

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.2058** Parcel number(s): **100306026**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Williams House**
- 6. Current Building Name: **Boyer House**
- 7. Building Address: **827 Aspen Street**
- 8. Owner Name: **Harold Richard & Bonnie Jennifer Boyer**
- Owner Organization:
- Owner Address: **57 Scenic Mountain Rd.  
New Ringgold, PA 17960-9305**



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

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**  
**SW ¼ of NW ¼ of SW ¼ of SE ¼ of Section 8**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **344665 mE** **4483634 mN**
11. USGS quad name: **Steamboat Springs, Colorado**  
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **East 42 Feet of Lots 24 through 28, Block 6**  
 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): **L-Shaped Plan**
15. Dimensions in feet: **916 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Metal/Aluminum**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features:  
**Fence**  
**Porch**  
**Chimney**  
**Garage/Attached Garage**  
**Window/Glass Block**
21. General architectural description:  
**This single-story wood frame residence is supported by a painted white concrete foundation, and its exterior walls are clad with white horizontal metal siding. The house's front-gabled roof is moderately-pitched, and is covered with green metal roofing material. The roof eaves are boxed with white metal trim, and a red brick chimney is located just below the ridge on the northwest-facing roof slope. The home's windows are primarily single and paired 1/1 double-hung sash, with white synthetic or metal frames and green synthetic or metal surrounds. A small 6-light glass block basement window is located on the southeast elevation. A shed-roofed addition, with an open gable-roofed front porch, has been built onto the northeast end of the southeast elevation and extends to cover the southeast half of the façade (northeast elevation). A stained natural brown 10-light glass-in-wood-frame front door enters into the addition from a 5-step porch with an open wood railing and covered by a gable roof. A painted buff red wood door, with one upper sash light, and covered by a gable hood with knee brace supports, enters the southwest (rear) elevation from a deck made of recycled material. A set of paired, painted white, vertical wood plank garage doors provide entry into the basement level in a gable-roofed extension, from the alley on the southeast elevation.**
22. Architectural style: **Minimal Traditional**  
 Building type:

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23. Landscape or special setting features: **This property is located on the southwest side of Aspen Street in the block between 8th and 9th Avenues. An alley extends along the southeast side of the house. The front yard is landscaped with rocks and boulders, and with mature plants and shrubs. A wood privacy fence encloses the backyard.**
24. Associated buildings, features or objects: **Not Applicable**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1941** Actual:
- Source of information: **Routt County Assessor/Treasurer, Parcel Detail Information; Robert Ellsworth**
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 1941 as this house's year of construction. The Assessor records also indicate that the porch enclosure addition covering the southeast end of the façade dates to 1962. It is possible that also in 1962 the building was raised and placed on a new foundation, allowing for the basement-level garage.**
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 residence**
35. Historical background:
- Information regarding this house's early owners and occupants has not been thoroughly researched, and remains relatively obscure. Herchel (Herschel?) Williams, who is listed at this address in the 1956 Steamboat Springs Mountain States Telephone and Telegraph directory, is the home's earliest known resident. Mr. Williams lived here for an undetermined period of time in the years surrounding 1956, however, by 1965, he had moved to 351 8th Street. Mr. Williams then owned and lived at that location until the early-to-mid 1980s. Howard D. and Lovonne E. Olson owned and lived in this house from the mid-1980s until November of 1992 when they sold the property to Jonathan M. Krauss. It is possible that Mr. Krauss maintained the property as a rental for a time, as the 1996-1997 telephone directory lists his place of residence elsewhere, at 502 1/2 Pine Street. Routt County Assessor records indicate that Mr. Krauss sold the property to Roan and Emily Marshall in June of 2001; however, the 2003 telephone directory lists 827 Aspen Street as Mr. Krauss' place of residence. The records, thus, suggest that he sold the property to Mr. and Mrs. Marshall and then leased it back from them. The property's current owners, Harold and Bonnie Boyer, purchased it from the Marshalls in August of 2007. Mr. and Mrs. Boyer, whose primary residence is located in Ringgold, Pennsylvania, utilize this property as a vacation home.**

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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, Residential Property Appraisal Record.**

**"Routt County Assessor/Treasurer Parcel Detail Information."**

### 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.   |
| Not Applicable | 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.                                    |
| Not Applicable | 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:

**Built circa 1941 this house is historically significant to a modest extent for its association with Steamboat Spring's residential development from the time of its construction, and extending through the post-World War II period. The house is also architecturally notable, again to a modest extent, for its representative Minimal Traditional architectural style. The house's significance in these regards is not to the extent that it would qualify for individual listing in the State or National Registers, or for listing in the Routt County Historic Register. The loss of some integrity also mitigates against the property's eligibility for inclusion in the Routt County Historic Register.**

43. Assessment of historic physical integrity related to significance:

**This property displays a somewhat less than optimal 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. The house's physical integrity has been diminished by the construction of a gabled addition to the façade, and by the application of metal siding. A basement-level garage is also probably not original.**

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

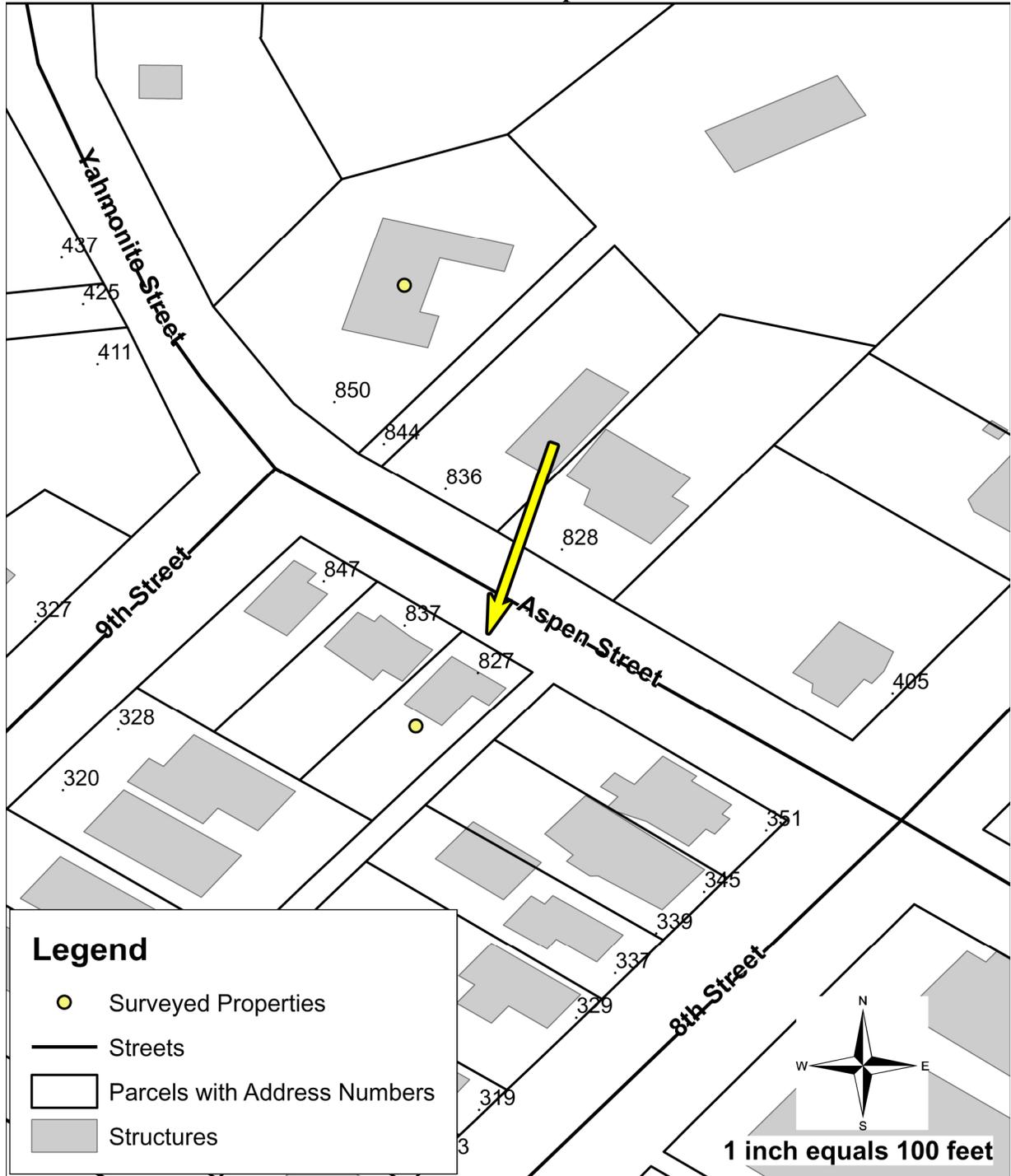
44. National Register eligibility field assessment: **Not Eligible**  
Local landmark eligibility field assessment: **Not Eligible**
45. Is there National Register district potential? Yes No   
Discuss: **Historic buildings within the survey area do not collectively possess sufficient historical or architectural 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 30-34** 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**

# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map

