

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination  
(OAHHP use only)

OAHHP1403

Rev. 9/98

Date \_\_\_\_\_ Initials \_\_\_\_\_

- Determined Eligible – National Register
- Determined Not Eligible – National Register
- Determined Eligible – State Register
- Determine Not Eligible – State Register
- Need Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District

I. IDENTIFICATION

- 1. Resource number: **5RT.2658** Parcel number(s): **115201012**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Ebert House**
- 6. Current Building Name: **Aigner House**
- 7. Building Address: **44 Park Avenue**
- 8. Owner Name: **Tim & Lauri Aigner**
- Owner Organization:
- Owner Address: **P O Box 772829**  
**Steamboat Springs, Co 80477-2829**



44. National Register eligibility field assessment:	<b>Not Eligible</b>
Local landmark eligibility field assessment:	<b>Not Eligible</b>

## Architectural Inventory Form

Page 2 of 8

### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**  
**SE ¼ of NE ¼ of NE ¼ of SE ¼ of Section 8**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **345320 mE** **4483922 mN**
11. USGS quad name: **Steamboat Springs, Colorado**  
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Tract 55 Ft X 84.4 Ft X 55 Ft X 87 Ft of Lot 12 Resub. of Lots 6,7,8 Block 1**  
 Addition: **Crawford Addition** Year of addition: **1901**
13. Boundary description and justification:  
**This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**  
 Metes and bounds?: Describe:

### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **Length: 54 feet x Width: 24 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features:  
**Chimney**  
**Fence**  
**Porch**  
**Garage/Attached Garage**  
**Carpport**
21. General architectural description:  
**This residence consists of an original front-gabled dwelling, a shed-roofed addition to the west elevation, an attached garage addition to the house's original north elevation, and a shed-roofed carport which extends from the garage's west elevation. The house is supported by a concrete foundation, and a non-historic 1x1 horizontal sliding, metal-framed, basement egress window penetrates the foundation wall under the shed-roofed addition near the west end of the south elevation. The house's east elevation wall and the attached garage's walls are clad with painted white horizontal weatherboard siding with 1" by 4" corner boards. The house's south elevation, facing Park Avenue, is clad with painted white horizontal wood siding with 1" by 4" corner boards. The house's gable roof is covered with metal roofing material, with metal roofing material and with painted white boxed eaves. Painted red decorative purlins, with knee braces, appear in the upper gable end on the south elevation, while a red brick chimney is located just below the ridge on the west-facing roof slope. The house's main entry was likely originally on the south elevation; however, it is now through the shed-roofed addition on the west elevation. This addition measures approximately 20' N-S by 14' E-W, not including an approximately 14' by 16' shed-roofed porch on the addition's north side. The addition is supported by a concrete foundation, its exterior walls are clad with white horizontal vinyl siding, and its shed roof is covered with metal roofing material with vinyl-clad boxed eaves. A white metal-paneled door enters the house from the porch at the north end of the addition. A white metal-paneled door, covered by a white synthetic storm door, enters the dwelling through the connecting element which joins the house and garage, near the north end of the west elevation. Many of the home's windows appear**

## Architectural Inventory Form

Page 3 of 8

altered from their original configuration, and most feature painted white wood frames and painted red wood surrounds. The south elevation is penetrated by a canted hipped-roof bay, a single-light window with flanking 2/1 windows, and a single-light window in the upper gable end.

The formerly detached garage, now joined to the house's north elevation, measures approximately 22' by 20'. The garage is supported by a concrete slab foundation, and its exterior walls are clad with painted white horizontal weatherboard siding. The garage's gable roof is covered with metal roofing material, and with painted white 2x rafter ends exposed beneath the eaves. A short shed-roofed extension is located on the garage's east elevation, and a shed-roofed carport is located on its west elevation. A wooden roll-away garage door, and a single, painted red, wood-paneled door, are located on the north elevation. These doors open onto an asphalt driveway/alley which provides vehicular access via Broad Street to the west. Single-light fixed-pane windows penetrate the garage's east and west elevations.

22. Architectural style: **No Style**  
 Building type:
23. Landscape or special setting features: **This property is located at the northeast corner of Park Avenue and Broad Street. A planted grass lawn, with mature landscaping features, flanks the east, south, and west sides of the house. The front yard is enclosed by a woven wire and wood fence.**
24. Associated buildings, features or objects: **Not Applicable**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1944 (original)** Actual: **1997 (alteration)**  
 Source of information: **Routt County Assessor/Treasurer, Parcel Detail Information; Routt County Residential Property Appraisal Record**
26. Architect: **Unknown**  
 Source of information: **N/A**
27. Builder: **Unknown**  
 Source of information: **N/A**
28. Original owner: **Unknown**  
 Source of information: **N/A**
29. Construction history:  
**Routt County Assessor records indicate that the original front-gabled portion of this house was built in 1944. As built, the original house measured 36' N-S (deep) by 24' E-W (across), and its primary entry faced toward Park Avenue on the south elevation. In 1963, according to the Assessor files, a 20' by 20' gabled garage was built immediately north of the house. Finally, in 1996-1997, also according to the Assessor files, the home's primary entry was incorporated into a shed-roofed addition to the west elevation, and a shed-roofed carport was built onto the garage's west elevation. The original entry porch on the south elevation, meanwhile, was replaced with a canted bay window.**
30. Original location:  Moved: \_\_\_\_\_ Date of move(s): \_\_\_\_\_

## Architectural Inventory Form

Page 4 of 8

### 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 residence**

35. Historical background:

**Routt County Assessor records indicate that this house was built circa 1944, and it has apparently served as a single-family home from that time to the present. The (earliest available) 1956 Mountains States Telephone and Telegraph directory lists two individuals at this address: Rudolph Ebert and Mrs. Lydia Mae Stroh, and Mr. Ebert is also listed at this address in the 1965 telephone directory. The on-line Routt County Burial Index reveals that Rudolph R. Ebert (1892-1968) is interred at the Steamboat Springs Cemetery. Information regarding who owned and lived in this home in the late 1960s and 1970s remains obscure, although it was perhaps owned by a person with the surname of Mason. The County Assessor records reveal that Amy Slocum purchased the property in April of 1980, and she is also listed as the home's resident in that year's telephone directory. By June of 1985, the property was owned by the First Federal Savings and Loan Association of Craig, which in June of that year deeded the property to Floyd L. and Kimberly L. Mosher. Mr. and Mrs. Mosher then owned and lived in the home for twenty-two years, before selling it to current owners Tim and Lauri Aigner in May of 2007.**

36. Sources of information:

**Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2007. On file at the Denver Public Library, Western History Department.**

**"Routt County Burial Index." <http://yampavalley.info/history>**

**Routt County Assessor, Residential Property Appraisal Record.**

**Routt County Assessor/Treasurer Parcel Detail Information.**

### VI. SIGNIFICANCE

37. Local landmark designation:   Yes           No    Date of designation:

Designating authority:

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 possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;
  - 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.

## Architectural Inventory Form

Page 5 of 8

Steamboat Springs Standards for Designation:

- |                |    |   |
|----------------|----|---|
| Not Applicable | A. | Its character, interest, or value as part of the development, heritage, or cultural characteristics of Routt County, the State of Colorado, or the United States. |
| Not Applicable | B. | Its location as a site of a significant historic event.   |
| Not Applicable | C. | Its identification with a person or persons who significantly contributed to the culture and development of Routt County.   |
| Not Applicable | D. | Its exemplification of the cultural, economic, social, or historic heritage of Routt County.  |
| Not Applicable | E. | Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.                                    |
| Not Applicable | F. | Its embodiment of distinguishing characteristics of an architectural type or specimen.  |
| Not Applicable | G. | Its identification as the work of an architect or master builder whose individual work has influenced the development of Routt County.                            |
| Not Applicable | H. | Its embodiment of elements of architectural design, detail, materials, and/or craftsmanship that represent a significant architectural innovation.                |
| Not Applicable | I. | Its relationship to other distinctive areas that are eligible for preservation according to a plan based on an historic, cultural, or architectural motif.        |
| Not Applicable | J. | Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, a community, or Routt County.  |

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance:      National:                      State:                      Local:

42. Statement of significance:

**This property is historically significant for its associations with Steamboat Springs' residential development dating from the time of its construction, circa 1944. The house is also architecturally significant for its original wood frame front-gabled plan (later altered to a side-gabled plan). The property's historical and architectural significance is not to the extent that it would qualify for individual listing in the National Register of Historic Places or in the State Register of Historic Properties. Due to a loss of integrity, the property should also be considered ineligible for local designation in the Routt County Register of Historic Places.**

43. Assessment of historic physical integrity related to significance:

**This property displays a below average level of integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association. Numerous additions and alterations to the original dwelling have significantly reduced its physical integrity. These include a shed-roofed addition to the west elevation, the installation of an oriel windows on the south elevation, and a garage addition to the north elevation. A sense of time and place, relative to how this property appeared in the 1940s and 1950s remains only minimally in place.**

## Architectural Inventory Form

Page 6 of 8

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

Local landmark eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? Yes                      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 National Register district potential, is this building:    Contributing                      Noncontributing                      N/A:

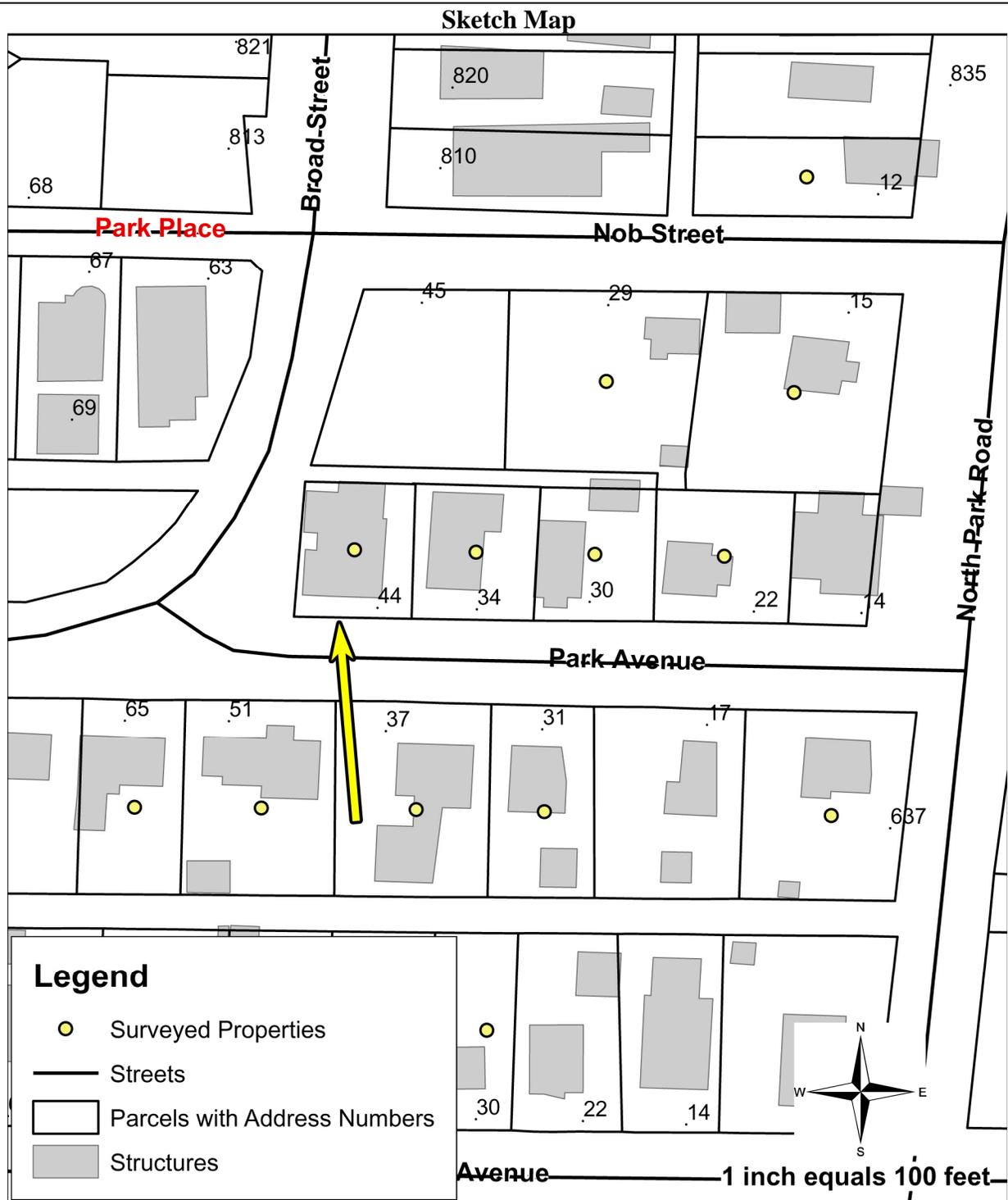
46. If the building is in existing National Register district, is it:    Contributing                      Noncontributing                      N/A:

### VIII. RECORDING INFORMATION

47. Photograph number(s):	<b>CD #2, Images 336-340</b>	CDs filed at:	<b>City of Steamboat Springs</b>
48. Report title:	<b>Old Town Steamboat Springs Residential Survey Phase VII</b>		<b>137 10th Street</b>
49. Date(s):	<b>11/08/2008</b>		<b>Steamboat Springs, CO</b>
			<b>80477</b>
50. Recorder(s):	<b>Carl McWilliams</b> <b>Timothy Wilder</b>		
51. Organization:	<b>Cultural Resource Historians</b>		
52. Address:	<b>1607 Dogwood Court</b> <b>Fort Collins, CO 80525</b>		
53. Phone number(s):	<b>(970) 493-5270</b>		

# Architectural Inventory Form

Page 7 of 8



# Architectural Inventory Form

## Location Map

