

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHF use only)

OAHF1403
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.2664** Parcel number(s): **115209018**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Steers House**
- 6. Current Building Name: **Spokes House**
- 7. Building Address: **104 Spruce Street**
- 8. Owner Name: **Terry Lee Spokes, Trustee Of Terry Lee Spokes Trust**
- Owner Organization:
- Owner Address: **4118 Marina Ct
Cortes, FI 34215-2521**



44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Not Eligible

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**
SW ¼ of NE ¼ of SE ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **345220 mE** **4483625 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **South 92 Feet of Lots 17 & 18, Block 9**
 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): **Irregular Plan**
15. Dimensions in feet: **1296 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Synthetics/Vinyl**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features:
Porch
Fence
Roof Treatment/Dormer
Decorative Shingles
21. General architectural description:
This 1½-story wood frame dwelling is supported by a low concrete foundation, and its exterior walls are clad with pale blue color horizontal vinyl siding. Shades of blue variegated wood shingles appear in the upper gable end on the north and south elevations. The main front-gabled portion of the house measures 36' N-S (deep) by 24' E-W (across), and there is a 10' N-S by 6' E-W gabled "mud porch" addition at the north end of the east (side) elevation. The original house is covered by a moderately-pitched front gable roof, with metal roofing material and with painted white boxed eaves. Two non-historic gabled dormers, each with a 6-light window, are located on the east-facing roof slope. The home's windows are primarily 1/1 and 6/6 double-hung sash with painted white wood frames and painted blue wood surrounds. The house's façade faces toward Spruce Street on the south elevation. A painted white 15-light glass-in-wood-frame door enters the façade from an uncovered, non-historic, wood porch/deck. A gable hood over the front doorway is supported by two painted blue and white bracketed columns. A sunburst motif appears in the upper gable end of the gable hood. A painted white 15-light glass-in-wood-frame door, enters into a 10' by 6' enclosed gabled porch at the north end of the east elevation. A gable ornament and variegated wood shingles appear in the upper gable end of this enclosed gabled porch. A gabled upper half-story addition appears to have been built onto the west elevation.
22. Architectural style: **Neo Victorian**
 Building type:

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23. Landscape or special setting features: **This property is located at the northwest corner of Spruce and Larimer Streets. A planted grass front yard and a wide side yard east of the house are enclosed by a low painted white picket fence. A large fir tree and smaller deciduous trees are located in the front and side yards.**

24. Associated buildings, features or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1930 (original) 1990s (alterations)** Actual:
 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 this house was built in 1930. Notations on the Residential Property Appraisal Record card reveal that a mud room addition was erected in 1993 and that the roof dormers were installed in 1996. The 1993 mud room is evidently the 10' by 6' gabled addition at the north end of the east elevation.

30. Original location: Moved: _____ Date of move(s): _____

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**

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35. Historical background:

Routt County Assessor records indicate that this house was built circa 1930, and it has apparently served as a single family residence from that time to the present. W. I. Stees, who is listed at this address in the 1956 Mountain States Telephone and Telegraph directory, is the earliest known owner. (Telephone directories prior to 1956 are unavailable.) Routt County Burial Index records, and U.S. census records reveal that William I. Stees was born in Colorado circa 1884, and that he was a Routt County resident by 1910. That year's census lists Mr. Stees as a resident of the Elk River precinct, and indicates that he was self-employed as a farmer. The on-line Routt County Burial Index indicates that Mr. Stees passed away in 1965; the telephone directories, however, indicate that this property at 104 Spruce Street stayed in the Stees family until the late 1970s.

More recent Routt County Assessor files and telephone listings, reveal that William J. Gander owned and lived in this house from June of 1979 until November of 1992. At that time, Mr. Gander sold the property to Darryl R. and Angela M. Woolward, who, in turn, sold it just fifteen months later to Chris and Cynthia Lee Arnis. Mr. and Mrs. Arnis then lived in the home until April of 1999 when they sold property to Christopher E. and Mary Grace W. Hahn. Terry Lee Spokes, the property's current owner, acquired it from the Hahns in October 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 Assessor, Residential Property Appraisal Record.

Routt County Assessor/Treasurer Parcel Detail Information.

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

Thirteenth Census of the United States, 1910, Routt County, Colorado, Precinct No. 16, Elk River.

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.

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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 1930. The historic house is also architecturally significant for its representative rectangular-shaped front 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 somewhat diminished standard of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. The historic home's physical integrity has been diminished by the construction of a modest addition, by the installation of two roof dormers, by the application of vinyl siding, and by the construction of a wood deck/porch on the façade.

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

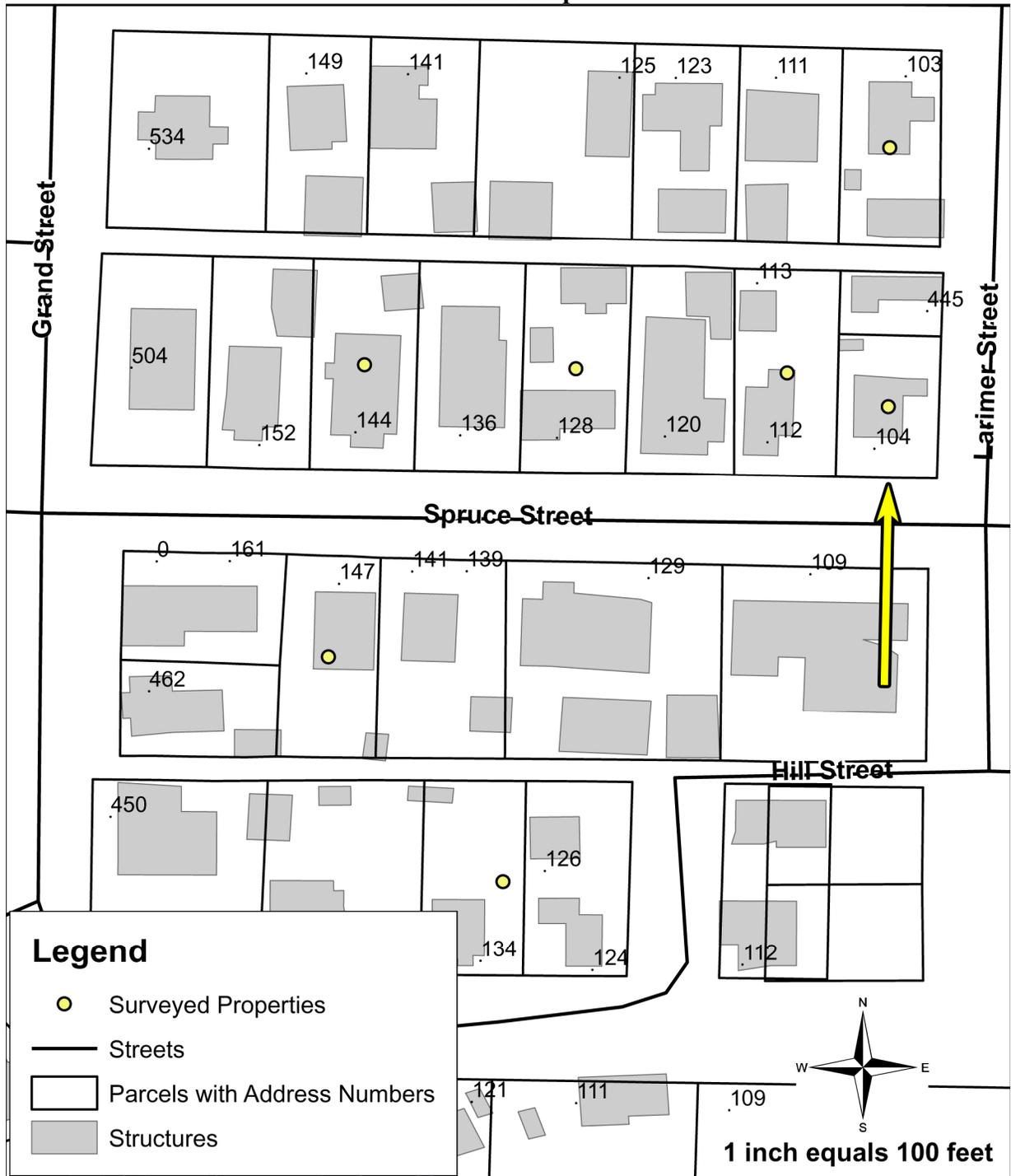
44. National Register eligibility field assessment: **Not Eligible**
 Local landmark eligibility field assessment: **Not Eligible**
45. Is there National Register district potential? Yes No
- Discuss: **Historic buildings within the survey area do not collectively possess sufficient historical or architectural 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): | CD #2, Images 294-298 | CDs filed at: | City of Steamboat Springs |
| 48. Report title: | Old Town Steamboat Springs Residential Survey Phase VII | | 137 10th Street |
| 49. Date(s): | 11/08/2008 | | Steamboat Springs, CO |
| | | | 80477 |
| 50. Recorder(s): | Carl McWilliams
Timothy Wilder | | |
| 51. Organization: | Cultural Resource Historians | | |
| 52. Address: | 1607 Dogwood Court
Fort Collins, CO 80525 | | |
| 53. Phone number(s): | (970) 493-5270 | | |

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Sketch Map



Architectural Inventory Form

Location Map

