



HISTORIC RESOURCE DESIGNATION APPLICATION INFORMATION

Thank you for your interest in Steamboat Springs' Historic Register Program. Attached is the application form and instructions on how to complete the form. A computer-generated version of the form is acceptable. The application is the permanent public record of why the property is significant and warrants the recognition and protection provided by Historic Resource designation. Attached is the application form, instructions for completing the application, and the text of a sample application.

The Historic Preservation Commission was established by City ordinance (Chapter 26, Revised Municipal Code) in 2009. Among its responsibilities are to identify and designate properties of historical, architectural, and geographical importance to the City of Steamboat Springs. Once a property has been designated, the Historic Preservation Commission has the additional responsibility of reviewing and approving exterior alterations (repair, rehabilitation, addition, or demolition) to make sure the structure retains its historic character.

Designation is a five-step process that takes approximately 60 days from the time a complete application is submitted to the Historic Preservation Office. A preapplication conference with staff can be scheduled to discuss the form, criteria, and whether the property in question meets the criteria.

1. Preliminary investigation focuses on three questions:
 - Is the application complete?
 - Does the proposed property meet the criteria for designation?
 - Has the owner consented to the designation?
2. If the preliminary review is positive, the Historic Preservation Office sets a public hearing date and time that allows for the required owner notification period. Once the date has been set, all owners of record are notified by mail of the date, time, and place of the hearing and the effect designation will have on the subject property.
3. The public hearing on designation is intended to allow members of the public to comment for or against the designation or to ask questions of the Commission about the effect of designation. It is also an opportunity for the applicant to present information about the historical, architectural, and/or geographical significance of the property to the Commission and the public.
4. Upon closure of the public hearing, the Commission must notify the owner(s) and City Council in writing as to the decision of the Commission.
5. An Historic Resource is officially designated once the resolution is recorded.

If you have any questions about the application form or designation process, contact the City's Historic Preservation Office at 879-2060. Please submit the completed application for designation to:

City of Steamboat Springs
Historic Preservation Office
Centennial Hall – 124 10th Street
PO Box 775088
Steamboat Springs, CO 80477
(970) 879-2060

**STEAMBOAT SPRINGS HISTORIC PRESERVATION COMMISSION
APPLICATION FOR HISTORIC RESOURCE DESIGNATION**

Property Identification

1. Address of Resource: 535 7th Street, Steamboat Springs, CO 80487

2. Legal Description of Property: Lots 7 & 8, Block 4 First Addition to Steamboat Springs, Section 8, 6th PM, Township 6N, Range 84W

3. Historic Name: Ira Stukey House
Current Name: Merrill House

4. Historic Use: Single-Family Residential
Present Use: Single-Family Residential

Historical Data Summary

5. Year of Construction: 1937
Source of Information: Routt County Assessor Records & Steamboat Springs Pilot Newspaper

6. Architect or Builder: Unknown
Source of Information:

7. Original Owner: Mr. and Mrs. Ira Stukey
Source of Information: Routt County Assessor and Steamboat Springs Pilot Newspaper

Photographs

8. Attach at least two (2) current 5x7 or larger photographs (black and white or color) showing the views of the property from the public right-of-way(s) and any important features or details. Polaroid photographs are not adequate. If available, attach copies of historic photographs of the structure.

9. Provide a sketch map of the property that includes the boundary of the property, a basic footprint of the resource, and additional relevant features (such as outbuildings, significant landscape features, etc.)

Statement of Significance

10. Explain how the resource meets at least one criterion in one or more of the following categories. Please cite specific criteria in the summary.

Historic Resource Designation Criteria

1. **History.** To have historic importance, the resource shall be at least 50 years old and:
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. **Architecture.** To have architectural importance, the resource shall be at least 50 years old and:
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. **Geography.** To have geographical importance, the resource shall be at least 50 years old and:
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.

Include the history of the resource and its associations with important individuals, groups, events, or historical trends.

- a. Provide details about the circumstances of construction including the date of construction, architect, builder, and owner for the original structure and any significant additions.
- b. Describe specific historical associations including why this structure has direct association with the individual, group, event, or historical trend.
- c. Describe other structures that have similar associations and the relationship of this structure to them.

Statement of Significance

The Ira Stukey House is a significant building for the community of Steamboat Springs. The vernacular architectural style was customary in the construction history of the area as well as traditional western development patterns that are exemplified in the house. The 1937 house located at 535 7th Street in the heart of residential old town still evokes the character and feeling of the original construction by Ira Stukey. This 1930s residential building is significant under Criterion 1 in the area of **History** as an excellent example of the wood frame vernacular style and as part of the residential development of Steamboat Springs.

The modest wood frame vernacular style house situated in Steamboat Springs' residential old town neighborhood fronting 7th Street depicts the traditional residential development pattern in Steamboat Springs. The residential development patterns followed western traditions; "Long lots ran from the street to the alley. The house was set back from the road, with a front yard. Street trees appeared on many of the streets and sidewalks were occasionally constructed. Houses sat facing the street usually with a front porch or stoop. Sloping roofs were unifying elements. Secondary structures including barns, sheds and garages were usually located along the alley."¹ The Ira Stukey House embodies the developmental traditions with its lot running from the rear alley to 7th Street providing a landscaped front yard and sidewalk. The 1937 house depicts the community's residential elements through its street facing façade with sloped roofs, front porch, wood cladding and a detached garage. The river cobble foundation also represents the region, through the use of local, affordable and readily available material.² The Ira Stukey House maintains the historic developmental patterns established in early frontier towns that were adapted for Steamboat Springs' community.

History

James Crawford settled with his family in Steamboat Springs in 1874. Drawn to the springs, Crawford staked his claim near the Steamboat Spring, built his first cabin near Iron Spring and bathed in and drank from the various springs. Recognizing the potential of the area Crawford with investors from Boulder created the Steamboat Springs Town Site Company to promote the attractions and lay out the initial town grid. Soon thereafter, Steamboat Springs boasted stores, churches, a bank, businesses and residences. Most of the homes were built north of Lincoln Avenue on Oak and Pine Streets.³ "Eventually early residential development spilled over Pine Street to the north into the "Frist addition" to the original town, comprised of lots facing onto the numbered streets of Third through Ninth Streets."⁴ The Ira Stukey House is situated in this First Addition fronting 7th Street in the heart of the present residential old town district.

The house located at 535 7th Street was originally deeded to Norvell in 1924 by the Steamboat Springs Town Company and changed hands a couple of times between the University of Colorado, Olin Light and James Brobeck before it was granted to Ira Stukey in 1937. Ira Stukey along with his second wife constructed the wood frame house in 1937 amid neighboring single-family residential buildings. The 1937 house was constructed at a time when national feelings were that of uncertainty. However locally, in 1936 as reported in the Steamboat Pilot, feelings

¹ Historic Preservation Design Guidelines, page 14

² Architectural Inventory Form, 535 7th Street

³ Local Register Nomination, Luekens House

⁴ Historic Preservation Design Guidelines, page 14

were optimistic that the depression would be lifting looking at the year ahead. This hopeful mood was reflected in the construction of new commercial buildings along Lincoln Avenue and new residences for the business owners towards the second half of the 1930s.⁵ Some examples of the commercial buildings still present today include locally designated Safeway Building at 744 Lincoln Avenue (Straightline Shop), Mountain States Telephone and Telegraph Building at 704 Lincoln Avenue (Beau Jo's Mountain Bistro), the Daugherty Plumbing Shop at 628 Lincoln Avenue (The Rio Grande Restaurant), and others. Ira Stukey was very involved in the local businesses of Steamboat Springs.

Ira Stukey, from El Dorado Springs Missouri was born in 1872. Ira moved to Steamboat Springs in 1909 with his wife with whom he married in 1895. Many Stukey relatives also lived in Steamboat Springs and nearby towns and states. His sister Emma Halsel lived in Midas, Nevada. His brothers Chris and Dan were involved in local lumber and merchandise sales as the proprietors of the "Stukey Bros. Lumber and General Merchandise" business, located in downtown Steamboat Springs during the early 1900s. Ira, may have been involved in the business as well. Other members of the Stukey family maintained a ranch three miles south of town. Stukey Bros. advertised frequently in the Pilot, promoting the store as sellers of "hardware, machinery, vehicles, harness, saddles, building material, chinaware, threshing machines, sewing machines, stoves and ranges, and sporting goods." Other advertisements for Stukey Bros. promoted the sale of boots. By 1909, the "Stukey-Welch Lumber Company" ("Stukey Bros. & Welch, Proprietors") had apparently been formed as a separate company, apart from the general merchandise store. In February 1910, the Stukey-Welch Lumber Company was sold to the Dickinson-Owings Lumber Company of Leadville.⁶

It is known that Ira Stukey was involved in his own lumber business for many years. Ira and Charles Motz of Denver purchased the lumberyard and business of F. Zick and Co consisting of the planning mill on 11th Street and the dwelling of Mr. Zick for \$15,000 for stock and real estate in 1919.⁷ At this time Ira lived in a house on 8th Street the same street that another Stukey house was located, most likely that of his brother Daniel.

Ira's wife passed away in 1936 and after remarrying an old friend, he and his new wife decided to build a house on 7th Street. Ira Stukey's six room bungalow frame structure was "one of the newest houses in Steamboat Springs and one of the most desirable, with every convenience that a home lover desires," as stated in the local Steamboat Pilot paper in 1938. Another article printed at the time construction was almost complete stated that the house boasted bathroom and kitchen fixtures, a furnace in a complete basement that also heated the adjoining garage, built-ins, an enclosed porch for a delightful sunroom, gold and tan drapes to harmonize with the outside painting and was all built for \$5,000. Those involved in the construction included: W H Potter who did the carpenter work, the Backs brothers who did the finishing, F.E. Daugherty who did the plumbing, Walter Webber the electric and Joel Anderson and Son the cement and plastering. The move in date for the couple was August 1, 1937.⁸

⁵ Local Register Nomination, Luekens House

⁶ Architectural Inventory Form, 329 8th Street

⁷ Routt County Sentinel: "Sale of F. Zick Yard" – July 11, 1919

⁸ Steamboat Pilot, "Stukeys to Move Into New Home" – July 15, 1937

Ira and his wife sold their house in 1939 when they decided to move to Denver. “Mr. and Mrs. Ira Stukeley sold their handsome residence on 7th Street to Mr. and Mrs. Webster See. Very up-to-date in every way and been built for little more than a year.” – Pilot April 13, 1939. Webster See was manager of Olins Store and Mrs. See was secretary of Larson Transportation Company. Webster See was a prominent young businessman and part owner of the Economy Store with the Light Brothers. Webster died in 1945 and the house was left to his wife Margerite.

Marguerite See, born Marguerite Chapman on Nov. 1, 1903, in Pinnacle, Colo., near Yampa married Lindsey Bird in Yampa who died soon afterward. She went to Steamboat Springs and worked as a bookkeeper at various businesses when she married Webster See in 1927. They owned the Olins Clothing store, a branch of F.M. Light and Sons. After he passed away in 1945 she continued to reside in Steamboat where she worked, played the piano for various organizations and rode horses. Marguerite married Dr. M.L. Crawford in 1957 and maintained the house at 535 7th Street until she deeded the house to Dorothy Grace St. Louis. She and her husband moved to their home, the cabin, "Suit-Ups," on Fish Creek until they retired in the 1970s in Mesa, Arizona.⁹

The house changed hands and was owned by Douglas Boggs in 1987, owner of the Boggs Hardware Store, who in turn deeded the house to Randall Brandt Circle and finally to the current owner Robin Merrill in 1989. Robin Merrill was born in Denver to Leslie and Mary Merrill. Her father taught Fine Arts at the University of Colorado circa 1953-1958, where he met Robin’s mother. The Merrill family lived in Boulder, Colorado, and then moved to California in 1958. Robin’s mothers mother, Helen Mark, lived in Evergreen and the family had spent some summers there with extended family. Robin had a tie to Steamboat Springs early on, as she had relatives attend Perry Mansfield. She lived in Denver from 1987-1989, fell in love with Steamboat and bought the house at 535 7th Street. She moved to California in 1989 and raised her children. She is now planning on spending more time in Steamboat Springs and passing on this beautiful home with all its history to her children.

Architectural Description

11. Concisely describe the resource and its surrounds.
 - a. Describe location and setting including physical context and relationship to neighborhood and other historic structures.
 - b. Architectural description including mention of major features, uncommon design features, ancillary structures, and important landscape or site features. Also describe interior spaces with extraordinary design features (if any).
 - c. Describe alterations to the exterior of the building.

⁹ Steamboat Pilot, “Marguerite Chapman Crawford 1903 – 2003” – July 19, 2003

Architectural Description

The resource is located in the heart of the residential old town neighborhood laying northeast of the main commercial historic district along Lincoln Avenue. The house is located on a typical long rectangular residential lot flanked by the alley and 7th Street at the northern end of 7th Street. Neighboring houses that were built between 1908 and the 1980s surrounded the resource. The Steamboat Springs Elementary School lies north of the resource in the residential neighborhood at Crawford and Park Avenues. 7th Street has been considered for its significance as a possible local historic district given its intact collection of bungalows and vernacular style houses significant to the residential development of Steamboat Springs.

The following architectural description is written by Mountain Architecture Design Group for the Architectural Survey in May 2002. Architectural Inventory Form 535 7th Street.

The house is built on a concrete foundation, which rises about two feet above grade, and finished in river cobble. The house is clad in horizontal siding and has corner trim and decorative trim around the windows. The rafter ends are covered by fasciae, but not covered by a soffit. The front (south) elevation has the main entry offset to the east, which is approached by a river cobble clad stoop with concrete stairs. At the northeast corner is corner window assembly consisting of two eight divided light casement windows on each side of the corner. The structural post is treated like corner trim. To the west of the window are three six over six sash windows set into the same opening. The east elevation has the corner window assembly described above, immediately adjacent to which is an eight divided light casement window. At the center of the elevation is a six over six sash window to the north of which is a smaller six over six sash window. At the northeast corner is a six over six sash window identical in size to the center window. Offset to the north is a brick chimney on the roof ridge. Under the two northernmost windows are awning windows at the basement. The north elevation is entirely obscured by dense vegetation, however the fenestration appears to be original and with similar detailing at the fenestration on the other elevations. Greater detail cannot be obtained from the alley vantage point (this form was completed in a season where foliage is on the trees). The west elevation has two identical window assemblies. One is located at the southwest corner, while one is centered on the west elevation. They consist of two six over six sash windows set into same opening. Immediately to the north of the center assembly is an entry covered by a gabled roof supported by knee braces. At the northwest corner is a six over six sash window.

There is a concrete driveway on the west side of the lot. Flanking each side of a path leading to the main entry are conifers. The backyard has several mature trees. There is a detached garage located at the west end of the lot, clad in the same siding as the main residence with swinging doors. The roof is a metal, front gabled roof.

The resource has undergone few changes and still evokes a sense of its original construction in 1937, therefore this resource retains a high level of integrity in respect to the seven aspects: location, setting, craftsmanship, association, feeling, design and materials.

Bibliography

12. Provide a list of research sources used in compiling this application.

Architectural Inventory Form, 329 8th Street [5RT.484], Cultural Resource Historians for the Architectural Survey in May 2008.

Architectural Inventory Form, 535 7th Street, Mountain Architecture Design Group for the Architectural Survey in May 2002.

Colorado Historic Newspaper Collections:

<http://www.coloradohistoricnewspapers.org/Default/Skins/Colorado/Client.asp?skin=Colorado&AW=1413390120093&AppName=2>

Routt County Sentinel:

“Sale of F. Zick Yard” – July 11, 1919

Steamboat Springs Pilot:

“Ira Stukey Home Sold to W. See” – April 13, 1939

“Stukeys to Move into New Home” – July 15, 1937

Historic Register Application, Luokens House 345 6th Street – 2010

Routt County Assessor

Steamboat Pilot, “Marguerite Chapman Crawford 1903 – 2003” – July 19, 2003

Steamboat Springs Residential Old Town Design Guidelines

Application Information

13. Owner: Robin Merrill

Mailing Address: 1123 Mountain View Circle, Napa, CA 94558-5311

Telephone: 707-815-8024

14. Owner Consent to Designation:

I / We, the undersigned, acting as owner(s) of, the property described in this application for Historic Resource designation do, hereby, give my consent to the designation of this structure as an Historic Resource.

Signature: _____

Printed name: _____

Date: _____

15. Applicant/Preparer Name: Alexis Eiland/Eiland Preservation Consulting, LLC

Affiliation/ Interest in Property: Consultant to the City of Steamboat Springs/For the Owner

Address: 1786 Brome Drive, Steamboat Springs, CO 80487

Telephone: 917.374.1629

Photographs (October 2014):
(Directionals correspond to Architectural Description)



Main (South) and North Elevations
(Garage located west of house behind white van)



Main (South) Elevation



East Elevation



West Elevation

Map (Source City of Steamboat Springs' GIS Site):

