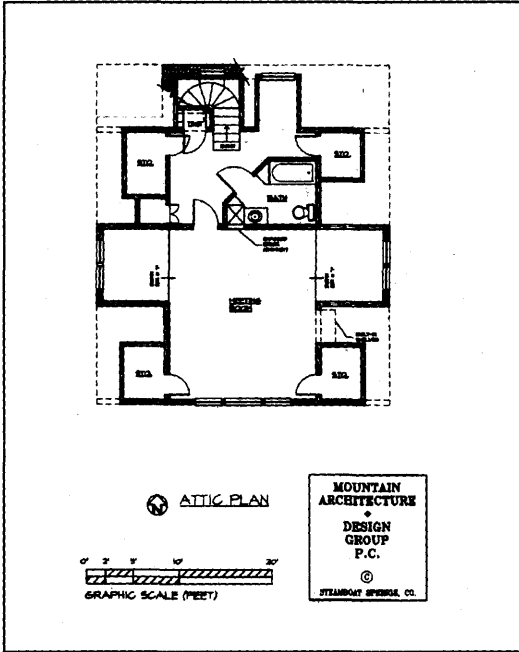
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Floor plans



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added in the 1920s, before Mr. Crawford's death in 1930, and that the columns were originally full-length. Sometime after 1930, the columns were shortened and given brick supports. Three wooden Tuscan columns support the full-length front porch with off-center pediment. The interior of the roof is beadboard, with the exterior shed portion clad with metal. The roof of the porch does conceal the entry arch from some perspectives; however, the arch is a prominent feature and still enjoyed from close proximity.

The west elevation features three one-over-one, double-hung windows on the first story and two one-over-one, double-hung windows on the second story. All windows are framed in wood and have sandstone lintels and sills. Ornamentation is minimal on the side elevations, with the dormer being the prominent feature.

The north, rear, elevation has a small two-story recessed area on the northwest corner that contains the rear entrance on the first story and a porch on the second. A wooden porch frieze trims the upper portions of both the first and second story areas. A square wooden post provides support. Similar to the front porch, this post has been shortened and brick added on the lower portion. The stairs leading from the balcony, and the upper story fire escape, were added sometime during the period of Scientology use in the late 1970s. A tall, narrow, one-over-one window appears on the first story, with two one-over-one windows on the second story. The dormer on the rear elevation is simpler in design than the other three. It also has a one-over-one window.

The east elevation features two one-over-one windows on the first story and two one-over-one windows on the second story. The dormer on the east matches the dormer on the west elevation and is the prominent feature.

Interior

The interior of the Crawford House has experienced alterations in conjunction with changes in ownership over the years. Little original material remains in the upper portions of the building, with ceilings altered and wall finishes changed. However, all windows appear to be original. The south wall of the entrance hall and the south wall of the bedroom above it show the exposed stone wall of the house. The main story features two original fireplaces and an original stairway. The entrance hall has a paneled staircase with a built-in seat on one side and a ceramic tile fireplace with an oak mantle on the other. To the left of the hall is the parlor, containing another ceramic tile fireplace with a carved cherry wood mantle. Original elements of the house include four-panel pine doors, woodwork on much of the first floor, some door hardware, and window hardware throughout.

1930s Addition

The one-story rear addition on the north has a hipped roof with overhanging eaves and measures 16' by 24'. The roof is covered in metal and has a red brick chimney. The addition served as a furnace room with a coal shed that was behind an internal partition. The addition is sided with wood lap siding covered with asbestos shingles. A series of three one-over-one windows line the west elevation. The east elevation has a one-over-one window and a one-panel wood door with a central light. These windows are set in wood frames with architrave surrounds. The northern end of the addition has two square window openings that have been boarded up.

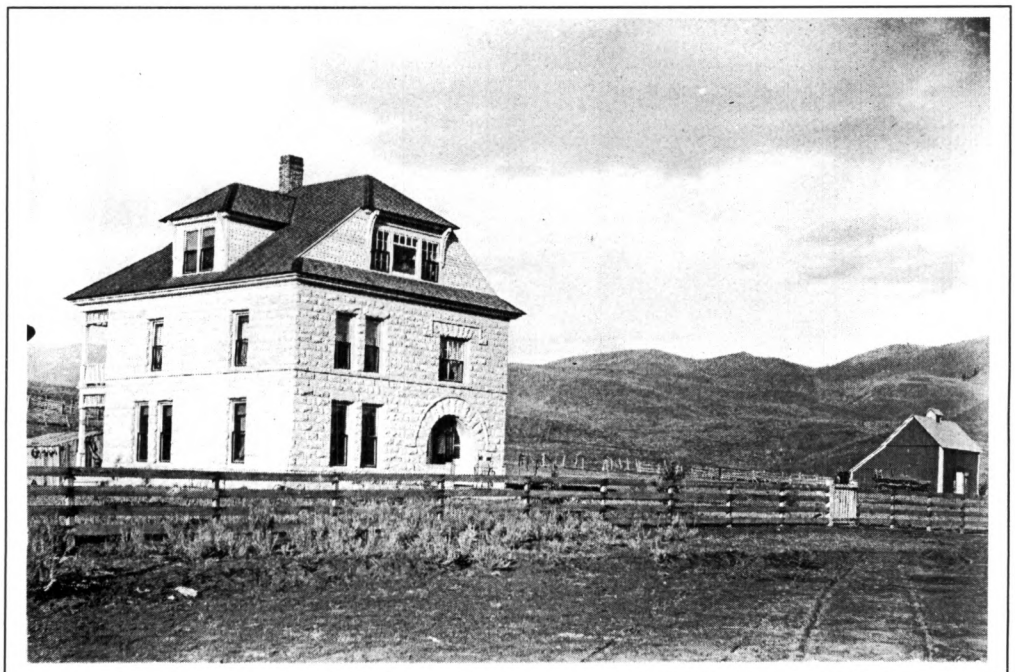
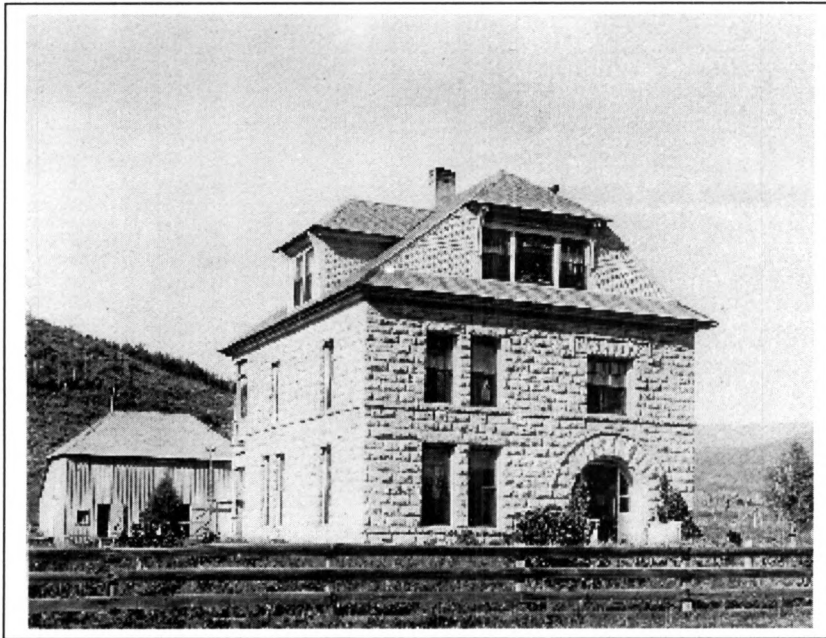
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Historic Images: Pre-1920s, before porch construction.



Crawford House
Name of Property

Routt County/ Colorado
County/State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey

- recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE
COMMUNITY PLANNING & DEVELOPMENT

Periods of Significance

1894-1930

Significant Dates

1894

Significant Person(s)

(Complete if Criterion B is marked above).

CRAWFORD, JAMES
CRAWFORD, MARGARET

Cultural Affiliation

N/A

Architect/Builder

BRIGGS

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

Colorado Historical Society

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Routt County/ ColoradoSection number 8 Page 5**SIGNIFICANCE**

The Crawford House is a significant building for the community of Steamboat Springs. This 1890s residential building, constructed as the founding family's permanent residence, is an architectural reflection of the development of Steamboat Springs and is eligible for the National Register of Historic Places under Criterion B in the area of Community Planning and Development as the primary residence of James Harvey Crawford, the "Father of Steamboat Springs", and his wife, Margaret Emerine (Bourn) Crawford, the "Mother of Routt County." The two of them together were among the most influential pioneering families in northwest Colorado. By 1915, they had devoted 40 years of their lives to establishing a solid town. The period of significance for James Crawford begins with the completion of the house in 1894 and ends in 1930, the year of his death. In 1931, just nine months after James' death, Margaret sold the Crawford House to her four children. Though she continued to occupy the Crawford House as a part-time resident, she spent the winter months from 1931 until her death in 1939 in Denver with her daughter and son-in-law. Margaret lived a quiet, retiring life after the death of her husband in 1930. The period of significance for Margaret Crawford also begins in 1894, with the completion of the stone house, and also ends in 1930, the year of James' death.

The Crawford House is also eligible under Criterion C in the area of Architecture. The building is a rare local example of residential Romanesque Revival architecture. Additionally, the Crawford House is the only residence within the city built entirely of native ashlar sandstone. Most masonry residences in the area are constructed of river rock, with the cut sandstone reserved for use on either foundations or more monumental buildings. The Crawford House is a prominent visual element within the residential Old Town area. Once located on the hill on the outskirts of town, the Crawford House was built with optimism, to symbolize future growth and confidence in the community. Today, more recent growth and Craftsman style residences surround the stone house. The unique presence and permanence of the building serves as a visual reminder to the establishment and growth of the community through the influence of the Crawford family.

Historical Background

The Crawford House was completed by James and Margaret Crawford in 1894 and was their primary residence until their deaths in 1930 and 1939, respectively. Their lives started on the farmlands of central Missouri. James was born March 30, 1845 on his father John Edward Crawford's farm along Spring Fork Creek, six miles south of the present town of Sedalia, Missouri. Margaret was born January 18, 1849, on her father John Ransdell Bourn's farm, adjacent to the Crawford farm. Being neighbors, they knew each other growing up. James enlisted in the Union Army in 1862, and served for three years as a first lieutenant. One month after mustering out of service, the two of them were married. They bought land near their parents' farms, and during the next seven years, they led the quiet life of farmers, the only notable occurrences being the births of their first three children.

Sandra Dallas said in *Gaslights and Gingerbread*, "American tradition likes to believe the West was settled by honest, brave men, not by greedy, grubbing miners as it often was, but by men with a vision, pioneers with a dream. Steamboat Springs was founded by just such a man, James H. Crawford."

James' dream led him to make an exploratory trip to Colorado in 1872. He liked what he saw, and in 1873 sold his farm, packed his family and belongings onto two wagons and led a small wagon train across the prairie to Denver. They spent their first winter in Golden and the second winter in Hot Sulphur Springs. They were the first wagon to cross Rollins Pass, even before the road was completed to the summit, and James won a race to build the first permanent house in Hot Sulphur Springs. During the spring of 1874, James took an exploratory trip west to the Yampa River with some of his Missouri friends. When he saw the springs at the big bend in the river, he immediately knew that was where he

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wanted to live, and staked his homestead claim at the site that later became Steamboat Springs. In the summer of 1875, the whole family pressed on to Steamboat, where they built a small wooden cabin, followed a year later by a more permanent cabin (no longer extant). Over the next five years, they were the only permanent family in the area. Margaret reflected later in life about how perhaps the hardest part of these years was enduring months at a time without hearing the sound of another woman's voice. Their most frequent visitors during those years were the Ute Indian families that often camped nearby to enjoy the many springs in the area. The Crawford family became friends with the Indians, in particular the elderly sub-chief Yahmonite, and often traded with them, fed them, and tended to their medical needs. More than a hundred Indians came to the cabin on July 4, 1876, for the raising of the American Flag for Steamboat's first Fourth of July celebration.

Over the following years the Crawford cabin became the center of a growing settler community. It was the first post office, the first school, the first church, the first library, and the first newspaper office. During the scare of the Meeker Massacre, the cabin became a haven for the area, even though James was miles away on a supply run to Denver. The Governor appointed James as the first county judge of Routt County in 1877, as the first Postmaster in 1878, and as the first Superintendent of Schools in 1879. He was twice (1879 and 1887) elected to represent the county in the Colorado legislature, and once (1883) elected as county judge. In 1883 the first school was built near their cabin, with their daughter Lulie as the first teacher. In 1884 Margaret and Mrs. Henry Monson helped organize and build the Union Church, a non-denominational church that was the first church building in northwest Colorado. Also in 1884 James organized the Steamboat Springs Town Company with financial backing of several investors from Boulder. The company laid out the town, sold lots, built a bathhouse over one of the hot springs, and promoted the town in diverse ways such as running the brickyard and financing the first printing presses for the Steamboat Pilot newspaper.

With the addition of the Suttle sawmill in 1883, the town grew rapidly over the late 1880s and 1890s. The Crawford family built a small frame house in 1886, followed 8 years later by their "stone mansion", the Crawford House, in 1894. In 1900, the Steamboat Springs Company incorporated the town, with James as the first mayor of Steamboat Springs. He continued to be instrumental in developing the land for the new town: half of the original townsite lies on his homestead. He was also active with developing coal and mineral resources in Routt County. He discovered one of the large coal deposits north of Hayden, leading to the Elkhead Anthracite Coal Company. He discovered the largest onyx mine in Colorado and was the driving force behind the Colorado Onyx Company, which supplied the onyx used to form the columns and walls at the entrance to the Colorado Mineral Exhibit at the Louisiana Purchase Exposition in St. Louis in 1904.

Throughout their lives, the Crawford family welcomed one and all to visit and spend the night, and their house was always the social hub of the community. The largest event ever held at the Crawford House was in 1915, when hundreds came to help them celebrate their golden wedding anniversary. Charles Leckenby, long-time editor of the Steamboat Pilot, said, "By unanimous consent he is conceded to have been the foremost and most influential private citizen of Northwestern Colorado for many years." Margaret was honored during the Colorado State Centennial as one of 18 women depicted in the tapestry that now hangs in the Colorado Capitol.

The Crawford family lived in three homes in Steamboat Springs: ten years in their first log cabin home, eight years in their small frame house, and 36 years for James and 45 years for Margaret in their "stone mansion." The log cabin was torn down during their lifetime. The frame house is still standing, but has been substantially enlarged and has little resemblance to the way it looked when the Crawford family lived in it. The stone mansion maintains an exterior look similar to what is seen in old photographs, and is by

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far the existing building with the greatest association with these two pioneers.

Architectural Significance

The Romanesque Revival style was common in churches and large institutional buildings during the latter half of the 19th century, but was seldom used in single residences. Two of the style's main characteristics used in the Crawford House are the semi-circular arch over the front door opening and the use of stone for the first two stories of the house. Construction of the Crawford House began in 1892 or 1893. A stonemason named Briggs utilized native sandstone quarried locally. The stone initially came from the quarry on Emerald Mountain (once called Quarry Mountain), but when a soft spot was encountered the rest of the stone was obtained from Woodchuck Hill, just ¼ mile west of the Crawford House. The quarry on Emerald Mountain later supplied stone for many buildings in Steamboat Springs such as the First National Bank (Rehder Building) in 1905, the F. M. Light House in 1908, the Steamboat Springs Depot in 1908, St. Paul's Episcopal Church in 1913, and the Furlong Building in 1925. With the exception of St. Paul's Episcopal Church (constructed entirely of stone), these examples combine the local sandstone with other building materials; however, the Crawford House remains the only residence completely constructed of the local resource. The Crawford House is also an example of the Foursquare, displaying a simple square plan with 2 1/2 stories, hipped roof, large central dormer, roof overhang, and unadorned exterior.

The Crawford House is a rare local example of Romanesque Revival style residential architecture. The arches surrounding the entry and main window opening, the use of heavy cut ashlar stone, and the belt courses are all details that help define the style. The sandstone used in the construction was quarried locally. Other than routine maintenance, such as replacing window glass in the entry, little has been done to alter the exterior of the building. The Crawford family added a Colonial Revival style porch sometime in the 1920s. Although a departure from the Romanesque Revival scheme, this element has gained significance in its own right. The residence remains in excellent condition and historic photographs indicate that the building looks very much the same today as it did in the 1920s and 1930s.

Ownership Summary

Over the years, the Crawford House has housed many families. After the death of Mrs. Crawford in 1939, the house was inherited by a group of several Crawford family descendants. The house remained in the family until the 1940s, when Routt County took title of the building. John and Eileen Pluta purchased the Crawford House in August 1950 and owned the residence for approximately 20 years. The Plutas sold the house in 1972 to David and Esther DelliQuadri, who lived in the house until 1977. The DelliQuadris traded the Crawford House in 1977 for other properties with Carl and LaVarne Jardine. Involved with the Church of Scientology, the Jardines often hosted public meetings and church events at the house. Jerry and Pamela Nettleton purchased the house in 1985 and kept ownership until recently, when the Crawfords once again purchased the family home. Jim Crawford and Anna Fang plan to restore the interior portions of the original house and open the house for use as a public meeting space for the community in addition to using it as a part-time residence.

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Continuation Sheet**

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Wither, Frances. Personal interview by Jayne Hill. May 2005.

Crawford House
Name of Property

Routt County/ Colorado
County/State

10. Geographical Data

Acreage of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 344347 4483640
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Laureen Lafferty Schaffer, Historic Preservation Officer; Jim Crawford, Owner

organization City of Steamboat Springs for Tread of Pioneers Museum date February 25, 2005

street & number PO Box 775088 telephone (970) 871-8278

city or town Steamboat Springs state CO zip code 80477

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Jim Crawford & Anna Fang/ Crawford House, LLC

street & number 22 Locust Street telephone (617) 489-4913

city or town Belmont state MA zip code 02478-0305

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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GEOGRAPHICAL DATA

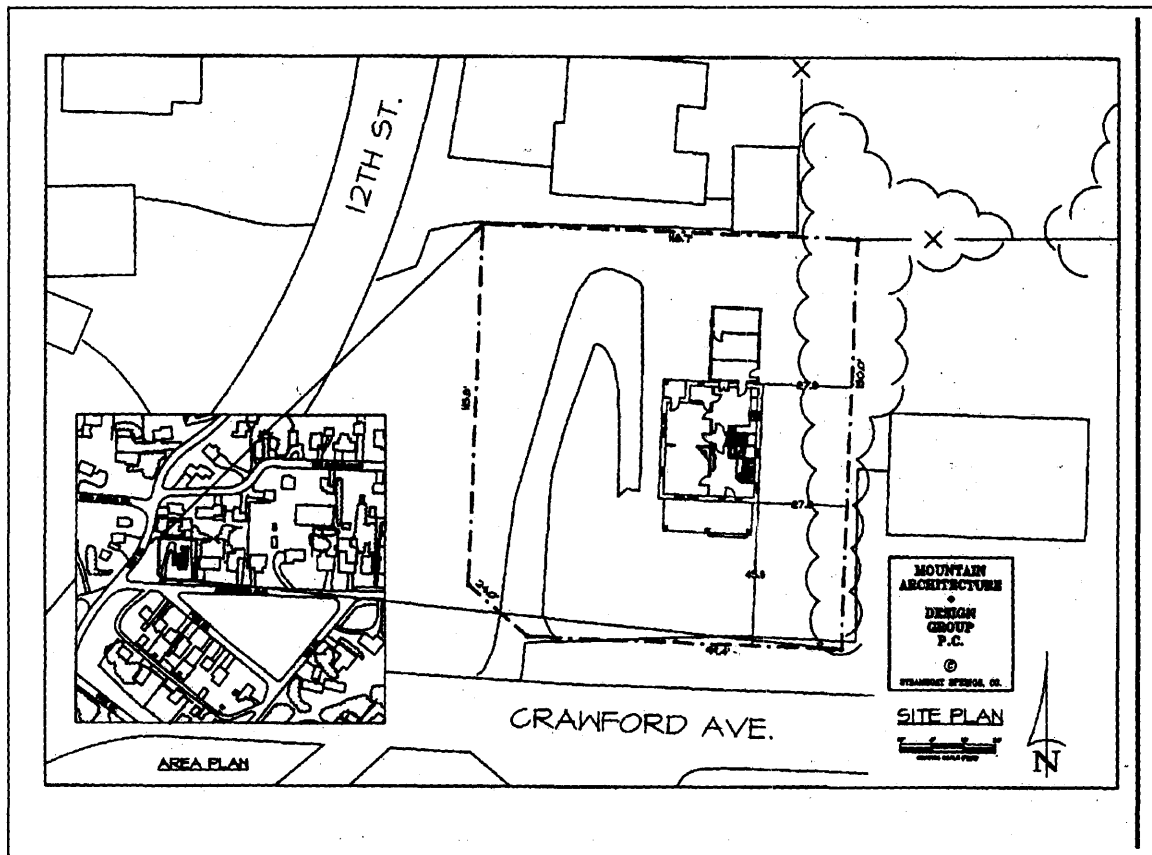
VERBAL BOUNDARY DESCRIPTION

Lot A, Block 1, North Highlands Addition, City of Steamboat Springs.

BOUNDARY JUSTIFICATION

The boundary includes the parcel of land historically associated with the Crawford House.

Site Plan



**National Register of Historic Places
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National Park Service**Crawford House
Routt County/ ColoradoSection number ___ Page 11**PHOTOGRAPH LOG**

The following information pertains to photograph numbers 1-8, 10 except as noted:

Name of Property: Crawford House
Location: Routt County, Colorado
Photographer: Jim Crawford
Date of Photographs: January 16, 2005
Negatives: with photographer

Photo No. Photographic Information

- 1 South façade, view to north.
- 2 West elevation, view to east.
- 3 North and west elevations, view to southeast.
- 4 North elevation, view to south.
- 5 East elevation, view to west.
- 6 Front entry and arch, south façade.
- 7 Interior- entry stairwell.
- 8 Interior- entry fireplace.
- 10 Interior- parlor fireplace.

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USGS TOPOGRAPHIC MAP
Steamboat Springs
Quadrangle, Colorado
7.5 Minute Series

UTM: Zone 13 / 344347E / 4483640N
PLSS: 6th PM, T6N, R84W, Sec. 8
SW¹/₄, SW¹/₄, NE¹/₄ NW¹/₄
Elevation: 6760 feet

