

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.2797** Parcel number(s):
- 2. Temporary resource no.: **N/A** **17000011**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Price House**
- 6. Current building name: **Johansing House**
- 7. Building address: **1089 Village Lane**
- 8. Owner name and address: **Nathan Todd Johansing**
3709 West Main Street, #2
Kalamazoo, MI 49006-2842



National Register field eligibility assessment: **Not Eligible**
Local Landmark eligibility field assessment: **Eligible**

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **6N** Range **84W**
NW ¼ of NE ¼ of NE ¼ of SW ¼ of section 8
10. UTM reference (NAD27)
Zone **13**; **344496** mE **4483909** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **1969** Map scale: **7.5'**
12. Lot(s): **N/A** Block: **N/A**
Addition: **Village Green** Year of Addition:
Legal: **Tract 11, Village Green Addition**
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): **L-Shaped Plan**
15. Dimensions in feet: **2492 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Asbestos**
18. Roof configuration: **Other Roof (Butterfly Roof)**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch; Chimney; Garage/Attached Garage**
21. General architectural description:

This distinctive Ranch style house features an L-shaped plan which incorporates a main first-story level, a walk-out basement level and an attached two-stall garage. The residence portion is supported by a painted green concrete foundation which ranges from at grade on the northwest elevation (façade) to eight feet above grade on the southeast elevation where the walkout basement level opens toward the backyard. The house's exterior walls are clad with green color square-cut asbestos shingle siding except for the uppermost wall surface just below the eaves which is clad with painted green board and batten. The residence portion is covered by a low-pitched butterfly roof, with metal roofing material and with widely-overhanging boxed eaves. The eaves are painted white, green and dark brown, and feature large decorative painted dark brown rafter ends or purlins. A large fireplace chimney, faced with flagstone, is located on the southeast (rear) elevation. A painted white glass-in-wood-frame front door, with a wide flanking single-light sidelight, enters the façade from a 2-step concrete and tile front porch with a flagstone knee wall. Five painted dark brown, chamfered, 4' by 4" wood posts support a flat porch roof which is formed by an extension of the house roof. A painted green solid wood door, covered by a painted green wood screen door, enters the walkout basement level from a flagstone porch on the southeast elevation. A staircase, made of recycled materials, ascends to an elevated deck/porch, made of wood frame and recycled materials, located above the flagstone porch. Another painted green solid wood door enters into the house's main

level from the elevated deck/porch. The home's windows are primarily horizontally-oriented awning or hopper type windows, with painted white wood frames and surrounds. The attached garage portion features a concrete slab foundation, green color asbestos shingle exterior siding, and a flat roof. A painted green wood-paneled roll-away garage door on the northwest elevation opens onto a concrete and asphalt circular driveway which provides vehicular access to Village Lane. A single painted green wood-paneled door enters the garage near the southeast end of the façade. A single-light fixed-pane window, flanked on either side by a single-light casement window, is located between the front porch and the roll-away garage door.

22. Architectural style/building type: **Post World War II / Ranch**
23. Landscaping or special setting features: **This property is located on the southeast side of Village Lane, a curvilinear street in a post-World-War II neighborhood which forms the northwestern edge of Steamboat Springs. The property is sited on a hill slope elevated well above most of the city, and it affords gorgeous views to the south, southeast and southwest. An unfenced planted grass lawn surrounds the house, and it slopes sharply downward behind the house to the southeast.**
24. Associated buildings, features, or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1962**
Source of information: **Routt County Assessor records; Mountain States Telephone and Telegraph Directories**
26. Architect: **Unknown**
Source of information: **N/A**
27. Builder/Contractor: **Unknown**
Source of information: **N/A**
28. Original owner: **Dr. Vernon H. Price**
Source of information: **Mountain States Telephone and Telegraph Directories**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
Built in 1962, the architectural style of this house was probably influenced by the work of prominent architect Eugene Sternberg. Sternberg designed the Yampa Valley Electric Association (5RT.2391) building at 32 10th Street in 1956, and subsequently earned commissions to design a handful of other buildings in town, including the Steamboat Apartments (5RT.2624) at 11th and Pine Streets, the Chamber of Commerce building (5RT.1044) at 1201 Lincoln Avenue, and a classroom addition to the Steamboat Springs Elementary School. This residence, thought perhaps to have been designed by Sternberg, is, however, not listed in the "Eugene Sternberg Architectural Records" collection in the Western History Department of the Denver Public Library. This house's architect/builder may have worked with Sternberg or was influenced by his work.
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:

Built in 1962, the architectural style of this house was probably influenced by the work of prominent architect Eugene Sternberg. Sternberg designed the Yampa Valley Electric Association building at 32 10th Street in 1956, and subsequently earned commissions to design a handful of other buildings in town, including the Steamboat Apartments at 11th and Pine Streets, the Chamber of Commerce building at 1201 Lincoln Avenue, and a classroom addition to the Steamboat Springs Elementary School. This residence, thought perhaps to have been designed by Sternberg, is, however, not listed in the "Eugene Sternberg Architectural Records" collection in the Western History Department of the Denver Public Library. This house's architect/builder may have worked with Sternberg or was influenced by his work.

Throughout most of its history, until the early 1990s, this house was owned and occupied by Dr. Vernon H. Price. A physician and surgeon, Dr. Price maintained his medical practice at 521 Lincoln Avenue across from the Routt County Courthouse. In more recent years, from the mid-1990s to the present, the property has been owned by the Johansing family of Steamboat Springs and Kalamazoo, Michigan.

36. Sources of information:

McWilliams, Carl. "970 Merritt Street" (5RT.2472) Colorado Cultural Resource Survey Architectural Inventory Form, May 10, 2008.

McWilliams, Carl. "521 Lincoln Avenue" (5RT.1015) Colorado Cultural Resource Survey Architectural Inventory Form, May 18, 2007.

Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2009. On file at the Denver Public Library, Western History Department.

Routt County Assessor, Residential Property Appraisal Record.

"Routt County Assessor/Treasurer Parcel Detail Information."

"Steamboat Springs, CO. About 1900." Retrospective plat map compiled by Marcellus Merrill, January 23, 1976.

VI. SIGNIFICANCE

37. Local landmark designation: **N/A** Date of designation: **N/A**

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: **N/A**

40. Period of significance: **N/A**

41. Level of significance: **Local**

42. Statement of significance:

This house is historically significant for its association with Steamboat Springs' residential development during the post World War II period, and it is also architecturally significant as an intact, highly-representative Ranch style dwelling. Although this house's combined level of significance and integrity is not to the extent that it would qualify for inclusion in the National Register of Historic Places or in the State Register of Historic Properties, it may be considered eligible for local landmark designation in the Routt County Historic Register.

43. Assessment of historic physical integrity related to significance:

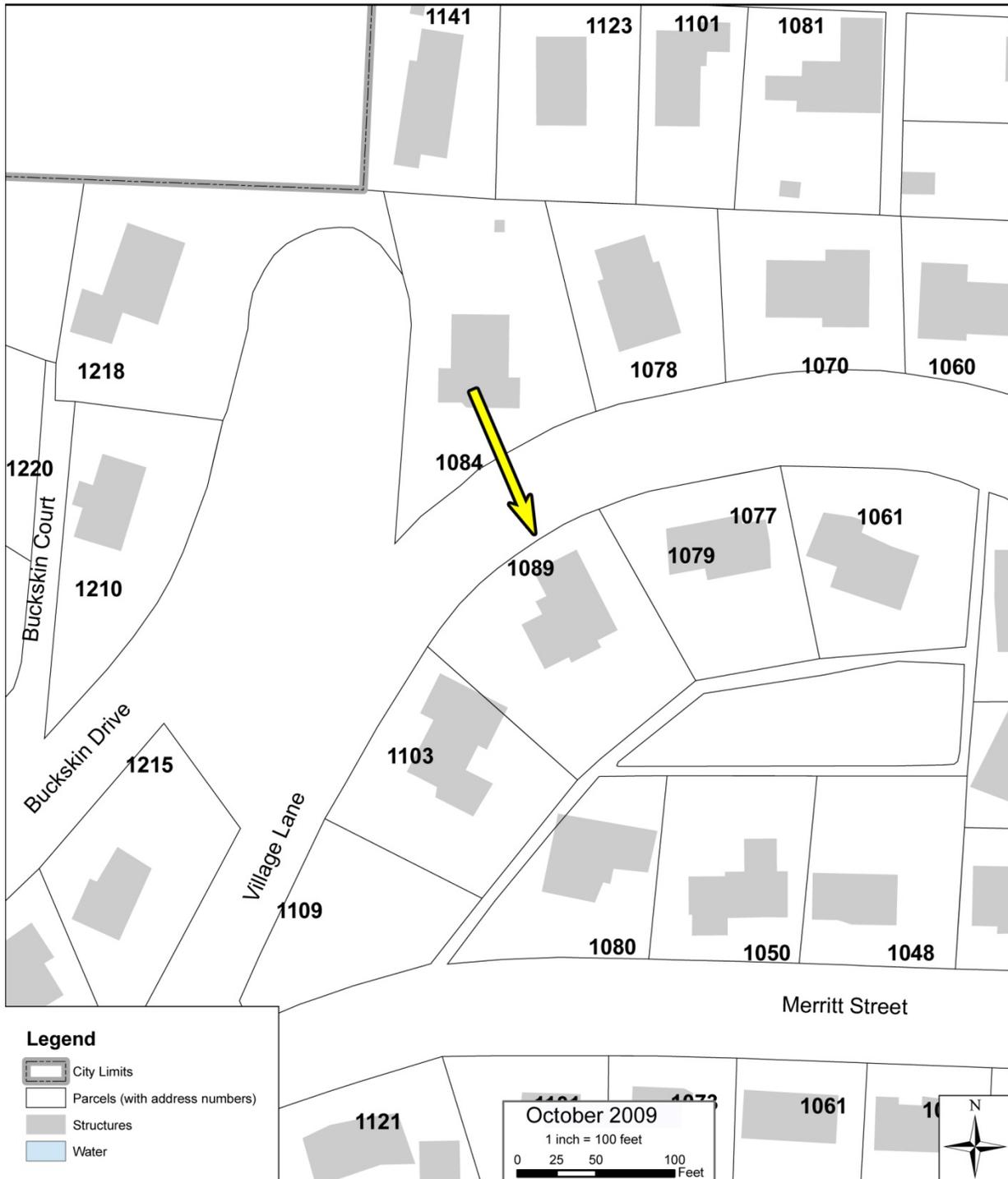
This property displays a high level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. There have been no additions and no notable exterior alterations to the original building

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT44. 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 138-142**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): **January 31, 2010**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

