

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.1060** Parcel number(s): **100308014**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Sauer House**
- 6. Current Building Name: **Alexander House**
- 7. Building Address: **306 7th Street**
- 8. Owner Name: **Thomas J. and Alecia C. Alexander**
- Owner Organization:
- Owner Address: **P.O. Box 774782**  
**Steamboat Springs, CO 80477**



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

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84 W**  
**SW ¼ of SE ¼ of SW ¼ of SE ¼ of Section 8**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **344821 mE** **4483236 mN**
11. USGS quad name: **Steamboat Springs, Colorado**  
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **South 70 FT. of Lots 13 and 14, Block 8**  
 Addition: **First Addition to Steamboat Springs** Year of addition: **1909**
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: **2015 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features:  
**Porch**  
**Chimney**  
**Roof Treatment/Dormer**  
**Garage/Attached Garage**
21. General architectural description:  
**This is a 1.5-story wood frame Bungalow style dwelling. It is supported by a painted cream yellow concrete foundation, and its exterior walls are clad with painted cream yellow horizontal weatherboard siding. The upper gable ends, and two shed-roofed dormers are clad with painted cream yellow square-cut wood shingles. The house is covered by a moderately-pitched front gable roof, with metal roofing material and with painted cream yellow rafter ends exposed beneath widely-overhanging eaves. A painted grey brick chimney is located on the roof ridge. A rectangular bay, with a 4/1 (ribbon style) double-hung sash window flanked on either side by a 3/1 (ribbon style) double-hung sash window, is located on the southwest elevation (facing Pine Street). A large shed-roofed dormer, with three 3/1 (ribbon style) double hung sash windows, is located directly above the rectangular bay on the southwest-facing roof slope. Another large shed-roofed dormer is located on the opposite northeast-facing roof slope. The house features a symmetrical façade which faces toward 7th Street on the northwest elevation. Here, a stained natural brown solid wood front door, with four vertical leaded glass upper sash lights and with a projecting locking rail, enters the center of the façade from a full-width Craftsman-style front porch which is recessed under the house's front gable roof. This porch is approached by three painted green wood steps, and features a tongue-in-groove wood floor, wood frame knee walls and wood piers clad with painted cream yellow horizontal weatherboard siding. The home's windows are predominantly 3/1 or 4/1 (ribbon-style) double-hung sash with painted green wood frames and surrounds.**

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A historic attached single-stall garage is located on the southeast elevation. The garage features painted cream yellow horizontal weatherboard walls, and a nearly flat roof with a stepped parapet extending above the roof line along the southeast elevation. A garage door on the southwest elevation provides vehicular access from Pine Street. A low shed-roofed addition has been built onto the garage's southeast elevation.

22. Architectural style:  
 Building type: **Bungalow**
23. Landscape or special setting features: **This well-maintained property is located at the eastern corner of 7th and Pine Streets. A nicely-landscaped planted grass yard flanks the northwest and southwest sides of the house.**
24. Associated buildings, features or objects: **Not Applicable**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1917** Actual:  
 Source of information: **Routt County Assessor files**
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 1917 as this house's year of construction. This date makes sense given the house's Bungalow/Craftsman style, and the development pattern of the neighborhood. The house appears little altered from its original construction.**
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 dwelling**
35. Historical background:  
**Routt County Assessor records indicate that this house was built in 1917. Efforts to uncover information about its early owners and residents, at the Tread of Pioneers Museum, and through historic online articles from the *Steamboat Pilot* newspaper, have been unsuccessful. This property's address was not located in Steamboat Springs' telephone directories from 1956 through 1965. George P. Sauer is then listed in the directories as this property's resident between 1970 and circa 1989. No further information regarding Mr. Sauer was located in biographical files at the Tread of Pioneers Museum, and his name does not appear in online Routt County Burial Index records. Thomas J. and Alecia C. Alexander are the property's current (2008) owners. They have held title to the property since July of 2004, according to Routt County Assessor records.**

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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/Treasurer Parcel Detail Information."

"Routt County Assessor, Residential Property Appraisal Record."

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

### 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.

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.  |

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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 house historically significant for its association with Steamboat Springs' residential development dating from the time of its construction, circa 1917. The dwelling is also architecturally significant for its rather distinctive expression of the Bungalow/Craftsman style of architecture, including such features as its ribbon-style double-hung sash windows, its exposed rafter ends beneath widely-overhanging eaves, and its full-width Craftsman style porch. Displaying an overall high standard of integrity, this property conveys a strong sense of its historic and architectural significance. As such, it may be considered eligible local landmark listing in the Routt County Register of Historic Places. The property's historic and architectural significance is probably not to the extent that it would qualify for individual listing in the State or National Registers.**

43. Assessment of historic physical integrity related to significance:

**This property exhibits an overall 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. The dwelling appears minimally altered from its original construction.**

### 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 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:

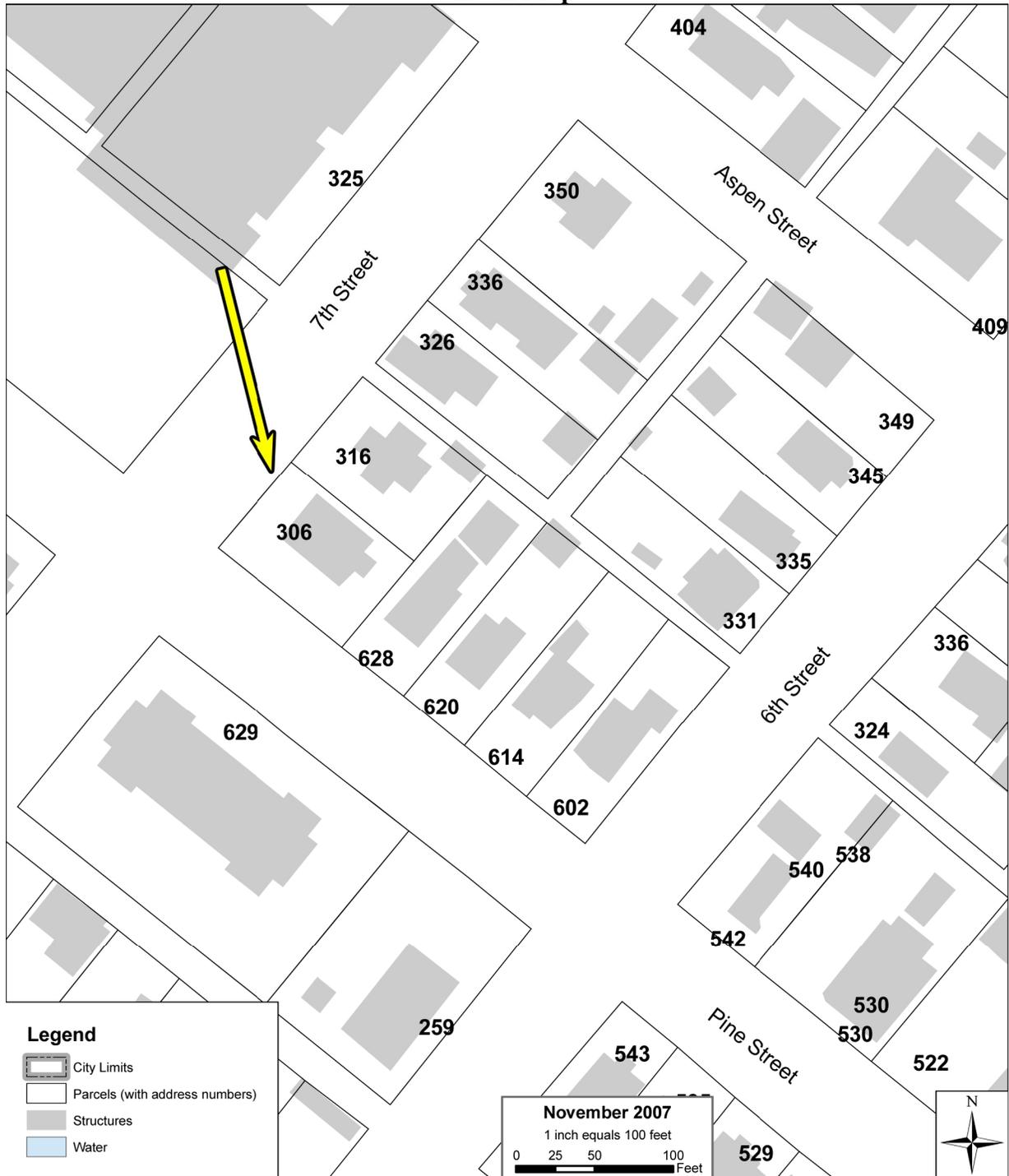
### VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #1, Images 204-208** CDs filed at: **City of Steamboat Springs**
48. Report title: **Old Town Steamboat Springs Residential Survey Phase V** **137 10th Street**
49. Date(s): **05/10/08** **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



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## Location Map

