

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.2780** Parcel number(s):
- 2. Temporary resource no.: **N/A** **115209001**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Schmidt House; Geer House**
- 6. Current building name: **Waggoner House**
- 7. Building address: **534 Grand Street**
- 8. Owner name and address: **Wanda L. Waggoner & Bradley K. Scarlett**
P.O. Box 770882
Steamboat Springs, CO 80477-0882



National register field eligibility: **Not Eligible**

Local Landmark eligibility field assessment: **Eligible**

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **6N** Range **84W**
NE ¼ of NW ¼ of SE ¼ of SE ¼ of section 8
10. UTM reference (**NAD27**)
Zone **13**; **345163** mE **4483474** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **1969** Map scale: **7.5'**
12. Lot(s): **1-3** Block: **9**
Addition: **Crawford** 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.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **T-Shaped Plan**
15. Dimensions in feet: **1728** square feet
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Chimney, Porch**
21. General architectural description: **This single-story wood-frame dwelling features an offset T-shaped plan consisting of the following components: a main side-gabled section, which measures 36' N-S by 24' E-W; an enclosed gabled front porch, which measures 12' N-S by 8 1/2' E-W; an enclosed rear porch, which measures 11' N-S by 7' E-W. The house is supported by a low painted white concrete foundation, and the foundation wall above grade is penetrated by single-light and 3-light hooper basement windows, with painted white wood frames and surrounds. The exterior walls are clad with painted cream white horizontal wood siding, with 1" by 4" corner boards. The gabled roof is moderately-pitched, and is covered with metal roofing material. Painted cream white rafter ends, covered by a painted blue fascia board, are exposed beneath the eaves. A red brick chimney is located on the roof ridge. The home's symmetrical facade faces toward Grand Street on the west elevation. A stained natural brown 10-light glass-in-wood-frame door, covered by a painted white wood screen door, enters the enclosed front porch from a 4-step. carpeted, concrete stoop with a black pipe railing. A painted white wood-paneled door, covered by a white metal screen door, enters the south side of the enclosed rear porch from a 4-step concrete stoop. The home's windows are primarily single and paired 3/1 (ribbon-style) double-hung sash, with painted white wood frames and painted grey wood surrounds. Three 6-light fixed-pane windows penetrate the enclosed rear porch.**
22. Architectural style/building type: **Late 19th and Early 20th Century American Movements**

23. Landscaping or special setting features: **This property is located at the southeast corner of Grand Street and Missouri Avenue, in the heart of Steamboat Springs' historic Old Town residential neighborhood. A spacious planted grass lawn, with mature landscaping features, surrounds the house. Large fir or spruce trees flank the north and south sides of the house. Asphalt-paved Diagon Alley borders the south side of this property.**
24. Associated buildings, features, or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1936**
Source of information: **Routt County Assessor files; Property Abstract**
26. Architect: **Unknown**
Source of information: **N/A**
27. Builder/Contractor: **Unknown**
Source of information: **N/A**
28. Original owner: **Fred J. and Jennie J. Schmidt**
Source of information: **Property Abstract**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
Routt County Assessor records and the property's abstract reveal that this house was built in 1936. There have been no additions subsequent to its original construction.
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 Residence**
35. Historical background: **This property's abstract reveals that the house was built in 1936, and that it was originally owned by Fred J. and Jennie J. Schmidt. Mr. and Mrs. Schmidt lived in the home with their adult daughter, Theresa Elizabeth (Schmidt) Lee, and probably her tennage son, George, during the late 1930s. Fred and Jennie Schmidt were German immigrants, according to United States census records. Fred was born in Germany in December 1862, and came to America at the age of five, in 1868. Jennie was born in Germany in March 1868, before also coming to America at a young age. They were married in 1888; a son, Freddie, was born in September 1888, followed by daughter, Theresa, in November 1891. The 1900 U.S. census finds the Schmidt family residing at 425 S. Sherwood Street in Fort Collins, where Fred was employed as a railroad conductor. At that time, the Schmidt household also included Fred's elderly father, Frederick, who had been born in Germany in August of 1828. By 1920, according to that year's census, the Schmidts had moved to 1270 Emerson Street in Denver. At that time, the Schmidt household included Fred and Jennie, their divorced daughter, Theresa E. (Schmidt) Lee, and Theresa's**

son, George, age five. The 1920 census does not list occupations for Fred or Jennie; Theresa's occupation, however, is listed as "clerk."

The property abstract indicates that Mr. and Mrs. Schmidt acquired this lot in Steamboat Springs in 1927, and that they arranged for the construction of this house in 1936. Jennie Schmidt passed away in 1945 at the age of 77. Fred apparently died some years previously, in the late 1930s or early 1940s.

After Jennie's death, this property passed into the hands of daughter, Theresa. She, in turn, deeded it to Luke and June Geer, in December 1945. Members of the Geer family, including Luke, June, Larry and Elsie, owned and lived in the home until August of 1966 when it was sold to Kenneth Byron and Viola Frances Bell. Kenneth Bell reportedly worked as a drag line operator for the P & M Coal Mining Company.

On August 31, 1970, Kenneth and Viola Bell sold this property to Russell S. and Wanda Lee Waggoner. Mrs. Waggoner has owned and lived here from that time to the present (2009). Russell "Russ" Waggoner was born in Walden, Colorado, before moving to Steamboat Springs with his parents in 1937. After coming of age, he was employed by the P & M Coal Mine Company for 21 years. Wanda was born and raised in Grand Junction where she attended Mesa State College. She worked as a telephone operator in Oakland, California, during her early adult years, before returning to northwest Colorado where she continued to work for the telephone company, in Craig, and later in Steamboat Springs. Russ and Wanda were married in the late 1960s, and they raised four children in this home, including three children of Russ' from a previous marriage. Sadly, Russ died suddenly, from a heart attack, circa 1989. Wanda Waggoner remains as this home's owner and resident, as of September 2009.

36. Sources of information:

Fourteenth Census of the United States, 1920, Denver City and County, Colorado, Ward 429[1].

Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2008. On file at the Denver Public Library, Western History Department.

Property Abstract, provided by the property owner.

Routt County Assessor, Residential Property Appraisal Record.

Twelfth Census of the United States, 1900, Larimer County Colorado, Ward 3, Fort Collins.

Waggoner, Wanda. Oral interview with Carl McWilliams, September 22, 2009.

VI. SIGNIFICANCE

37. Local landmark designation: **No** Date of designation: **Not Applicable**

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)

XX Does not meet any of the above National Register criteria

38A 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:

XX 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.

XX 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.

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

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

41. Level of significance: **Local**

42. Statement of significance:

This house is historically significant for its association with residential development in Steamboat Springs' Old Town neighborhood, dating from its year of construction in 1936. The house is also architecturally significant for its Late 19th And Early 20th Century American Movements architectural characteristics with some modest Bungalow elements, including the ribbon-style double-hung sash windows, and the exposed rafter ends. The property's significance in these regards is not the extent that it qualifies for individual listing in the National or State Registers. The property, however, does qualify for local landmark designation by the City of Steamboat Springs.

43. Assessment of historic physical integrity related to significance:

This property displays a high 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. There have been no additions, and no notable adverse alterations, to the original dwelling.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field 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.

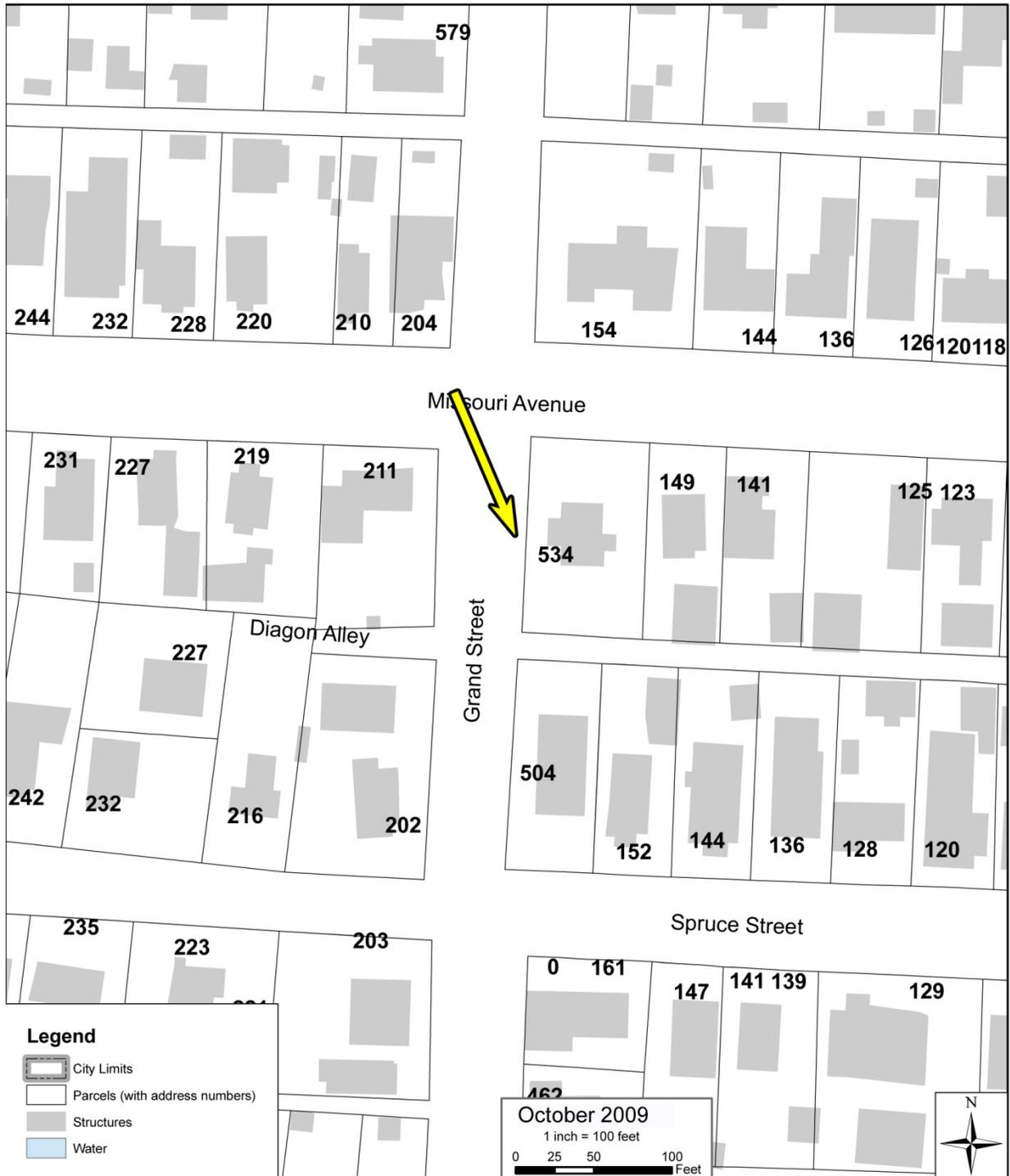
If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

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 35-38**

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 VIII**49. Date(s): **September 22, 2009**50. Recorder(s): **Carl McWilliams, Karen McWilliams, Timothy Wilder**51. Organization: **Cultural Resource Historians**52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**53. Phone number(s): **(970) 493-5270**

Sketch Map



Location Map

