

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAH use only)

OAH1403
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.2396** Parcel number(s): **145019001**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Stoffel House**
- 6. Current Building Name: **Lykken and Kramer Consulting Structural Engineers**
- 7. Building Address: **143 4th Street**
- 8. Owner Name: **Lykken and Kramer**
- Owner Organization:
- Owner Address: **P.O. Box 774229**
Steamboat Springs, CO 80477



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

Architectural Inventory Form

Page 2 of 8

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**
NE ¼ of SE ¼ of NW ¼ of NE ¼ of Section 17
10. UTM reference (Datum: NAD27)
 Zone: **13** **344952 mE** **4482898 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5**
12. Lot(s): **South 50 Feet of Lots 1 and 2 Block 19**
 Addition: **Original Addition of Steamboat Springs** Year of addition: **1884**
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: 38 feet x Width: 20 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Stucco**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof/Steel Roof**
20. Special features: **Porch**
21. General architectural description:
This is a 1.5-story former dwelling, presently used as professional office space by Lykken and Kramer Consulting Structural Engineers. The main rectangular portion of the building measures 20' NE-SW (across) by 30' NW-SE (deep), and there is also a 7' by 12' extension at the northwest end of the southwest elevation. The building is supported by a low stone foundation, and its exterior walls are clad with painted white stucco or concrete pargeting. The roof is a moderately-pitched front gable, covered with metal roofing material over 1x wood decking and 2x wood rafters. The rafter ends, which are painted blue, are exposed beneath the eaves. A symmetrical façade faces toward 4th Street on the southeast elevation. A painted blue wood-paneled front door, with one upper sash light, and covered by a non-historic synthetic white storm door enters the center of the façade from a concrete stoop and the front sidewalk. The stoop is covered by a gable hood with knee brace supports. The property's address and business owners are printed in the upper gable end of the porch hood: "143 Fourth Lykken and Kramer Consulting Structural Engineers." The entry door is flanked on either side by a set of paired 1/1 double-hung sash windows with painted blue wood frames and surrounds, and painted blue exterior wood storms. Elsewhere, the building's windows are also entirely 1/1 double-hung sashes with painted blue wood frames and surrounds, and painted blue exterior wood storms. A painted blue wood-paneled door, with one upper sash light, and covered by a painted blue wood screen door, enters the southwest end of the northwest (rear) elevation from an uncovered wood stoop.
22. Architectural style: **No Style**
 Building type:

Architectural Inventory Form

Page 3 of 8

23. Landscape or special setting features: **This property is located on the northwest side of 4th Street in the block between Lincoln Avenue and Oak Street, at the southeastern periphery of downtown Steamboat Springs. The house is surrounded by an unfenced planted grass lawn with mature landscaping.**

24. Associated buildings, features or objects:

Type: **Storage Shed**

Describe: **A historic storage shed is located near the rear northern corner of the lot. It is made of wood frame construction and measures 14' by 10', with painted white plywood exterior walls. The shed is covered by a low-pitched hip roof, with asphalt roofing material, and with painted white rafter ends beneath the eaves. A painted blue wood-paneled door, with one upper sash light enters the shed on its southwest elevation. A set of paired, 1/1 double-hung sash windows, with painted blue wood frames, penetrate the southeast elevation.**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1920** Actual:

Source of information: **Routt County Assessor, Commercial 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 list 1920 as this building's year of construction. Although unconfirmed through other sources, this date is plausible given the building's style and condition, and the known construction dates of other nearby dwellings. The original house featured a front-gabled rectangular plan, which measured 20' NE-SW (across) by 38' NW-SE (deep). A 7' by 12' shed-roofed extension to the northwest end of the southwest (side) elevation was probably erected sometime after the original dwelling. The storage shed was probably erected at about the same time as the house.

30. Original location: Moved: 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): **Commerce and Trade/Professional**

34. Site type(s): **Former single family dwelling; presently offices for an engineering firm.**

Architectural Inventory Form

Page 4 of 8

35. Historical background:

The building at 143 4th Street was constructed as a residence in 1920, according to Routt County Assessor records. While much of the property's early history is obscure, by 1956 this was the home of John Stoffel. Mountain States Telephone and Telegraph directories, and later Mountain Bell telephone directories, indicate that Inez Stoffel then lived at this address through the early 1970s. From circa 1975 to the present (2007), this property has been owned by, and served as offices for, the firm Lykken and Kramer, Consulting Structural Engineers. Previously, Lykken and Kramer's office had been located at 1041 Lincoln Avenue.

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, Commercial Property Appraisal Record.

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. |
| <input checked="" type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | 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 former single-family dwelling is historically significant for its associations with Steamboat Springs' residential development, dating from the time of its construction through the mid-1900s. It is also architecturally notable for its representative vernacular front gabled architectural plan. The building's level of significance in these regards is not to the extent that it qualifies for individual listing in the National Register of Historic Places or in the State Register of Historic Properties. However, it may be considered individually eligible for local landmark designation.

43. Assessment of historic physical integrity related to significance:

This property, including both the former dwelling and the storage shed, 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, Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association.

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: **Eligible**

45. Is there National Register district potential? Yes No

Discuss: **Historic buildings in this area probably do not collectively possess the historical or architectural significance, and do not display sufficient physical integrity, to be part of a 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 #1; Images 26-30** CDs filed at: **City of Steamboat Springs**
48. Report title: **Historic Building Inventory of Downtown Steamboat Springs** **137 10th Street**
49. Date(s): **09/09/07** **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**

Architectural Inventory Form

Page 7 of 8

Sketch Map



Architectural Inventory Form

Location Map

