

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.485** Parcel number(s):
2. Temporary resource no.: **N/A** **145012008**
3. County: **Routt**
4. City: **Steamboat Springs**
5. Historic building name: **Groesbeck House, Marshall House**
6. Current building name: **Marshall House**
7. Building address: **134 12th Street**
8. Owner name and address: **Willard B. Marshall Jr. and Willard B. Marshall III**
P. O. Box 773778
Steamboat Springs, CO 80477-3778



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

Local Landmark eligibility field assessment: **Eligible**

II. Geographic Information

9. P.M. **6th** Township **6N** Range **84W**
NW ¼ of NW ¼ of SE ¼ of SW ¼ of section 8
10. UTM reference (NAD27)
Zone **13**; **344227** mE **4483486** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **1969** Map scale: **7.5'**
12. Lot(s): **8, 9** Block: **12**
Addition: **Original Addition to Steamboat Springs** Year of Addition: **1884**
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): **Irregular Plan**
15. Dimensions in feet: **1273 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood / Horizontal Siding, Wood / Vertical Siding**
18. Roof configuration: **Gabled Roof / Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Chimney**
21. General architectural description:

This single-story dwelling measures approximately 42' N-S (across) by 44' E-W (deep). It is probably supported by a stone foundation, while its exterior walls are primarily clad with painted white horizontal wood siding with 1" by 4" corner boards. However, painted white board and batten appears in the west elevation's upper gable end, while the west elevation is clad with painted pale blue board and batten. The house is covered by a steeply-pitched cross gable roof, with shed roof extensions to the west and north. The roof is covered with metal and the eaves are boxed. Decorative bargeboard appears in the upper gable end on the south elevation, and a red brick chimney is located on the roof ridge. A large hipped-roof canted bay, with three 2/2 double-hung sash windows, faces 12th Street on the west elevation (façade). Windows elsewhere are primarily 1x1 horizontal sliders and 1/1 double-hung sash. A painted white wood-paneled door, covered by a painted white wood screen door, enters the west end of the north elevation from an uncovered asphalt stoop and sidewalk which extends to a gravel driveway. A set of paired 10-light glass-in-wood-frame doors enter the south end of the east elevation.
22. Architectural style/building type: **Late Victorian**

23. Landscaping or special setting features:

This property is located on the southeast side of 12th Street in the block above or northeast of Lincoln Avenue. There are three buildings on the property, a dwelling and two sheds. The dwelling is flanked by a planted grass lawn with mature landscaping features. A short gravel driveway extends from 12th Street to along the north side of the dwelling.

24. Associated buildings, features, or objects:

Shed #1

A rectangular-shaped wood frame shed is located east of the dwelling. The shed's exterior walls are clad with painted beige horizontal wood siding, while its steeply-pitched gable roof is covered with metal roofing material.

Shed #2

Another rectangular-shaped wood frame shed is located northeast of the dwelling. This shed features a main gabled section and a short shed-roofed extension to the east elevation. This shed's exterior walls are clad with painted beige horizontal wood siding, while its gable and shed roof are covered with metal roofing material.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1889** Actual:
- Source of information: ***Steamboat Pilot*, May 11, 1910, p. 10; Routt County Assessor records**
26. Architect: **Jacob Groesbeck**
- Source of information: ***Steamboat Pilot*, May 11, 1910, p. 10.**
27. Builder/Contractor: **Jacob Groesbeck**
- Source of information: ***Steamboat Pilot*, May 11, 1910, p. 10.**
28. Original owner: **Jacob Q. and Lucretia B. Groesbeck**
- Source of information: ***Steamboat Pilot*, May 11, 1910, p. 10.**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
- This dwelling was constructed circa 1889 as a residence for Jacob Q. and Lucretia B. Groesbeck. Mr. and Mrs. Groesbeck lived here for a few years before moving their family to Boulder in the early 1890s. (Lucretia was the daughter of pioneer settlers Horace H. and Icibinda Suttle who arrived in the Yampa Valley in 1883 when Lucretia was thirteen years old.) Jacob and Lucretia returned to Steamboat in 1908, again taking up residency in this house, before building a new residence at the corner of 12th Street and The Boulevard in 1910. The *Steamboat Pilot* reported on the construction of both houses on May 11, 1910, in this article titled "Another Residence: Pioneer Builds House Near His Old Homestead Site."**

J. Q. Groesbeck is putting up a neat residence on the corner of Twelfth and Boulevard in North Highlands. Mr. Groesbeck built the first frame house in that section of town, taking as a

homestead what is now part of Yahmonite Addition, twenty years ago. Mr. and Mrs. Groesbeck are both pioneers of Steamboat Springs and after an absence of several years in Boulder and other parts of the state returned a year or two ago satisfied that Steamboat and its people are quite good enough for them.

The article's reference to "taking as a homestead" may not have been technically accurate because twenty years prior to 1910, this property was at the northwest edge of Steamboat Springs' original townsite which was platted in 1884. Land in this immediate vicinity was settled by James and Margaret Crawford in 1875, and by Lucretia's parents, Horace and Icibinda Suttle, in 1883. The area remained generally undeveloped, however, until after the turn of the twentieth century. Horace Suttle and his brother, George, established the area's first sawmill beginning in the early-to-mid 1880s.

Mr. and Mrs. Groesbeck were capable pioneers, and probably built both this house circa 1889 as well as their new residence in 1910. The 1910 census, in fact, lists Mr. Groesbeck's occupation as "carpenter" and "house builder," presumably because he was engaged in the construction of their new home at 12th and The Boulevard at that time. The Groesbecks and their in-laws, the Suttles, probably engaged in subsistence farming; however, they were not principally farmers so it is unlikely that substantial agricultural outbuildings were once part of this property.

Routt County Assessor records list 1960 as the house's "effective year built" indicating it may have undergone some type of renovation work at that time. The nature of such work at that time is unknown.

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 Residence**

35. Historical background:

Jacob Q. and Lucretia B. Groesbeck constructed this dwelling as their new residence circa 1889. The son of Abram and Orinda Groesbeck, Jacob was born in Illinois on February 21, 1859. By July of 1860, the Groesbeck family had moved to Livingston County, New York where Jacob spent his formative years. The family moved to Boulder County Colorado in the late 1870s where they farmed in the vicinity of Valmont. Abram Groesbeck passed away, at the age of 63, on July 28, 1879, leaving Orinda and three sons, William "Willie," Jacob "Jake," and Charles, to manage the family farm. Orinda, who was sixteen years younger than her husband, lived on in Boulder County until her own death at the age of 65, on October 27, 1897. Both are interred in Boulder's Columbia Cemetery.

Known affectionately as "Cushie," Lucretia Belle Groesbeck (nee Suttle) was born in Neosho County, Kansas on April 4, 1870. She was the daughter of Horace H. and Icibinda Suttle. The Suttle family

moved west to Georgetown, Colorado where Horace and his younger brother, George, operated a sawmill for the bustling mining camps in Clear Creek County. In 1883, when Lucretia was thirteen, the Suttles moved farther west, joining a handful of other pioneers families at the fledgling settlement of Steamboat Springs. Horace and George soon established the area's first sawmill, where lumber to construct town's first frame buildings was milled.

Jacob Groesbeck moved to Steamboat Springs as a young man in the mid-1880s, where he co-founded a druggist business known as Groesbeck and Metcalf. He and Lucretia courted in the late 1880s, and were married in 1889. They developed this property and erected this house, presumably with lumber from the Suttle brothers' mill. In the early 1890s, Jacob and Lucretia moved to Boulder County, in part to be closer his widowed mother. By the turn of the twentieth century, four children had been born to the couple: Ellen A. (born December 1890), Irene M. (born July 1891), William S. "Willie" (born August 1893), and Byron L. (born April 1897). Two more sons were born in the early 1900s, Edward, in 1903, and Homer in 1906. Tragedy had struck in September of 1903, however, when Willie, the eldest son, died of unknown causes. Named for Jacob's older brother, Willie was just ten years of age.

The Groesbeck family returned to Steamboat Springs in 1908 where Jacob gained employment as superintendent of the Steamboat Springs water department. The *Pilot* newspaper reported on their arrival on November 4, 1908:

Jake Groesbeck got in last week with his family, and they are comfortably located in the house across Soda Creek. They are here to be permanent residents, a fact which many old friends will be glad to learn.

The Groesbecks lived in this house for the next two years, while building a new residence at the corner of 12th Street and The Boulevard. Jacob and Lucretia remained as Steamboat residents through much of the 1920s, but in later years, they returned once again to Boulder County. Lucretia passed away on December 28, 1935, at the age of 65. Jacob died a decade later, on June 9, 1945, at the age 86. They are interred in Boulder's Columbia Cemetery, in a common plot with son Willie who had died in 1903.

By the early 1950s, this property had become the home of Willard B. Marshall Sr., and his wife Wilma. The property has been owned and occupied by the Marshall family, continuously, from that time to the present (2012). Willard B. Marshall Jr. and William B. Marshall III are its current owners. The son of Joseph B. and Hazel A. Marshall, Willard B. Marshall Sr. was born in Colorado on December 14, 1913. He grew up in Milner and in Moffat County, before moving to Steamboat Springs. The 1940 U. S. census finds the Marshall family as residents on Yampa Street, then consisting of Willard and Wilma (both age 24), their son, Willard Jr. (age 3), and Joseph, Willard's father (age 60). According to the census, Willard Sr. was then employed as a truck driver for the county road department, while Joseph worked as a "ground man" for the public utilities company.

36. Sources of information:

Colorado's Historic Newspaper Collection. www.coloradohistoricnewspapers.org.

"Jake Groesbeck, one of the old timers of Steamboat Springs..." *Steamboat Pilot*, October 14, 1908, p. 4.

"Jake Groesbeck got in last week..." *Steamboat Pilot*, November 4, 1908, p. 4.

"Another Residence: Pioneer Builds House Near His Old Homestead Site." *Steamboat Pilot*, May 11, 1910, p. 8.

"Mr. and Mrs. J. Q. Groesbeck..." *Steamboat Pilot*, December 7, 1910, p. 18.

"Birthday Celebration: Mrs. J. Q. Groesbeck is Honored by Friends on Natal Day." *Steamboat Pilot*, April 6, 1921, p. 2.

Groesbeck and Suttle families burial records. www.findagrave.com

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."

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

U. S. census records, accessed through the HeritageQuest and the Denver Public Library at www.denverlibrary.org and at www.ancestry.com.

"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:

- xx 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;
 - xx 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 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:

- xx 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.

xx 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.

39. Area(s) of significance: **Architecture, Settlement**

40. Period of significance: **1889, 1889-circa 1930**

41. Level of significance: **Local**

42. Statement of significance:

This property is historically significant under the theme of settlement for its early (circa 1889) date of construction, and because it was built by newlyweds Jacob and Lucretia Groesbeck. Lucretia's family (the Suttles), were among the region's earliest arrivals, and her father and uncle, Horace and George Suttle, established the area's first sawmill. This was the first house built in this area of town, at the northwest edge of Steamboat Springs' original townsite. Today, it ranks among Steamboat Springs' oldest residences. The house is also architecturally significant under the theme of architecture for its late 19th century cross gabled plan and Victorian era details. It is also notable because it is one of Steamboat's few remaining frame buildings erected with lumber from Suttle's mill. Notable details include a prominent bay window on the façade and decorative bargeboard. For these reasons the property qualifies for local landmark designation by the City of Steamboat Springs. The property's combined level of significance and integrity is not to the extent that it is individually eligible for inclusion in the National Register of Historic Places or in the State Register of Historic Properties

43. Assessment of historic physical integrity related to significance:

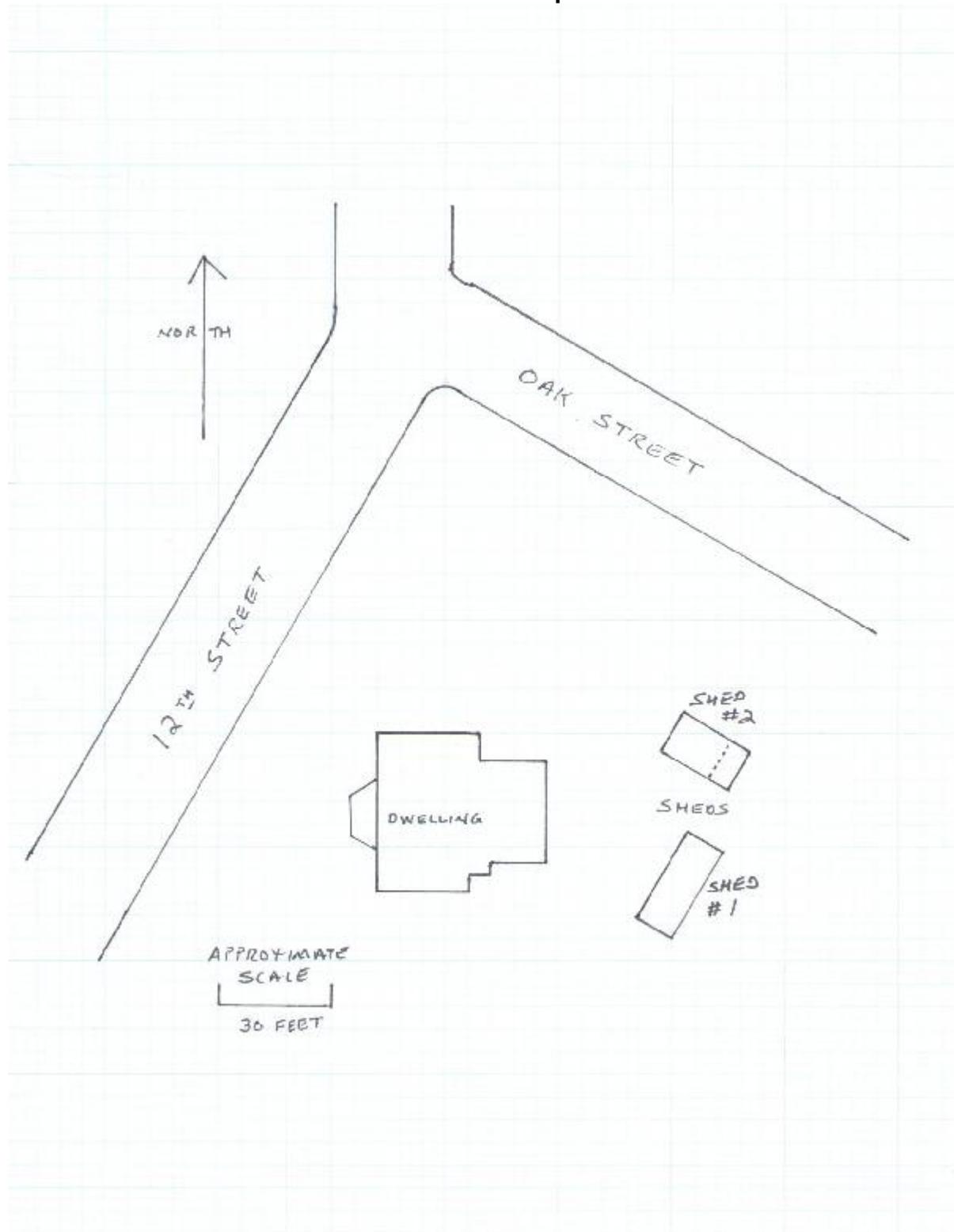
This property displays a reasonably high level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. The house's rear entry is not original, and some windows have been altered; however, the dwelling evokes a sense of time and place relative to when it was constructed in the late 1800s.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT44. National Register eligibility field assessment: **Eligible**Local Landmark eligibility field assessment: **Eligible**45. Is there National Register district potential? **No**

Discuss: **This property is located outside the boundaries of a potential Downtown Steamboat Springs National Register Historic District. Historic properties in this area collectively lack the significance and integrity, and are too dispersed, to form a 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 #2; Images 3-6, 41**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 IX**49. Date(s): **July 31, 2012**50. Recorder(s): **Carl McWilliams, Karen McWilliams**51. Organization: **Cultural Resource Historians**52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**53. Phone number(s): **(970) 493-5270**

Sketch Map



Location Map

