

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.1062** Parcel number(s): **115212025**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Studer House; Lester House**
- 6. Current Building Name: **Shaffer House**
- 7. Building Address: **134 Hill Street**
- 8. Owner Name: **Robert Shaffer**
- Owner Organization:
- Owner Address: **P O Box 771399**
Steamboat Springs, Co 80477-1399



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: **84W**
NE ¼ of SW ¼ of SE ¼ of SE ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **345161 mE** **4483534 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lots 25, 26 Block 12**
 Addition: **Crawford Addition** Year of addition: **1901**
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: **1056 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gambrel Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Roof Treatment/Dormer
21. General architectural description:
This 1½-story Dutch Colonial Revival style house measures 26' N-S (deep) by 24' E-W (across). It is supported by a low unpainted concrete foundation, and its exterior walls are clad with painted pale pink horizontal wood siding with painted white 1" by 4" corner boards. The dwelling is covered by a steeply-pitched gambrel roof, with metal roofing material and with painted white boxed eaves. A shed-roofed dormer, with a 1/1 double-hung sash window, is located on the west facing roof slope. The house features an asymmetrical façade that fronts toward Hill Street on the south elevation. A painted pale pink and blue wood-paneled front door, with nine upper sash lights and a transom light, and covered by a silver aluminum storm door, enters the east end of the façade from a 5' by 10' open front porch. The porch is approached by two concrete steps, and features a tongue and groove wood floor, two painted white Tuscan columns, and a hipped roof. The property's address "134" is etched in the transom glass above the entry door. A canted bay, with a large single-hung sash window flanked on either side by a narrow 1/1 double-hung sash window, penetrates the façade wall to the west of the entry porch. Windows elsewhere are primarily 1/1 double-hung sash with painted blue wood frames and painted white wood surrounds. A painted white wood-paneled door with one upper sash light, and covered by an aluminum storm door, enters the east end of the north (rear) elevation from an open 8' by 12' hipped-roof front porch. This rear porch is approached by three wood steps, and has two painted white turned columns which support a hipped roof.
22. Architectural style: **Late 19th And 20th Century Revivals/Dutch Colonial Revival**
 Building type:

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23. Landscape or special setting features: **This property is located on the north side of Hill Street in the block east of Grand Street. A planted grass lawn surrounds the house, with two large fir trees in the front yard and with other mature landscaping features. A short gravel driveway extends from Hill Street to along the east side of the house.**

24. Associated buildings, features or objects:

Barn

A wood frame barn, which measures approximately 10' N-S by 20' E-W, is located at the rear northwest corner of the property. This utilitarian building is supported by a wood timbers on grade foundation, and has a dirt floor. Its exterior walls are clad with painted red board and batten, with painted white 1" by 4" corner boards. The barn is covered by a steeply-pitched side gable roof, with corrugated metal roofing material laid over 1x wood decking and 2x wood rafters. The rafter ends are painted white and are exposed beneath the eaves. A vertical wood plank door, side-hinged with metal strap hinges, is located at the east end of the south elevation. Two window openings, shuttered with vertical wood planks, penetrate the north elevation, overlooking the alley.

Shed

A wood frame shed, which measures approximately 15' by 6' s located in the backyard, south of the barn. This structure is supported by a wood timbers on grade foundation, and its exterior walls are clad with stained buff red horizontal wood siding with painted white 1" by 4" corner boards. A shed roof is covered with metal roofing material laid over 1x wood decking and 2x wood rafters. The rafter ends are painted white and are exposed beneath the eaves. A stained brown wood-paneled door, with one upper sash light, is located on the east elevation. The door is flanked on either side by a 4-light window.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1910** Actual:
 Source of information: **Routt County Assessor, Residential 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 1910 as this house's year of construction. This date seems plausible given that the Crawford Addition was platted in 1901, and considering the house's overall appearance and condition. The Assessor records also indicate that the shed was built in 1968, and that a covered porch was erected that same year. The dwelling appears unaltered in recent years.

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 residence**

35. Historical background:

Information about this home's earliest owners and residents has not been uncovered; by 1956, however, this was the home of long-time Steamboat Springs resident Anna C. Studer. Of French and German heritage, Anna was born in Missouri in 1886. In 1904, Anna was married to Kansas native Joseph Studer, and in 1908, she gave birth to a son, whom they named Sebastian. By 1910, the Studer family had moved from Kansas to Steamboat Springs where that year's census listed Joseph's occupation as "general farmer." By 1920, however, Anna and Joseph were divorced. According to that year's census, Anna and son Sebastian, then age twelve, were living on Spruce Street where Anna earned her living as a housekeeper. Anna moved into this house at 134 Hill Street some time prior to 1956, and she remained here until her death in 1969. She is interred at the Steamboat Springs cemetery. Further information about Sebastian Studer was not uncovered; however, the 1965 Mountain States Telephone directory lists Anna Studer as well as a Keith Studer at this address.

In November of 1969, ownership of this property was deeded from the Studer family to Alfred Lester. Born at Clark, Colorado in 1919, Alfred was the son of Harry and Hallie Lester. According to the 1920 census, Harry Lester worked as a farrier. Alfred Lester lived in this house during his retirement years, from 1969 until shortly before his death in 1996. He is also buried in the Steamboat Springs cemetery.

Robert Shaffer, the property's current owner, acquired it from the Lester family in October of 1996.

36. Sources of information:

Fourteenth Census of the United States, 1920, Routt County, Colorado: Precinct No. 11, Steamboat Springs; Precinct No. 16, Clark.

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."

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

Thirteenth Census of the United States, 1910, Routt County, Colorado, Precinct No. 11, Steamboat Springs.

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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.

Not Applicable 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 associations with Steamboat Springs' residential development dating from the time of its construction, circa 1910. The house is also architecturally significant for its Dutch Colonial Revival style of architecture identified in part by its gambrel-roofed plan. Although this property's combined level of significance and integrity may not be to the extent that it would qualify for inclusion in the National Register of Historic Places or in the State Register of Historic Properties, it should be considered eligible for individual listing in the Routt County Register of Historic Places.

43. Assessment of historic physical integrity related to significance:

This property displays a reasonably 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 minimal exterior alterations, to the historic house and barn. The shed, reportedly built in 1968, appears unaltered 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.**

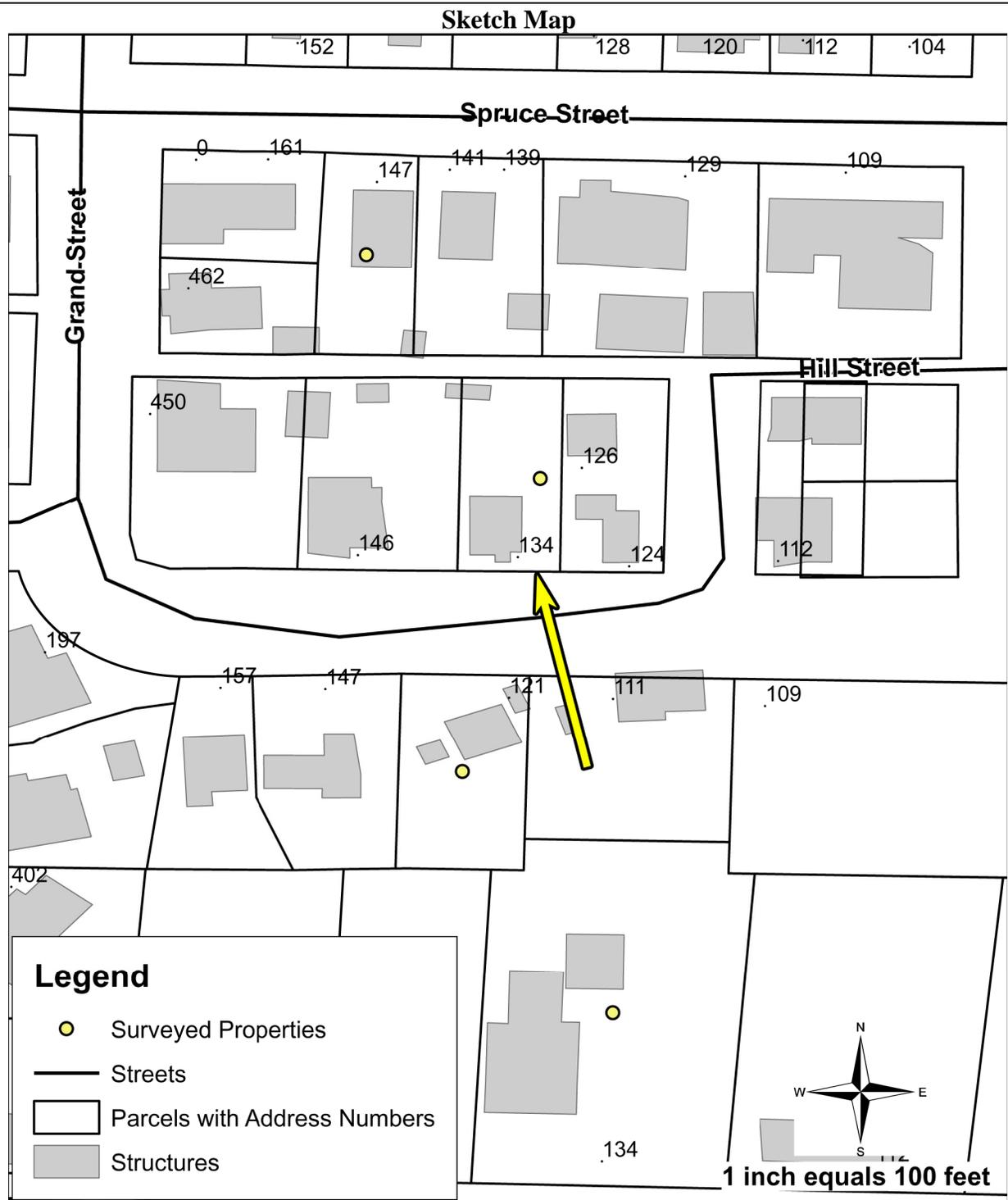
If there is National Register district potential, is this building: Contributing Noncontributing N/A:

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 83-89	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

