

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHF use only)

OAHF1403
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.2624** Parcel number(s): **100302002**
- 2. Temporary resource number: **N/A** **115209027**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Steamboat Apartments**
- 6. Current Building Name: **Hillcrest Apartments**
- 7. Building Address: **302 11th Street**
- 8. Owner Name: **Hillcrest Apartments Inc.**

Owner Address: **C/O Pat Turner @ Colorado Mountain College**
1330 Bob Adams Dr
Steamboat Springs, Co 80487-5027



44. National Register eligibility field assessment:	Eligible
Local landmark eligibility field assessment:	Eligible

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**
NW ¼ of NE ¼ of SE ¼ of SE ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **344427 mE** **4483730 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Tract 100' X 140' In SW Corner of Block 2**
 Addition: **1st Addition** 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: **Length: 64 feet x Width: 24 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Other Roof (Butterfly Roof)**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**

21. General architectural description:

Three improvements are located on this property: two single-story apartment or condominium buildings and a detached four-stall garage. The two apartment buildings are described in this section, while the garage is described in section 24.

The apartment building closest to 11th Street measures 24' N-S by 64' E-W, and is divided into three apartment or condominium units numbered 1, 2 and 3. This building is supported by a low concrete slab foundation. Its lower exterior walls are faced with a red brick veneer, laid in running bond, while the upper wall surface is clad with stained brown board-and-batten. The lower brick walls and the upper board-and-batten wood walls are separated by a metal belt course. The building's distinctive inverted-pitch "butterfly" roof features widely-overhanging eaves, and heavy 3" by 10" exposed rafter ends which are bolted to metal plates beneath the eaves. Metal coping bands appear along the edges of the front and back eaves. Three stained natural brown solid wood entry doors enter into the three condominium or apartment units, from a common concrete sidewalk, on the north elevation (façade). Two of these doors are covered by silver aluminum storm doors, while the third is covered by a black aluminum storm door. Three glass-in-wood-frame doors, each with an aluminum storm door, enter the south (rear) elevation. Two of these rear doors open onto wood decks, while the third opens onto a small concrete porch. Three small single-light hopper windows penetrate the façade wall, above the brick veneer, on the north elevation. Large expanses of single-light fixed-pane windows, set over single-light awning windows, and with fixed-pane transom lights, penetrate the south elevation. No doors or windows penetrate the east and west (end) elevations.

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The apartment building farthest from 11th Street measures 24' N-S by 60' E-W, and is divided into three apartment or condominium units numbered 4, 5, and 6. This building is supported by a low concrete slab foundation. Its lower exterior walls are faced with a red brick veneer, laid in running bond, while the upper wall surface is clad with stained brown board-and-batten. The lower brick walls and the upper board-and-batten wood walls are separated by a metal belt course. The building's distinctive inverted -pitched roof features widely-overhanging eaves, and heavy 3" by 10" exposed rafter ends which are bolted to metal plates beneath the eaves. Metal coping bands appear along the edges of the front and back eaves. Three stained natural brown solid wood entry doors, each covered by a silver aluminum storm door, enter into the three condominium or apartment units on the north elevation (façade). Three glass-in-wood-frame doors, each with an aluminum storm door, enter the south (rear) elevation. Each of these rear doors opens onto a small concrete porch. Three small single-light hopper windows penetrate the façade wall, above the brick veneer, on the north elevation. Large expanses of single-light fixed-pane windows, set over single-light awning windows, and with fixed-pane transom lights, penetrate the south elevation. No doors or windows penetrate the east and west (end) elevations.

22. Architectural style: **Modern Movements/Usonian**
 Building type:

23. Landscape or special setting features: **This property is composed of a 100' by 140' tract of land located at the northeast corner of 11th and Pine Streets. A triangular-shaped park, or open space, bordered by 11th, Pine, and Crawford Streets, is located across 11th Street northeast of this property. The terrain behind the buildings to the south slopes sharply downward toward Pine Street. A large fir tree is located between the buildings and the street curb. There are no public sidewalks.**

24. Associated buildings, features or objects:

Garage

A four-stall garage, which measures 40' N-S by 22' E-W, is located near the front northwest corner of the property. The garage is supported by an unpainted concrete foundation and floor. Its west, north and south elevation walls are clad with a red brick veneer, laid in running bond, except for a short segment near the top of the wall surface which is clad with stained dark brown board-and-batten. The entire east (rear) elevation wall is clad with stained dark brown board-and-batten. The garage is covered by a nearly flat inverted-pitch roof. Painted white boxed eaves overhang the façade, while the eaves on the east, north and south elevations are nearly closed. Two painted beige plywood-paneled roll-away garage doors, on the west elevation, open onto an asphalt driveway which extends to 11th Street.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1958**
 Source of information: **Sternberg, Eugene Architectural Records, WH 1003, Western History Collection, Denver Public Library.**

26. Architect: **Eugene Sternberg**
 Source of information: **Sternberg, Eugene Architectural Records, WH 1003, Western History Collection, Denver Public Library.**

27. Builder: **Unknown**
 Source of information: **N/A**

28. Original owner: **[Cecil?] Baer, et. al.**
 Source of information: **Routt County Assessor/Treasurer, Parcel Detail Information**

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29. Construction history:

These two apartment buildings were designed by Denver architect Eugene D. Sternberg in 1958. Sternberg designed the Yampa Valley Electric Association building at 32 10th Street in Steamboat Springs (erected in 1956), and subsequently earned commissions to design a handful of other buildings in town, including this distinctive property at the northeast corner of 11th and Pine Streets. Its architectural plans are listed under the heading "Steamboat Apts. 11th and Pine, Steamboat Springs, 1958", in an index of buildings designed by Sternberg in the "Eugene Sternberg Architectural Records" collection in the Western History Department of the Denver Public Library. Other Sternberg designed buildings in Steamboat Springs include the Chamber of Commerce building at 1201 Lincoln Avenue, and a classroom addition to the Steamboat Springs Elementary School (1960). Regionally, Sternberg also designed an addition to the Moffat County High School in Craig (1957), and the Craig Memorial Hospital (1959). Routt County Assessor records indicate the garage was erected in 1970.

30. Original location: Moved: _____ Date of move(s): _____

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Multiple Dwelling**
32. Intermediate use(s): **Domestic/Multiple Dwelling**
33. Current use(s): **Domestic/Multiple Dwelling**
34. Site type(s): **Two condominium buildings and a detached 3-stall garage**

35. Historical background:

Originally named the "Steamboat Apartments, these two apartment or condominium buildings were designed in 1958 by prominent Colorado architect Eugene D. Sternberg. Mr. Sternberg was born in Czechoslovakia on January 15, 1915. He earned a degree in architectural engineering in Prague. While pursuing graduate work in architecture at Cambridge University in England, World War II began. He remained in London during the war, teaching part time at Cambridge. He then joined the firm of Sir Abercrombie, where he was involved in rebuilding many of the homes and buildings destroyed by German bombing. While in England, he met and married his wife, Barbara. In 1945, the couple immigrated to the United States, where Sternberg had accepted an offer to teach at Cornell University. Shortly after, he became the first faculty member at the University of Denver's new School of Architecture.

In 1949, Sternberg became associated with developer Edward Hawkins in the creation of the Arapahoe Acres development in Englewood. Sternberg was attracted to the project because of his interest in the creation of "socially conscious modern housing, combining quality architectural design and economical construction." (OAHF, Historical Guide to Colorado Architects, <http://www.coloradohistory-oahf.org>). Arapahoe Acres is now listed on the National Register of Historic Places. Sternberg is best known for the many civic, educational, and commercial buildings he designed. His list of accomplishments includes Arapahoe Community College in Englewood, Heritage High School, Littleton's Bemis Public Library, Court House and Law Center, and Denver General Hospital. Altogether, Sternberg is responsible for over 400 buildings in Colorado, Wyoming and Nebraska.

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 Steamboat Springs as well as in Craig. He

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completed the designs for these two apartment buildings in 1958, shortly after finishing the design for an addition to the Moffat County High School in Craig.

The three residential units in each of the two buildings have primarily functioned as individually-owned condominiums over the years. Sternberg initially named the two buildings the "Steamboat Apartments", but by early 1959, they had been renamed the Hillcrest Apartments. Routt County Assessor records indicate that members of the [Cecil?] Baer family were among the original owners, and in March of 1959, the Baers sold the property to an entity known as Hillcrest Apartments, Inc. Long-term residents over the years include Arthur Anderson (early 1960s - late 1990s), Dorothy Wither (early 1960s - 1987), and Ruth A. Beverly (early 1960s - late 1970s). Born in northwestern Colorado on January 7, 1903, Dorothy Wither owned and operated the Dorothy Shop between 1939 and 1986. Dorothy was the daughter of early Steamboat Springs' citizens Archie and Pearl (Carleton) Wither. Natives of Scotland, Archie and his brother George Wither had founded the A. & G. Wither general merchandise store in Hahn's Peak in the 1890s before moving their store to Steamboat Springs in 1901. Sally Wither, daughter of Robert and Frances Wither, has been among this property's owners and residents from the late 1980s to the early 2000s.

36. Sources of information:

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

"Dorothy Wither: 1903-1987." *Steamboat Pilot*, n. p., n.d. (ca. January 12, 1987). 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.

"Routt County Assessor/Treasurer Parcel Detail Information."

Sternberg, Eugene Architectural Records, WH 1003, Western History Collection, Denver Public Library.

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.

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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. |
| <input checked="" type="checkbox"/> | G. Its identification as the work of an architect or master builder whose individual work has influenced the development of Routt County. |
| <input checked="" type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | 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: **Architecture**

40. Period of significance: **1958**

41. Level of significance: National: State: Local:

42. Statement of significance:

These two apartment buildings are architecturally significant because they were designed by prominent Colorado architect Eugene D. Sternberg, and because they embrace several elements of the Frank Lloyd Wright inspired Usonian style of architecture. The buildings are integrated with the surrounding landscape, with an open south side overlooking a steep hill slope which descends behind the property. The two apartment buildings also feature concrete slab floors, with no basements, dominant horizontal lines, integrated windows, and nearly flat inverted-pitched roofs with widely-overhanging eaves. The buildings' interiors feature zoned plans, with three primary living areas, and with built-in components. Reportedly built in 1970, the garage is quite architecturally compatible with the two earlier apartment buildings, although it would currently rate as a non-contributing feature. The property, overall, may qualify individually for inclusion in the National Register of Historic Places, under Criterion C, based primarily on its architectural significance because the apartment buildings were designed by Eugene Sternberg in the Usonian style. The property may also be considered individually eligible for the State Register of Historic Properties and for local landmark designation.

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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 only very minimal exterior alterations, to the property's three buildings following their original construction in 1958.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **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.**

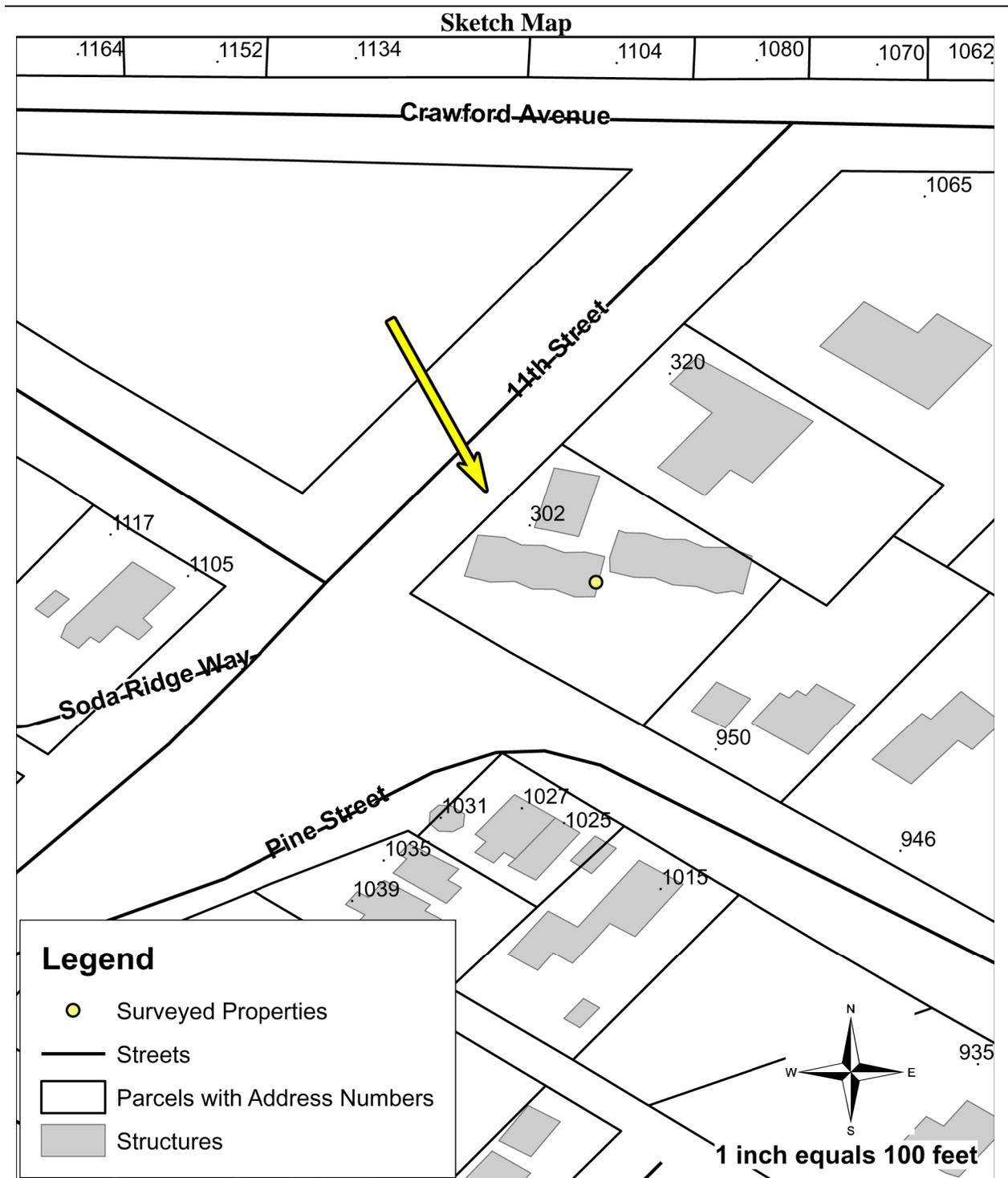
If there is National Register district potential, is this building: Contributing Noncontributing N/A:

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 1-15 | CDs filed at: | City of Steamboat Springs |
| 48. Report title: | Old Town Steamboat Springs Residential Survey
Phase VII | | 137 10th Street |
| 49. Date(s): | 08/26/2008 | | 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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Location Map

