OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)
Date _____Initials _____
_____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1.	Resource number:	**5RT.3373**	Parcel number(s):
2.	Temporary resource no.:	**N/A**	**115206023**
3.	County:	**Routt**	
4.	City:	**Steamboat Springs**	
5.	Historic building name:	**Drew House, Roberts House, Klumker House**	
6.	Current building name:	**Marti House**	
7.	Building address:	**126 Missouri Avenue**	
8.	Owner name and address:	**Marian J. Marti** **P. O. Box 771085** **Steamboat Springs, CO 80477**	

National Register field eligibility assessment: **Not Eligible**

State Register field eligibility assessment: **Not Eligible**

Local Landmark eligibility field assessment: **Not Eligible**

II. Geographic Information

9. P.M. **6th** Township **6N** Range **84W**

   SE ¼ of NW ¼ of NE ¼ of SE ¼ of section 8

10. UTM reference (**NAD 27**)

    Zone **13**; **345173** mE **4483488** mN

11. USGS quad name: **Steamboat Springs, Colorado**

    Year: **2000** Map scale: **7.5'**

12. Lot(s): **23, 24** Block: **6**

    Addition: **Crawford Addition to Steamboat Springs** Year of Addition: **1902**

13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

III. Architectural Description

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **757 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Metal (horizontal aluminum or steel siding)**
18. Roof configuration: **Shed Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Fence, Garage / Attached Garage**
21. General architectural description:

    This residence consists of an original (circa 1964) dwelling, and a (circa 1984) two-stall attached garage addition to the original north (rear) elevation. The original dwelling measures 27' N-S (deep) by 31' E-W (across). It is supported by a low concrete foundation, and its exterior walls are clad with pale beige color horizontal metal siding. The roof features an unusual shed-roof form, with the main slope overlooking the façade (south elevation), and with a very abbreviated north (rear) slope. The roof is covered with metal roofing material, and the eaves are boxed with painted purple wood trim. A painted white wood-paneled front door, with a fanlight, and covered by a brown metal storm door, enters the home from the front porch. Measuring 5' N-S by 16' E-W, this porch is recessed under the east half of the façade; it has a poured concrete floor, and painted purple 6" x 6" wood posts which support the roof eave. A large single-light fixed-pane window overlooks the front porch, east of the front door. The west half of the façade contains a 1/1 sash window. The west elevation wall contains two 1/1 sash windows.

    The circa 1984 addition measures 24' N-S by 22' E-W, and comprises a two-stall garage as well as additional living space. It rests on a poured concrete foundation, and its exterior walls are clad with pale beige color horizontal metal siding. The garage roof is a moderately-pitched gable, covered with metal roofing material, and the eaves are boxed with painted purple wood trim. Two wood-paneled rollaway garage doors on the north elevation open onto a short asphalt driveway which extends to the alley. A covered porch, which measures 22' N-S by 6' E-W, extends along the east side of the addition,

and is covered by an extension of the roof eave. Two doors enter into the addition from the covered porch. One is a stained brown solid wood door which enters into the garage; the other is covered by a brown metal storm door, and enters into the residence

22. Architectural style/building type: OAHP Lexicon: **No Defined Style**
Steamboat Springs Lexicon: **Modified**

23. Landscaping or special setting features:
This property is located on the north side of Missouri Avenue, the third residence west of Larimer Street. The west half of the front yard is planted in grass, while the east half is landscaped with wood chips. The entire front yard is nicely landscaped with numerous aspen trees, low native plants, and flowers. An asphalt paved driveway extends from the street to along the east side of the dwelling. The paved alley between Missouri and Logan Avenues is at the rear of the property to the north.

24. Associated buildings, features, or objects:
Shed
A shed is located near the rear northeast corner of the property. This small utilitarian building measures 11' N-S by 13' E-W, Its exterior walls are clad with painted cream yellow horizontal weatherboard siding, with painted brown 1" by 4" corner boards. The roof is a moderately-pitched gable, with metal roofing material laid over 1x wood decking and 2x wood rafters. The rafter ends are painted purple and are exposed beneath the eaves. A painted cream yellow wood-paneled door, with one upper sash light, enters the west elevation. The north and south walls contain single-light windows, with painted purple wood frames.

IV. Architectural History

25. Date of Construction: Estimate: **1964** Actual:
Source of information: **Routt County Assessor records, Steamboat Springs telephone directories**
26. Architect: **Unknown**
Source of information: **N/A**
27. Builder/Contractor: **Unknown**
Source of information: **N/A**
28. Original owner: **Duane E. Drew (probably)**
Source of information: **Steamboat Springs (1965) Telephone Directory**

29. Construction history (include description and dates of major additions, alterations, or demolitions):
Routt County Assessor records list 1964 as this dwelling's year of construction. This date is corroborated by Steamboat Springs' telephone directory listings as the property's address (126 Missouri Avenue) first appears in the 1965 directory. A rear addition (described above in section 21) was constructed circa 1984.

30. Original location: **Yes** Date of move(s): **N/A**

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 Crawford Addition where this house is located was platted by James H. Crawford in 1902. As platted, the Crawford Addition encompassed lots and blocks on Hill Street, Spruce Street, Missouri Avenue, Logan Avenue, and Park Avenue, between Laurel Avenue and North Park Road. Crawford and his wife Margaret built the region's first permanent cabin in 1875, and are credited as the founders of Steamboat Springs. Residential development in the neighborhood occurred over an extended period of years, generally from the southeast to the northwest. This dwelling was erected circa 1964, and has served as a single family residence from that time to the present. Duane E. Drew, who is listed at this address in the 1965 Steamboat Springs' telephone directory, is the earliest known resident. Dennis Roberts lived here in the 1970s, followed by Aldis Klumker during much of the 1980s.

A popular Routt County resident, Aldis Lyman Klumker was born near Toponas, Colorado on December 3, 1920, and died in Fruita, Colorado on January 26, 2002. Klumker (baseball) field at Howelsen Park is named in his honor. The oldest son of William and Grace (Bruce) Klumker, Aldis grew up in rural Routt County, in the Toponas and Yampa area. He had three siblings: a brother Louis, born circa 1923, another brother William, born circa 1929, and a sister Peggy, born circa 1936. William Klumker, Aldis' father, died in 1939, at just 42 years of age, survived by his widow Grace, and four children. A year later, the 1940 census records the Klumker family as residing in Yampa, with Aldis, then age twenty, supporting the family as a farm laborer. In 1942, he enlisted in the U. S. Navy and subsequently served in the Pacific Theater during World War II. Aldis was married three times. On March 19, 1950 he was married to Virginia Dietrich. They later divorced. On September 12, 1959, he married Edith More. The disposition of that marriage is unknown. On March 8, 1984 he married Beatrice (Betty) Louise Thomas. Throughout the 1960s and 1970s Aldis owned and lived at 35 5th Street in Steamboat Springs. He then owned and lived in this house during the 1980s. He subsequently moved to Fruita, Colorado where he lived until his death in 2002.

Between October 1989 and June 1992, this property was owned by Larry L. and Wendy O. Brooks. They sold the property on June 8, 1992 to Marian J. Marti. A native of Cheyboygan, Michigan, Marian Marti came to Steamboat Springs 1980s, to ski and to experience the mountain lifestyle. She fell in love with all that Steamboat has to offer and has never left. She remains the home's owner and resident as of 2016.

36. Sources of information:

Marti, Marian. Interview with Carl McWilliams, October 2015.

Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2009. On file at the Denver Public Library, Western History Department.

Routt County Assessor, Residential Property Appraisal Record.

"Routt County Assessor/Treasurer Parcel Detail Information."

"Steamboat Springs, CO. About 1910." Retrospective plat map compiled by Marcellus Merrill, January 23, 1976.

VI. Significance

37. Local landmark designation: **N/A** Date of designation: **N/A**

Designating authority: **N/A**

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

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

38A. **Standards for Listing in the Colorado State Register of Historic Properties: Criteria for consideration of properties for nomination and inclusion in the Colorado State Register includes the following:**

A. The association of the property with events that have made a significant contribution to history;

B. The connection of the property with persons significant in history;

C. The apparent distinctive characteristics of a type, period, method of construction, or artisan;

D. The geographic importance of the property;

E. The possibility of important discoveries related to prehistory or history.

✓ Does not meet any of the above State Register criteria

38B. **Applicable Steamboat Springs Landmark Criteria**

A building, site, structure or object may be eligible for designation as an Historic Resource on the Local Register if it meets at least one (1) criterion in one or more of the following categories:

1. Historic Importance. The building, site, structure or object has character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation; is the site of an historic event with an effect upon society; is identified with a person or group of persons who had some influence on society; or, exemplifies the cultural, political, economic, social or historic heritage

of the community.

2. Architectural Importance. The building, site, structure or object portrays the environment of a group of people in an era of history characterized by a distinctive architectural style; embodies those distinguishing characteristics of an architectural-type specimen; is the work of an architect or master builder whose individual work has influenced the development of the City or contains elements of architectural design, detail, materials and craftsmanship which represent a significant innovation.

3. Geographic Importance. The building, site, structure or object, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on an historic, cultural or architectural motif; or, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood, community or City.

✓ Does not meet any of the above Steamboat Springs Landmark criteria.

39. Area(s) of significance: **N/A**
40. Period of significance: **N/A**
41. Level of significance: **Local**

42. Statement of significance:

This dwelling is historically significant, to a limited extent, for its association with residential development in the Crawford Addition dating from the time of its construction circa 1964. The original dwelling is also architecturally notable, again to a limited extent, for its unusual unstylized side-gabled plan. The dwelling's significance, however, is diminished due to a substantial loss of integrity. As a result, the property may be regarded as ineligible for inclusion in the National and State Registers, and ineligible for local landmark designation.

43. Assessment of historic physical integrity related to significance:

This property displays a diminished level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and History Colorado - setting, location, design, materials, workmanship, feeling and association. A large circa 1984 addition has compromised the integrity of the original circa 1964 dwelling.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment: **Not Eligible**

    State Register eligibility assessment: **Not Eligible**

    Local Landmark eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? **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 N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

VIII. Recording Information

47. Photograph numbers: **CD #1, Images 66-70**

    CDs/Negatives filed at: **City of Steamboat Springs, 137 10th Street, Steamboat Springs, CO 80477**

48. Report title: **Old Town Steamboat Springs Residential Survey Phase X**

49. Date(s): **June 28, 2016**

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

51. Organization: **Cultural Resource Historians**

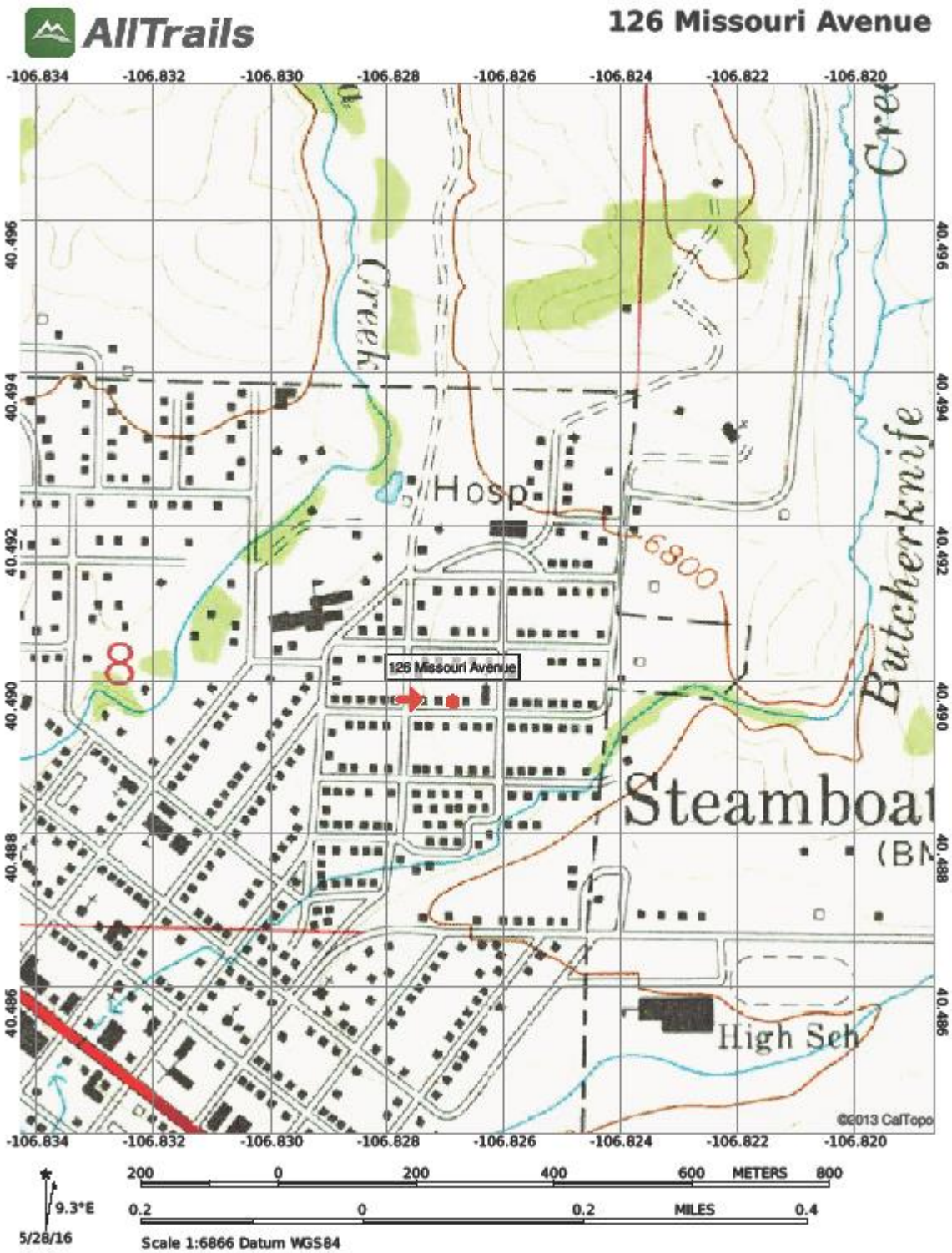
52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

53. Phone number(s): **(970) 493-5270**

Sketch Map

126 Missouri Avenue

Location Map



CD 1, Image 66, View to NW

CD 1, Image 67, View to NE

CD 1, Image 68, View to SW

CD 1, Image 69, View to SSE

CD 1, Image 70, View to SE