

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.1065** Parcel number(s): **100304044**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Wither House**
- 6. Current Building Name: **Wither House**
- 7. Building Address: **440 8th Street**
- 8. Owner Name: **Scott and Regina L.S. Wither**
- Owner Organization:
- Owner Address: **P.O. Box 775430**
Steamboat Springs, CO 80477



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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84 W**
SW ¼ of NE ¼ of SW ¼ of SE ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **344860 mE** **4483452 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **North 1/2 of Lot 44, Lot 45, South 1/2 of Lot 46, Block 4**
 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: **2290 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Brick**
Wood/Weatherboard
Wood/Shingle
18. Roof configuration: **Gambrel Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Chimney
Roof Treatment/Dormer
Fence
21. General architectural description:
This distinctive brick Dutch Colonial Revival style dwelling features a basic rectangular plan, and is supported by a low sandstone foundation. The house is covered by a steeply-pitched front gambrel roof, with steeply-pitched intersecting gambrels on the southwest and northeast (side) elevations. Each of these intersecting gambrels is penetrated by a set of paired 1/1 double-hung sash windows, and there is also a small shed-roofed dormer on the northeast-facing roof slope. The roof is covered with metal roofing material, and the eaves are boxed with painted white wood trim. A tall brown brick chimney is located on the front northwest-facing slope of the intersecting gable on the southwest elevation. The house's walls are made of brown brick, laid in running bond; however, the lower portion of the gambrel ends are clad with painted white horizontal weatherboard siding, while the upper portion of the gambrel ends are clad with painted blue fishscale shingles. The house features a symmetrical façade which faces toward 8th Street on the northwest elevation. A stained light brown wood-paneled door, with three horizontal stepped upper sash lights, and covered by a painted white wood storm door, enters the center of the façade from an open front porch. This porch is approached by four carpeted wood steps, and features a tongue-in-groove wood floor, brick pedestals, painted white Tuscan columns, and a hipped porch roof with a gable hood over the porch steps. The front door is flanked on either side by a 1/1 single-hung sash window, with a painted white wood frame and with a painted white concrete or sandstone lugsill and lintel. Three

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similar 1/1 single-hung sash windows penetrate the southwest elevation wall. A set of paired 1/1 double-hung sash windows, with painted white wood frames and surrounds, appear in the façade's upper gambrel end. A two-story hip-roofed extension of wood frame construction, to the southeast (rear) elevation may represent an early addition to the original brick dwelling. This portion of the house features painted white horizontal weatherboard walls, with 1" by 4" corner boards, and a hipped roof with metal roofing material and painted white boxed eaves. A painted white, 8-light, glass-in-wood-frame door, covered by a painted white wood storm door, enters the southwest end of the southeast elevation from a small concrete porch covered by a shed roof with knee brace supports. The rear elevation is also penetrated by two second story 1/1 double-hung sash windows, and one first story 1/1 double-hung sash window.

22. Architectural style: **Late 19th And 20th Century Revivals/Dutch Colonial Revival**
 Building type:
23. Landscape or special setting features: **This well-maintained property is located on the southeast side of 8th Street in the block northeast of Aspen Street. A planted grass front yard and narrow side yards along either side of the house are landscaped with low native plants and flowers, and with twin aspen trees flanking the front sidewalk. The backyard is partially enclosed by a chain link fence.**
24. Associated buildings, features or objects:
Garage
A non-historic wood frame garage, which measures approximately 24' by 22', is located near the rear of the property. The garage rests on a concrete slab foundation, and has white horizontal vinyl exterior siding with vertical white vinyl corner pieces. The garage roof is a low-pitched front gable, with metal roofing material and with painted white boxed eaves. A 1x1 horizontal sliding window penetrates the southwest elevation. Two painted white wood-paneled roll-away garage doors open on the southeast elevation onto a short concrete driveway which extends to the alley.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1910** Actual:
 Source of information: **"Routt County Assessor/Treasurer Parcel Detail Information."**
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 1910. The First Addition to Steamboat Springs was platted in 1909, and this house was erected near the northwest end of the newly-platted neighborhood during the residential building boom of 1909-1910.
30. Original location: Moved: Date of move(s):

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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:

The home at 440 8th Street was for several years the residence of Robert and Frances Wither. A native of Steamboat Springs, Robert Wither was the youngest child of early Routt County residents Archibald (“Archie”) and Pearl Wither. Archibald Wither was born in Scotland in 1862. Following his graduation from Youngs College in Glasgow, he was briefly employed as a chemist in London, before immigrating to Canada in 1887. In 1889 he moved to Routt County, joining his brother George. George Wither was one year younger than Archie. In Glasgow, Archie had worked in the mercantile business, rising from office boy to head bookkeeper. The firm then sent him to Sierra Leone, to manage the company’s interests in West Africa. In 1887, he arrived in Routt County. Here, the Wither brothers supported themselves initially with construction work and stonemasonry, and reportedly were responsible for much of the clearing and grading of Steamboat’s early streets. In the 1890s, during the Hahn’s Peak and Columbine mining boom, George and Archie established a mercantile store at Hahn’s Peak, then the seat of Routt County government. In 1897, George was elected county clerk, a position he held for at least two terms. However, the Routt County mining boom proved to be short-lived, and in 1901, George and Archie Wither returned to Steamboat Springs where they purchased William Adair’s general store. Under their stewardship, the Wither’s mercantile business prospered, and, in 1906, the brother built a new two story stone building across Lincoln Avenue from their original store. At one time, the A and G Wither Mercantile firm was the largest store of its kind between Denver and Salt Lake City. In addition to his business accomplishments, Archie Wither served three terms as Steamboat’s mayor, and was one of the original organizers of the company that constructed the Steamboat Springs waterworks.

In December 1899, Archie Wither married Pearl Carleton of Snake River, north of Columbine. She was born in 1880 in Minturn, Iowa, and came to Routt County with her parents at ten years of age. The couple raised four children, George B., Eva Dorothy, Donald (“Pete”), and Robert. Robert, or Bob as he was usually known, was a true Steamboat Springs native. He began skiing when he was just three years old, and began competitive ski jumping at the age of six. From the time he was 11 until he quit jumping at 23, Bob won numerous national titles in jumping. Dubbed the “boy wonder” by newspapers in the 1920s, at the age of 15, Bobby Wither was considered one of the best skiers in the state. He had captured the United States Western Class C title with a jump of 177 feet, and was slated to compete in the regional Olympic tryouts in 1931, in preparation for the 1932 Olympics. Unfortunately, while warming up before the tryouts, he suffered a fracture of his right leg. He continued to jump competitively for many years, until a second broken leg forced him to give up jumping in 1937. In addition to skiing, Bobby Wither worked for the railroad from the time he was a young lad. Upon his graduation from college in 1937, he was hired fulltime as a clerk, making \$100 dollars a month. In 1936, while attending college in Fort Collins, Bob met his future wife, Frances. Ironically, Frances had spent every summer since 1920 in Routt County, but the two had never crossed paths. Frances’ father was a road contractor and rancher from Las Animas, who summered his cattle near Yampa. In 1937, following graduation, she took a position teaching school in Steamboat. A newcomer to skiing, she nevertheless managed to convince the grade school principal to allow the girls to learn to ski. The couple was wed in Las Animas in 1940. They spent the first five years of their married life in Denver, where Bob worked for the railroad. In 1945, they returned to Steamboat

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Springs, where Bob continued to work for the railroad. He then was employed by the Yampa Valley Co-op, before starting the Wither Oil Company in 1954. The couple raised three children, Pete, John, and Sally. Following his family's example of community service, Bob Wither was a founding member of the Steamboat Kiwanis, acting as its first president. He was also a Past Master of the Masonic Lodge. A member of P.E.O. since 1937, Frances was also active in Eastern Star and the Beta Sigma Phi sorority. Both were heavily involved in promoting the town's Winter Carnival and other ski related activities, Bob having served on the Board of Directors of the Winter Sports Club since the 1930s. In 1985, the couple was honored as Grand Marshals of the 73rd Winter Carnival, and in 2005, at the age of 90, Frances was the recipient of the Leckenby Pioneer Award, for her contributions to the preservation of Steamboat Springs' rich history.

36. Sources of information:

"A Brief History of the Archie Wither Family." Typewritten manuscript located in clipping file at Tread of Pioneers Museum.

"Bob Wither." *Three Wire Winter*, Spring 1985. Located in clipping file at Tread of Pioneers Museum.

Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>.

"Building Boom." *Steamboat Pilot*, March 16, 1910, p. 1.

"Many New Residences in Steamboat Springs." *Steamboat Pilot*, March 23, 1910, p. 1.

"Steamboat Springs and Its Splendid Outlook." *Steamboat Pilot*, July 27, 1910, p. 1.

"Dorothy Wither: 1903-1987." *Steamboat Pilot*, n. p., n.d. (ca. January 12, 1987). Located in clipping file at Tread of Pioneers Museum.

"Flaming Youth of the Ski Slides." *Steamboat Pilot*, n. p., n.d. (ca. January 1931). Located in clipping file at Tread of Pioneers Museum.

Leeson, Tiffany Wither. "Eva Dorothy Wither." Typewritten manuscript located in clipping file at Tread of Pioneers Museum.

Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2007. On file at the Denver Public Library, Western History Department.

"Robert Wither Breaks Leg on Genesee Course." *Steamboat Pilot*, February 27, 1931. Located in clipping file at Tread of Pioneers Museum.

"Routt County Assessor/Treasurer Parcel Detail Information."

"Wither Given Leckenby Award." *Steamboat Pilot*, October 26, 2005. Located in clipping file at Tread of Pioneers Museum.

"Withers Named Grand Marshals for Winter Carnival." *Steamboat Pilot*, December 26, 1985. Located in clipping file at Tread of Pioneers Museum.

"Young Ski Star Hurt at Genesee." *Steamboat Pilot*, February 23, 1931. Located in clipping file at Tread of Pioneers Museum.

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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.

 C. Its identification with a person or persons who significantly contributed to the culture and development of Routt County.

 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.

 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:

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42. Statement of significance:

This property is historically significant for its association with Steamboat Springs' residential development dating from the time of its construction, circa 1910, and in particular for its long association with Robert and Frances Wither who made significant contributions to broad patterns of Steamboat Springs' history. The house is also architecturally significant for its rather distinctive Dutch Colonial Revival style of architecture, and for the fine craftsmanship shown in its brick masonry construction. 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. There have been no recent additions or adverse exterior alterations to the historic dwelling. A sense of time and place of an early twentieth century Dutch Colonial Revival style dwelling remains very much intact.

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 245-250** CDs filed at: **City of Steamboat Springs**

48. Report title: **Old Town Steamboat Springs Residential Survey** **137 10th Street**

49. Date(s): **Phase V**
05/10/08 **Steamboat Springs, CO**
80477

50. Recorder(s): **Carl McWilliams**
Karen McWilliams

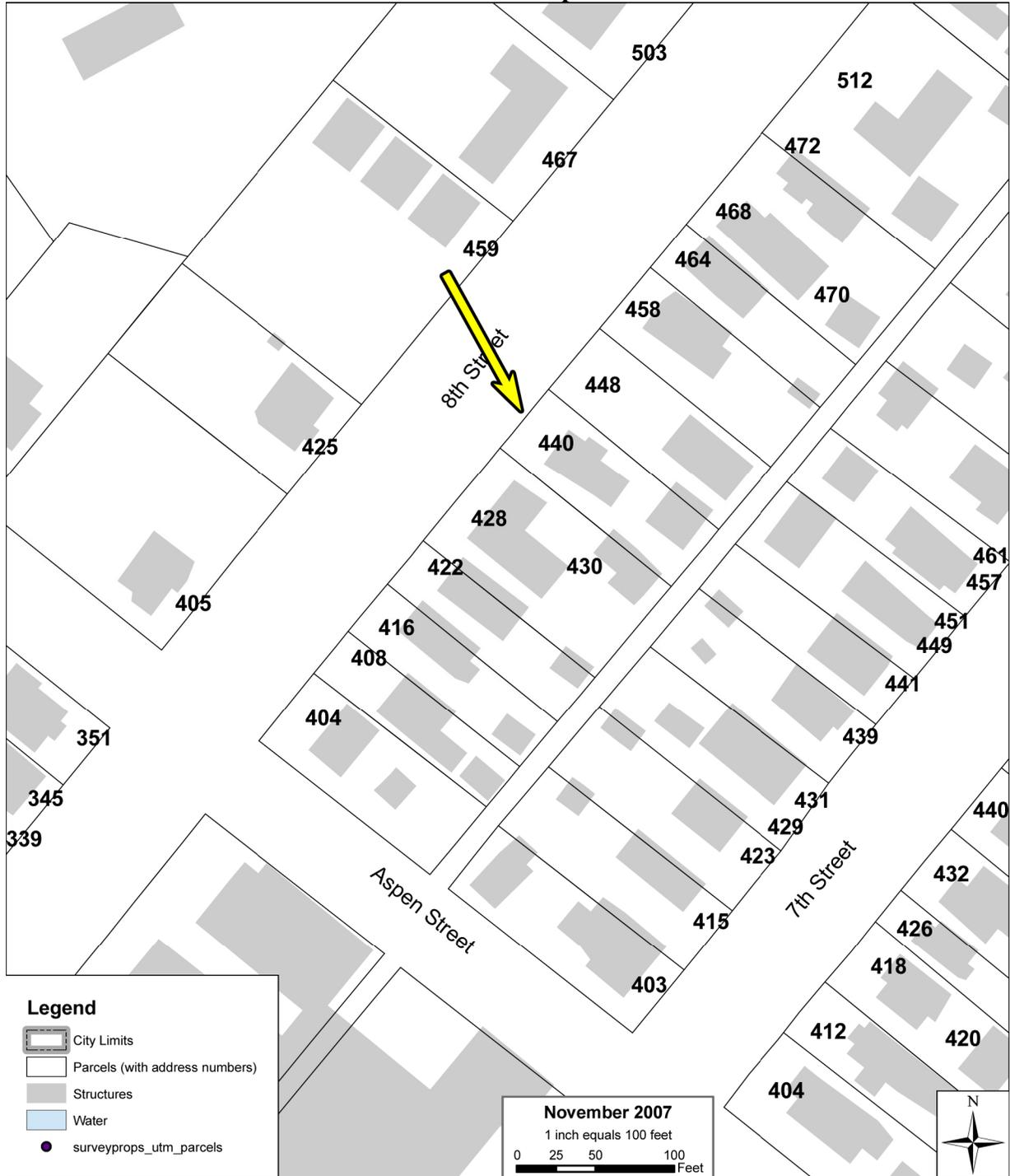
51. Organization: **Cultural Resource Historians**

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

