

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.2643** Parcel number(s): **115213103**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Wither House**
- 6. Current Building Name: **Gerber House**
- 7. Building Address: **154 Maple Street**
- 8. Owner Name: **Jeff & Trigg Gerber**
- Owner Organization:
- Owner Address: **P O Box 776009**  
**Steamboat Springs, Co 80477-6009**



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

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**  
**SE ¼ of SW ¼ of SE ¼ of SE ¼ of Section 8**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **345112 mE** **4483429 mN**
11. USGS quad name: **Steamboat Springs, Colorado**  
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Tract 104.5' X 208.4' in Block 13**  
 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): **Irregular Plan**
15. Dimensions in feet: **3288 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features:  
**Porch**  
**Chimney**  
**Roof Treatment/Dormer**  
**Garage/Attached Garage**
21. General architectural description:  
**This residence is composed of an original side-gabled Craftsman style dwelling, which measures approximately 40' N-S (deep) by 28' E-W (across), and a gabled addition to the east end of the north (rear) elevation which incorporates a two-stall garage in its lower level. The house is supported by a low unpainted concrete foundation. The foundation wall extends well above grade on the west elevation where it is faced with stone. The home's first story exterior walls are clad with painted beige horizontal wood siding, with 1" by 4" corner boards, and are separated from the foundation by a 1x board with a water table. The upper half-story exterior walls are clad with painted beige square-cut wood shingles. The home's side-gable roof is broadly-pitched, and is covered with black asphalt composition shingles. Painted white rafter ends are exposed beneath widely-overhanging eaves, while decorative purlins and a ridge pole, with knee braces, appear in the upper gable ends on the east and west elevations. A large shed-roofed dormer is located on the north-facing roof slope. Twin gabled dormers, separated by a shed-roofed dormer, overlook the façade on the south elevation. There are two red brick chimneys, one located on the ridge, and the other located near the east end of the north-facing roof slope. A wide, stained natural brown, wood-paneled front door, with a stained natural brown wood screen door, and with flanking 14-light sidelights, enters the east end of the façade from a full-width Craftsman-style front porch. This porch wraps around to cover the south end of the west elevation, and features a painted white open wood railing with turned balusters, painted white turned columns, and a shed roof with an intersecting gable over the entry stairs. Painted white lattice work appears below the porch floor. A set of paired, 10-light, painted cream white, glass-in-wood-frame doors open onto a glassed-in sun porch or greenhouse on the east elevation. Another 10-**

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light glass-in-wood-frame entry door is located near the north end of the east elevation. A single-light fixed-pane window, flanked on either side by a 10-light fixed-pane window, and with a 28-light transom, overlooks the front porch to the west of the entry door. A canted hipped-roof oriel window, with five 6/ double-hung sash windows, is located on the west elevation. Windows elsewhere are primarily 6/1 or 8/1 double-hung sash with painted white wood frames and surrounds, and with painted purple exterior wood storms. Two painted white wood-paneled roll-away garage doors open from the addition's west elevation onto an asphalt-paved driveway which curves and extends to Maple Street to the south.

22. Architectural style: **Late 19th And Early 20th Century American Movements/Craftsman**  
 Building type:
23. Landscape or special setting features: **This property is located on the north side of Maple Street, northwest of Maple Streets intersection with 4th Street. A spacious planted grass front yard and a wide side yard east of the house are nicely landscaped with large deciduous and spruce trees and with native plants and flowers.**
24. Associated buildings, features or objects: **Not Applicable**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1910**  
 Source of information: **"Many New Residences In Steamboat Springs." *Steamboat Pilot*, March 23, 1910.**
26. Architect: **Elmer Baer**  
 Source of information: **"Many New Residences In Steamboat Springs." *Steamboat Pilot*, March 23, 1910.**
27. Builder: **Elmer Baer**  
 Source of information: **"Many New Residences In Steamboat Springs." *Steamboat Pilot*, March 23, 1910.**
28. Original owner: **Archibald and Pearl Wither**  
 Source of information: **"Many New Residences In Steamboat Springs." *Steamboat Pilot*, March 23, 1910.**
29. Construction history:  
**This Craftsman-style house was constructed in 1910 by Steamboat Springs builder Elmer Baer, as a residence for the family of Archie and Pearl Wither. The *Steamboat Pilot* reported on the house's construction on March 23, 1910:**
- Archie Wither is having erected a handsome bungalow on the hill above Norvell addition, and it is far enough along to show that it is to be one of the most attractive residences in town. Work is being pushed rapidly under the direction of Elmer Baer.**
- The house, shown as the residence of "Archie Wither" is depicted at this location on a reproduction of a plat map titled "Steamboat Springs, Colorado About 1910." More recent Assessor files pertaining to the property indicate that the attached garage addition on the north elevation and the glassed-in greenhouse addition on the east elevation were both built in 1979.**
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:

This Craftsman style house was built in 1910 as a residence for the Archibald (Archie) and Pearl (Carleton) Wither family. Built on what became known as "Wither Hill" the house remained in the Wither family until the late 1950s. 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 1889, Archie 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. The Routt County mining boom proved to be short-lived, however, 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. (born c. 1901), Eva Dorothy (born c. 1904), Donald "Pete" (born c. 1911), and Robert (born c. 1915). (For further information on Robert Wither, please refer to the inventory form for 440 8th Street (5RT.1065)).

Archie and Pearl lived in this home until they passed away in the late 1940s or early 1950s. Their son, Donald Wither, then lived here for a period of years until the property passed out of the Wither family. Mountain States Telephone and Telegraph directories indicate that Michael Malone lived in the home in the mid-1960s; by 1970, however, Mr. Malone had apparently moved. In June of 1987, Robert J. and Catherine McCullough acquired the property from the First Federal Savings and Loan Association. The McCulloughs then owned and lived in the home until October of 2007 when they sold it to current owners Jeff and Trigg Gerber.

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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.

"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.

Routt County Assessor, Residential Property Appraisal Record.

Routt County Assessor/Treasurer Parcel Detail Information.

"Steamboat Springs, Co. About 1910." Plat map (reproduction), on file at the Tread of Pioneers Museum.

Wither, Peter. Telephone interview with Carl McWilliams, April 2009

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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.                                                                                                           |
| <input checked="" type="checkbox"/> | 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.                                                                            |
| 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 during the early 1900s, and in particular for its long association with the Archie and Pearl Wither family. Members of the Wither family, beginning in the late 1880s, have made substantial significant contributions to Steamboat Springs' and Routt County's socioeconomic development. The Wither House is also architecturally significant for its excellent expression of the Craftsman style of architecture. Due to some loss of integrity, the property may not be eligible for inclusion in the National Register of Historic Places; however, it may be a strong candidate for listing in the State Register of Historic Properties. The property should also be considered eligible for local designation 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. A rear addition, including a basement-level attached garage appears compatible with the house's original construction, and is minimally visible from the street. Some front porch elements appear quite new, but are probably in-kind replacements of the historic elements. Peter Wither, grandson of original owners Archie and Pearl Wither, related that the porch is little changed from how it appeared historically. Overall, a sense of time and place relative to how this residence appeared when it was occupied by the Wither family remains reasonably 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):	<b>CD #1, Images 149-153</b>	CDs filed at:	<b>City of Steamboat Springs</b>
48. Report title:	<b>Old Town Steamboat Springs Residential Survey Phase VII</b>		<b>137 10th Street</b>
49. Date(s):	<b>04/06/2009</b>		<b>Steamboat Springs, CO</b>
			<b>80477</b>
50. Recorder(s):	<b>Carl McWilliams</b> <b>Karen McWilliams</b>		
51. Organization:	<b>Cultural Resource Historians</b>		
52. Address:	<b>1607 Dogwood Court</b> <b>Fort Collins, CO 80525</b>		
53. Phone number(s):	<b>(970) 493-5270</b>		

# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map

