

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determination for individual properties and districts. See instructions on the back of the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.



## 1. Name of Property

historic name Chamber of Commerce Building

other names/site number Butterfly Building; 5RT.2616

## 2. Location

street & number 1201 Lincoln Avenue [N/A] not for publication

city or town Steamboat Springs [N/A] vicinity

state Colorado code CO county Routt code 107 zip code 80477

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

[Signature]  
Signature of certifying official/Title

Deputy State Historic Preservation Officer

3/3/10  
Date

Office of Archaeology and Historic Preservation, Colorado Historical Society  
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.  
(☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

## 4. National Park Service Certification

I hereby certify that the property is:

- ☒ entered in the National Register
  - ☐ See continuation sheet.
- ☐ determined eligible for the National Register
  - ☐ See continuation sheet.
- ☐ determined not eligible for the National Register.
- ☐ removed from the National Register
  - ☐ See continuation sheet.
- ☐ other, explain
  - ☐ See continuation sheet.

Signature of the Keeper

Date of Action

[Signature]

4-16-10

Chamber of Commerce Building  
Name of Property

Routt County, Colorado  
County/State

## 5. Classification

### Ownership of Property

(Check as many boxes as apply)

☐ private  
☒ public-local  
☐ public-State  
☐ public-Federal

### Category of Property

(Check only one box)

☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

### Number of Resources within Property

(Do not count previously listed resources.)

Contributing

Noncontributing

1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

### Name of related multiple property listing.

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

### Number of contributing resources previously listed in the National Register.

0

## 6. Function or Use

### Historic Function

(Enter categories from instructions)

COMMERCE/TRADE: organizational

### Current Functions

(Enter categories from instructions)

COMMERCE/TRADE

## 7. Description

### Architectural Classification

(Enter categories from instructions)

MODERN MOVEMENT  
Other: Usonian

### Materials

(Enter categories from instructions)

foundation	CONCRETE
walls	STONE
	WOOD
roof	ASPHALT
other	

### Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**Chamber of Commerce Building  
Routt County, ColoradoSection number 7 Page 1**DESCRIPTION**

The 1960 Chamber of Commerce Building is a one-story, 23' x 34' rectangular plan, inverted gable-roofed building sited slightly askew at its corner location at 12th Street and Lincoln Avenue (US Highway 40) at the western end of the downtown commercial core in Steamboat Springs. The building stands in a turf covered, irregularly-shaped corner lot known as Little Toots Park extending back from Lincoln Avenue toward the Yampa River. Mature landscaping is present with the park featuring a playground, gazebo and log building (formerly a community center, now used as storage). Soda Creek flows to the northwest of the Chamber of Commerce Building and meets the Yampa River at the western edge of the park. The Bud Werner Memorial Library stands to the northwest of the park parcel and completes the block.

This modest-sized, but distinctive building is located at the western corner of Lincoln Avenue and 12th Street. The building is sited at a slight angle to the two streets. Instead of a front Lincoln Avenue entry, the building's façade (northwest side) is oriented toward Soda Creek as it begins its flow through Little Toots Park as it passes the northwest side. A notable architectural feature is the building's nearly flat inverted gable roof, which, in essence, appears as two shed roofs placed back to back. With some imagination, the roof gives the visual impression of a butterfly in flight, so that locally, the building is known affectionately as the "Butterfly Building."

The roof is broadly pitched with an extensive overhang on all four sides. The building is also sited on a slope, with a walkout basement level on the southwest side. The basement area originally served as restrooms for the park until closed to the public at an unknown date. A poured concrete foundation supports the walls that are clad with a variety of materials, including stone, half-round log siding, and both horizontal and vertical wood siding. The stone veneer, with flagstone capping, covers the lower portions of the southeast and northeast side, ranging in height from approximately 4' above grade to approximately 6.5' above grade. A band of three single-light fixed windows, topped by three painted beige wood panels, penetrates the northeast (Lincoln Avenue) side. The southeast side features a band of four single-light fixed-pane windows (topped by painted beige wood panels), two horizontal sliding windows, and a single light fixed-pane window, all with painted brown wood surrounds. Above the stone veneer, the southeast sidewall is clad with painted beige vertical wood siding. An exposed high poured concrete foundation appears on the southwest (rear) side. A doorway, which is covered with plywood and no longer in use, penetrates the northwest end of the foundation wall. Another similar door, also filled with plywood, penetrates the foundation wall near the southwest end of the northwest side. A horizontal sliding window exists on the foundation wall.

The northwest side faces Soda Creek. Here, a full light door with a wood frame provides access to the building from a large concrete porch, which is covered by the extended roof overhang at the northeast end of the façade. A wood railing flanks the porch, while two steel poles support the roof overhang. As originally designed by the architect, the porch was built around two narrow-leaf cottonwood trees that now extend through two holes in the porch roof. The entry door is flanked on its northeast side by a single, narrow, fixed-pane window, and on its southwest side by two single-light fixed-pane windows, all with painted beige wood surrounds. To the southwest of the porch, the lower façade wall is clad with a 3'-wide section of half-round log siding, while the upper wall is clad with painted beige vertical wood siding (McWilliams 2007).

The building retains its historic integrity in terms of setting, location, design, materials, workmanship, association and feeling. There have been virtually no exterior alterations to the original Chamber of Commerce Building and the 1960 photograph from the building's grand opening reveals the building looking much the same today as when designed and constructed.

**8. Statement of Significance****Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**Areas of Significance**

(Enter categories from instructions)

Architecture

**Periods of Significance**

1960

**Significant Dates**

1960

**Significant Person(s)**

(Complete if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Sternberg, Eugene D.

**9. Major Bibliographical References****Bibliography**

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

#

- ☐ recorded by Historic American Engineering Record

#

**Primary location of additional data:**

- ☒ State Historic Preservation Office
- ☐ Other State Agency
- ☐ Federal Agency
- ☐ Local Government
- ☐ University
- ☐ Other

Name of repository:

Colorado Historical Society



**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**Chamber of Commerce Building  
Routt County, ColoradoSection number 8 Page 2**SIGNIFICANCE**

The 1960 Chamber of Commerce Building in Steamboat Springs is eligible to the National Register of Historic Places under Criterion C in the area of *architecture* as a superior local example of the Modern Movement's Usonian design philosophy. Integrated into the surrounding landscape and oriented toward the nearby Soda Creek and Little Toots Park, the building embodies many of the defining characteristics of the design philosophy, including the use of natural materials, which help blend the building into the site, dominant horizontal lines, integrated windows, and an inverted gabled roof with wide overhanging eaves. Notable are two cottonwood trees extending through the porch floor and roof and incorporated into the overall design. Architect Eugene Sternberg designed the Chamber of Commerce Building as one of several commissions he received in the Steamboat Springs area. The building's small-scale is unusual within the architect's broad body of work but typifies his interest in economical construction through its utilization of donated materials and volunteer labor. The period of significance is 1960, the year of construction.

**HISTORICAL BACKGROUND**

Born in Czechoslovakia on January 15, 1915, Eugene D. Sternberg earned a degree in architectural engineering in Prague. While pursuing graduate work in architecture at Cambridge University in England, World War II began. He remained in London during the war, teaching part time at Cambridge. He then joined the firm of Sir Abercrombie, where he was involved in rebuilding many of the homes and buildings destroyed by German bombing. While in England, he met and married his wife, Barbara. In 1945, the couple immigrated to the United States, where Sternberg accepted an offer to teach at Cornell University. Shortly after, he became the first faculty member at the University of Denver's new School of Architecture. In 1949, Sternberg joined developer Edward Hawkins in the creation of the Arapahoe Acres development in Englewood, Colorado (5AH.1434 National Register Historic District listed 11/3/1998 NRIS. #98001249). The project appealed to Sternberg because of his interest in the creation of "socially conscious modern housing, combining quality architectural design and economical construction." He is best known for the many civic, educational and commercial buildings he designed. His list of accomplishments includes Arapahoe Community College, Heritage High School, the Bemis Public Library, the Arapahoe County Courthouse Building and the Law Center, all in Littleton, and the major medical building at Denver General Hospital. Altogether, Sternberg is responsible for over 400 buildings in Colorado, Wyoming and Nebraska.<sup>1</sup>

At the end of 1957, the Steamboat Springs Town Board minutes detail the hiring of Eugene Sternberg to serve as planning consultant and architect to the newly formed Planning Commission. By early 1958, Sternberg began examining the town's fringe areas to determine the suitability of subdivisions and a junior college. Sternberg guided the efforts of the "Beautification Project" and worked directly with the Kiwanis and Lion's clubs on park projects. Projects in Steamboat Springs documented to have Sternberg direction at the time include the 1959 Methodist Church at 718 Oak Street, the 1956 Yampa Valley Electric Association, the 1958 Steamboat Apartments, the 1956 Soda Creek Elementary addition (demolished 2007), and the never executed Bristol Hotel and Howelsen Hill redesigns.

<sup>1</sup> Carl McWilliams, "Architectural Inventory Form for Chamber of Commerce Building, Steamboat Springs, Routt County, Colorado, 5RT.2616," recorded in 2007.; "Sternberg, Eugene D." *Architects of Colorado* biographical sketch, Office of Archaeology and Historic Preservation, Colorado Historical Society, 2001.

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**Chamber of Commerce Building  
Routt County, ColoradoSection number 8 Page 3

Established in 1907 as the Commercial Club of Steamboat Springs, with an organizational mission to support the businesses of Steamboat Springs and other nearby communities in the Yampa Valley, the group fostered economic vitality within the region. In 1941, the Commercial Club changed its name to the Chamber of Commerce of Steamboat Springs. Over time, the Chamber organization played an important role as the local economy evolved from one based primarily on agriculture to one based on tourism and in particular, skiing. As a result, the Chamber of Commerce is now known as the Steamboat Springs Area Chamber Resort Association.<sup>2</sup>

The Chamber of Commerce existed at a number of locations in the years prior to 1960. In 1956, it was located at 507 Lincoln Avenue, but by 1959, it had moved to 703 Lincoln Avenue (the no longer extant Harbor Hotel), and then 926 Lincoln Avenue where it existed for a short time before moving into its new Sternberg-designed building in 1960.<sup>3</sup>

In 1959, the Town directed Sternberg to develop plans for a permanent home for the Chamber of Commerce. An announcement for the new building appeared in the March 26, 1959, *Steamboat Pilot*:

At the annual Chamber of Commerce meeting and banquet March 19, it was disclosed that a new home for the Chamber will be built in the front part of the city park. By using volunteer labor and obtaining material at cost, George Fick, chairman of the planning commission, said the new building could be constructed for \$1,500. The building would include a work room, office, basement and storage room.

A subsequent article described the building and notably the setting with the creek flowing "past the site where settlers once built the town's first homes and where their children played under the willows and cottonwoods. Two of the latter trees figure prominently in Architect Eugene Sternberg's plans."

Newspaper coverage of the groundbreaking for the new building on June 11, 1959, detailed the expenses and volunteer effort. The project budget was \$2,500, low even for Sternberg standards (Sternberg strived for affordable, cost-effective construction on his projects). Completed within one year, the grand opening celebration for the Usonian-inspired Chamber of Commerce Building occurred on June 18, 1960.

Typically associated with modern residential architecture of the 1940s through the 1960s, Usonian as a concept actually goes back to the turn of the twentieth century. Conceived by Frank Lloyd Wright around 1900, the Usonian design philosophy evolved over many years, coming to fruition in the 1930s. As his commissions for large, grand houses dropped off with the onset of the Great Depression, Wright looked for a way to address the need for affordable middle-class housing while employing a simple design. The result was an architectural style he termed "Usonian," which focused on the residents of a utopian culturally reformed United States of North America. The Usonian houses were smaller than his sprawling Prairie style residences, contained little ornamentation and lacked basements or attics. His designs arranged these houses in zones, typically with three areas: living space, small bedrooms, and a kitchen-dining area. Built-in components and furniture allowed homeowners to appreciate the simpler, integrated space Wright intended.

Usonian constitutes more than just an idea for designing smaller houses and other buildings. It encompassed planning, nature and simple design on a human scale. Wright's concept for Usonian came about due to his increasing focus on community, planning and serving human needs. He

<sup>2</sup> McWilliams.

<sup>3</sup> McWilliams; *Steamboat Pilot*, April 2, 1959.

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**Chamber of Commerce Building  
Routt County, ColoradoSection number 8 Page 4

advocated decentralized communities with commercial, residential, educational, industrial, cultural and recreational facilities. While his early concepts of these communities remained just that, many of the components applied in a handful of places across the country, though not on the scale that he originally envisioned. As Wright did with the Prairie style of his earlier fame, he also incorporated the smaller Usonian house with the site. Wright integrated the house with the landscape and nature in an attempt to get away from box-like structures. Walls extended beyond the interior to the outside, intermingling the two. Large windows appeared to bring the outside to the interior space. Natural materials blended the building with the site and warm colors on the interior further contributed to the feeling of bringing the outdoors inside. Usonian houses were quite unlike the boxy, stark International Style houses that appeared to be dropped onto, rather than a part of, their location.

Also called Wrightian, numerous architects across the country adopted and adapted the Usonian style. Bruce Goff of Oklahoma, Alden Dow of Michigan, and John Lautner of southern California are well known for contributing to the style. Colorado architects influenced by the style included Edward Hawkins, engineer and developer of Arapahoe Acres subdivision and Joseph E. Dion who was an architect and Hawkins' assistant. They designed, among other buildings, many houses in Arapahoe Acres after Sternberg ended his Arapahoe Acres association and business relationship with Hawkins. Sternberg was the original architect of the site plan for the subdivision designing over 20 houses there. General characteristics of associated buildings include: dominant horizontal lines; flat roofs with large overhangs; integrated windows; organic siting (a private side and an open side, usually facing south); concrete slab floors with integral gravity heating; built-in components; and inside-outside walls.<sup>4</sup> The Chamber of Commerce Building exhibits many of these elements.

Located within a park with the nearby flowing Soda Creek, Sternberg integrated the Chamber of Commerce Building into the landscape. The two cottonwood trees figure prominently in the design, and while the building was constructed around the existing landscape feature, the building's design is respectful of the trees and does not attempt to become the dominant feature. The two components, natural and man-made, complement and serve each other. The building's form is an organic and integrated whole. Dominant horizontal lines, including the band of windows and overhanging eaves, further serve to incorporate the building into the site. Natural materials and warm colors and textures bring together and complete the entire design.

Sternberg's simple design eschews traditional detail, yet results in a building integrated with the landscape. At the same time, the Chamber of Commerce Building's design presents a human scale. The smaller building fits the site, is incorporated into the setting through form and materials, and focuses on the community. The building is uniquely Steamboat Springs and defines the local architecture of the period.

The Chamber of Commerce continued operating in this building until the mid-1980s when it relocated to 625 S. Lincoln Avenue. In recent years, the Yampa Valley Land Trust has leased and occupied the building. It is a non-profit organization focusing on facilitating the conservation of agricultural properties and other natural open space lands.

<sup>4</sup> "Usonian Style," *Guide to Colorado's Historic Architecture and Engineering*, Office of Archaeology and Historic Preservation, Colorado Historical Society, <http://www.coloradohistory-oahp.org/guides/architecture/usonian.htm>, accessed May 2, 2008. Whiffen, Marcus, *American Architecture Since 1780*. Cambridge, MA: The M.I.T. Press, 1969, third printing 1976, p. 276.



**10. Geographical Data**Acreage of Property less than 1**UTM References**

(Place additional UTM references on a continuation sheet.)

1. 13 344144 4483417 (NAD27)  
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

[ ] See continuation sheet

The UTM reference point was derived by the Office of Archaeology and Historic Preservation from heads up digitization on Digital Raster Graphic maps provided to OAHP by the U.S. Bureau of Land Management.

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**name/title Laureen Schaffer/ Historic Preservation Coordinatororganization City of Steamboat Springsdate November 17, 2009street & number PO Box 775088telephone (970) 879-2060city or town Steamboat Springsstate COzip code 80477**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets****Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white photographs** of the property.**Additional Items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name City of Steamboat Springsstreet & number PO Box 775088telephone (970) 879-2060city or town Steamboat Springsstate COzip code 80477

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

**Estimated Burden Statement:** Public reporting burden for this form is estimated to range from approximately 18 hours to 36 hours depending on several factors including, but not limited to, how much documentation may already exist on the type of property being nominated and whether the property is being nominated as part of a Multiple Property Documentation Form. In most cases, it is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form to meet minimum National Register documentation requirements. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, 1849 C St., NW, Washington, DC 20240.



**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**

Chamber of Commerce Building  
Routt County, Colorado

Section number 9-10 Page 5

---

**BIBLIOGRAPHY**

Evans-Hall, Sandy, Executive Director, Steamboat Springs Area Chamber Resort Association.  
Telephone interview, November 15, 2007.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1997.

McWilliams, Carl, "Architectural Inventory Form for Chamber of Commerce Building, Steamboat Springs, Routt County, Colorado, 5RT.1044," recorded in 2007.

Routt County Assessor's Office. Ownership deeds. Steamboat Springs, CO.

*The Steamboat Pilot*, various 1959-60.

Steamboat Springs' City Clerk, Town Council Minutes, 1957-60.

Sternberg, Eugene, Architectural Records, Denver Public Library, Western History Collection.

"Sternberg, Eugene D." *Architects of Colorado* biographical sketch, Office of Archaeology and Historic Preservation, Colorado Historical Society, 2001.

"Usonian Style," *Guide to Colorado's Historic Architecture and Engineering*, Office of Archaeology and Historic Preservation, Colorado Historical Society, <http://www.coloradohistory-oahp.org/guides/architecture/usonian.htm>, accessed May 2, 2008.

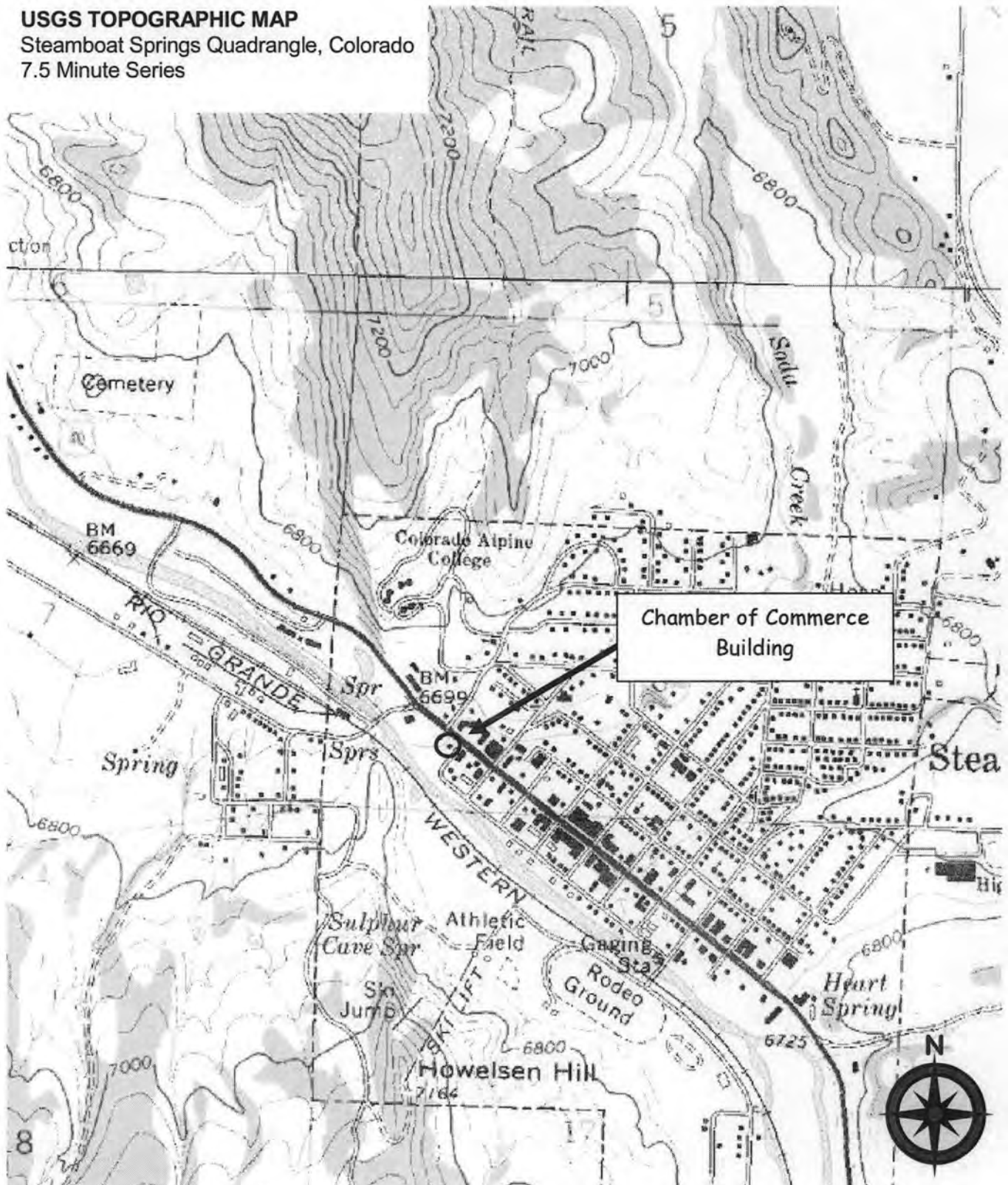
Whiffen, Marcus, *American Architecture Since 1780*. Cambridge, MA: The M.I.T. Press, 1969, third printing 1976.

**GEOGRAPHICAL DATA****VERBAL BOUNDARY DESCRIPTION**

The Chamber of Commerce Building is located in Block 1 of the Springs Addition to Steamboat Springs, Section 17, Township 6 North, Range 84 West, known as 1201 Lincoln Avenue. The boundary includes the building and the property extending fifteen feet in each direction to form a rectangle from the footprint of the building.

**BOUNDARY JUSTIFICATION**

The boundary includes the land historically associated with the Chamber of Commerce Building.

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**Chamber of Commerce Building  
Routt County, ColoradoSection number 10 Page 6**USGS TOPOGRAPHIC MAP**Steamboat Springs Quadrangle, Colorado  
7.5 Minute Series

# National Register of Historic Places Continuation Sheet

United States Department of the Interior  
National Park Service

Chamber of Commerce Building  
Routt County, Colorado

Section number \_\_\_\_ Page 7

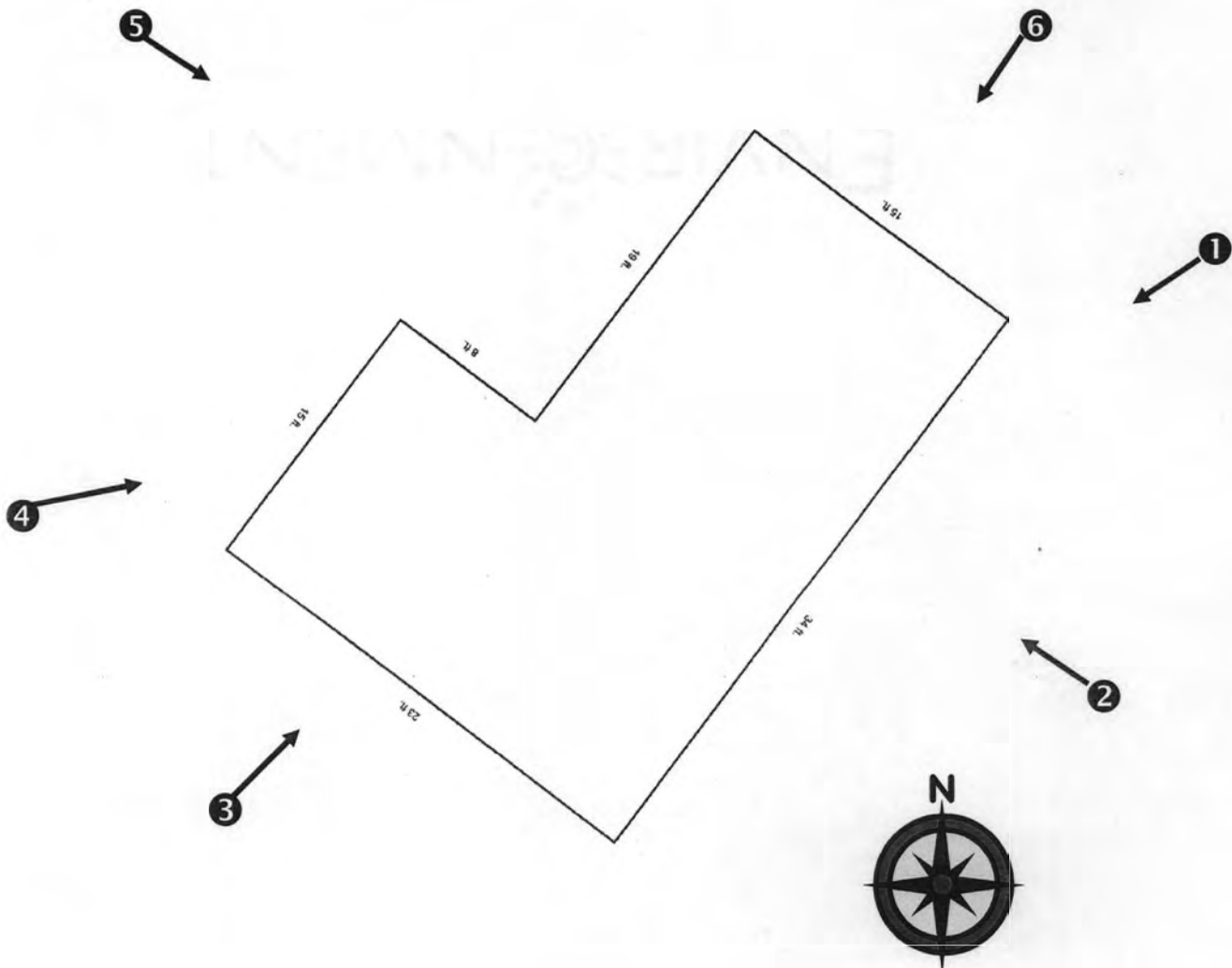
## PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-6:

Photographer: Ginger Scott  
Date of Photographs: May 15, 2008  
Negatives: Digital files submitted to the National Register

Photo No.	Photographic Information	Digital Files
1	Northeast & southeast sides, camera facing west	CO_RouttCounty_Chamber1.tif
2	Southeast side, camera facing northwest	CO_RouttCounty_Chamber2.tif
3	Southwest side, camera facing north	CO_RouttCounty_Chamber3.tif
4	Southwest & northwest sides, camera facing east	CO_RouttCounty_Chamber4.tif
5	Northwest side, camera facing southeast	CO_RouttCounty_Chamber5.tif
6	Northeast side, camera facing southwest	CO_RouttCounty_Chamber6.tif

Photo numbers, locations and views





UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Chamber of Commerce Building  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: COLORADO, Routt

DATE RECEIVED: 9/12/08 DATE OF PENDING LIST: 9/29/08  
DATE OF 16TH DAY: 10/14/08 DATE OF 45TH DAY: 10/26/08  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 08001010

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: Y  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

\_\_\_ACCEPT \_\_\_RETURN \_\_\_REJECT \_\_\_DATE

ABSTRACT/SUMMARY COMMENTS:

*Nomination is being returned for a  
stronger statement of exceptional impor-  
tance under Crit. Consideration H.*

RECOM./CRITERIA Return

REVIEWER L McClelland DISCIPLINE HISTORY

TELEPHONE 202-354-2258 DATE 10-14-08

DOCUMENTATION see attached comments (Y)N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

## **Chamber of Commerce Building Routt County, Colorado**

### **Return for Additional Documentation**

This building by a mid-20<sup>th</sup> century Denver architect is two years short of being fifty years of age and must, therefore, be documented as having exceptional importance under Criterion Consideration G. Described as "Usonian" in style, it was designed by Eugene Sternberg, who designed the early modernistic houses in Arapaho Acres (NR) and taught at the University of Denver's School of Architecture. Located at the edge of a community park and designed to function as the local Chamber of Commerce office, the building reflects Sternberg's interest in harmonizing construction with the natural setting and the economic use of modern construction methods and materials. Nomination is being returned for a discussion of exceptional significance in the context of Sternberg's career and the local history and development of Steamboat Springs.

**Section 6: Function** Please provide a current subfunction, for example: organizational if it is currently used as offices of a land trust (as indicated in the photographs).

### **Section 8: Statement of Significance**

Please expand the description of Sternberg's career and his contributions to architectural history of Colorado and the community of Steamboat Springs. Please document the sources that recognize Sternberg as a master of mid-20<sup>th</sup> century regional architecture. Please describe the length of his association and accomplishments while at the University of Denver. Please describe more fully 1) his overall career; 2) the evolution of his ideas about organic architecture, cost-effective construction, and environmentally sensitive design; and 3) the qualities reflected in his work in general? Please consider the following questions in structuring the additional information:

Does this building reflect a particularly important stage or innovation in his work? How does this property exemplify the characteristics for which he was best known? Did this building or any of his other works gain contemporary recognition in architectural publications or awards? How long did he practice, and what were his most productive years? Does the building reflect principles or practices which he advocated in his teaching at the University of Denver's School of Architecture? How does the building's design and construction reflect Sternberg's economical approach to using new materials? Was the simplicity of this building and features such as the ribbon walls and stone clad siding consciously derived from the design of modern dwellings, commercial buildings, or park buildings, or does it represent a simple solution, perhaps using prefabricated components, based on the availability of volunteer labor and limited funds? Were similar features incorporated into the design of his other buildings locally?

What is the local context for modern architecture, and how does this property stand out for its innovative design, including the other examples of his work locally, for example, the schools or libraries? In what ways were Sternberg's modernist designs innovative or distinctive? Did he think of his work as "Usonian" in style? Were any oral interviews with the architect recorded during his lifetime? Did he publicly comment in the newspaper or any other sources on his work, his ideas and his influences? How does the Chamber of Commerce building stand out from his other works of the same period? What

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY Chamber of Commerce Building  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: COLORADO, Routt

DATE RECEIVED: 3/19/10  
DATE OF 16TH DAY:  
DATE OF WEEKLY LIST:

DATE OF PENDING LIST:  
DATE OF 45TH DAY: 5/03/10

REFERENCE NUMBER: 08001010

DETAILED EVALUATION:

\_\_\_ ACCEPT \_\_\_ RETURN \_\_\_ REJECT \_\_\_ DATE

ABSTRACT/SUMMARY COMMENTS:

Property is now 50 years old and nomination proposed in 2008 is being resubmitted. Described as "Usonian" in style, it was designed for the city of Steamboat Springs by Denver modernist architect Eugene Sternberg, who taught at Univ. of Denver's School of Architecture and designed many of the houses in Arapahoe Acres (Englewood) early in his career. By 1960 his work was varied in scale, type, and location. The Chamber of Commerce Building on the edge of Little Toots Park and near Soda Creek reflects Sternberg's interest in harmonizing construction with the natural setting and making economic use of modern construction methods and material.

RECOM./CRITERIA Joseph C  
REVIEWER JM Clelland DISCIPLINE History  
TELEPHONE \_\_\_\_\_ DATE 4-16-10

DOCUMENTATION see attached comments Y/N see attached SLR Y/N





Yampa Valley Land Trust

Yampa Valley Land Trust

1201

Chamber of Commerce Building  
Routt County, CO  
#1





Chamber of Commerce Building  
Routt County, CO

#2



Chamber of Commerce Building  
Routt County, CO  
#3





Chamber of Commerce Building  
Routt County, CO  
#4



Chamber of Commerce Building  
Routt County, CO

#5



Yampa Valley Land Trust

1201

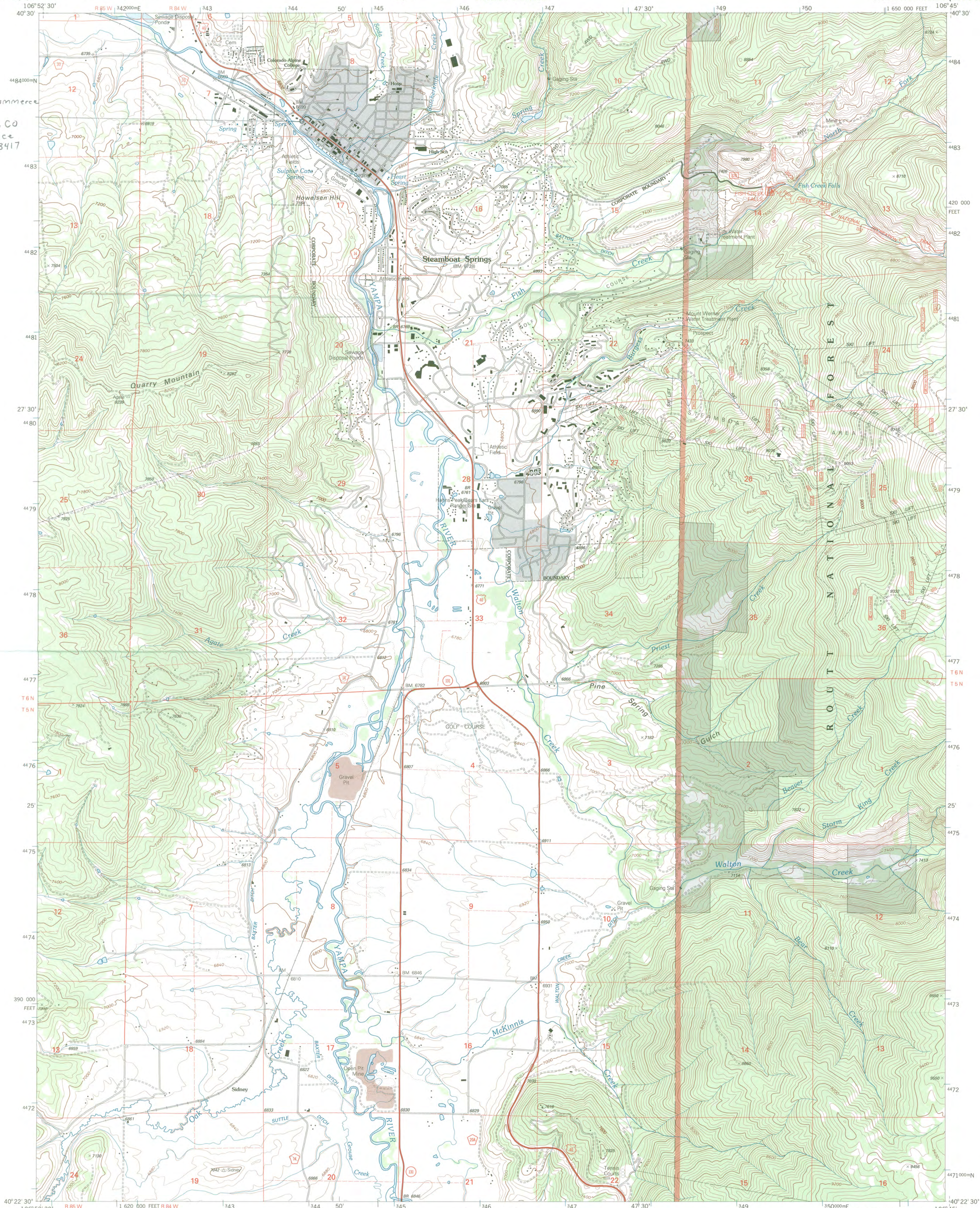
Yampa Valley Land Trust



Chamber of Commerce Building  
Routt County, CO  
#6



Chamber of Commerce  
Building  
Routt County, CO  
UTM Reference  
13/344144/4483417  
NAD 27



Produced by the United States Geological Survey 1969  
Revision within and adjacent to National Forest System lands  
by USDA Forest Service 2000

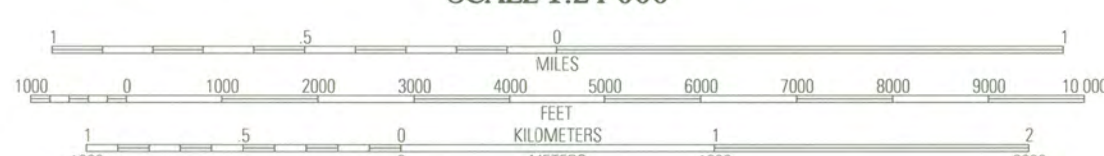
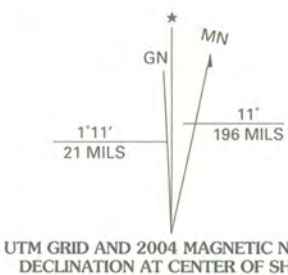
Topography compiled 1968. Planimetry derived from imagery taken 1999  
and other sources. Public Land Survey System and survey control current  
as of 2001. Boundaries current as of 2001

North American Datum of 1927 (NAD 27). Projection and 10 000-foot ticks:  
Colorado coordinate system, north zone (Lambert conformal conic)  
Blue 1000-meter Universal Transverse Mercator ticks, zone 13

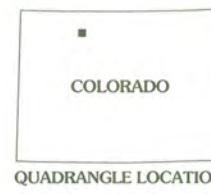
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks  
The values of the shift between NAD 27 and NAD 83 for 7.5-minute  
intersections are obtainable from National Geodetic Survey NADCON software

Non-National Forest System lands within the National Forest  
Inholdings may exist in other National or State reservations

This map is not a legal land line or ownership document. Public lands are  
subject to change and leasing, and may have access restrictions; check  
with local offices. Obtain permission before entering private lands



CONTOUR INTERVAL 40 FEET  
SUPPLEMENTARY CONTOUR INTERVAL 20 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048



1	2	3	1 Mad Creek
4	5	2 Rocky Peak	2 Rocky Peak
6	7	3 Buffalo Pass	3 Buffalo Pass
		4 Cow Creek	4 Cow Creek
		5 Mount Werner	5 Mount Werner
		6 Oak Creek	6 Oak Creek
		7 Blacktail Mountain	7 Blacktail Mountain
		8 Walton Peak	8 Walton Peak

HIGHWAYS AND ROADS	
Interstate	1
U. S.	16
State	16
County	16
National Forest, suitable for passenger cars	16
National Forest, suitable for high clearance vehicles	16
National Forest Trail	16
Primary highway	16
Secondary highway	16
Light-duty road	16
Composition: Unspecified	16
Paved	16
Gravel	16
Dirt	16
Unimproved; 4 wheel drive	16
Trail	16
Gate; Barrier	16

STEAMBOAT SPRINGS, CO  
2000  
40106-D7-TF-024  
NIMA 4664 IV NE-SERIES V877



38-225 \$6.00  
TC01812  
STEAMBOAT SPRGS, CO  
227  
0302250101



OFFICE of ARCHAEOLOGY and HISTORIC PRESERVATION

September 3, 2008



Dr. Janet Snyder Matthews  
Keeper of the National Register  
National Register of Historic Places  
1201 Eye Street, N.W. 8<sup>th</sup> Floor (MS 2280)  
Washington, D.C. 20005-5905

Dear Dr. Matthews:

We are pleased to submit for your review the enclosed National Register of Historic Places nomination for the:

Chamber of Commerce Building, Routt County, Colorado

The State Review Board reviewed the nomination at its meeting on August 8, 2008. The board voted unanimously to recommend to the State Historic Preservation Officer that the property met the criteria for listing in the National Register.

We look forward to the formal listing of this property. If you have any questions, please do not hesitate to contact me by phone at 303-866-4681 or by e-mail at [dale.heckendorn@chs.state.co.us](mailto:dale.heckendorn@chs.state.co.us).

Sincerely,

Dale Heckendorn  
National and State Register Coordinator  
[dale.heckendorn@chs.state.co.us](mailto:dale.heckendorn@chs.state.co.us)  
303-866-4681

Enclosures

Registration forms  
USGS map  
Photographs



March 12, 2010

Carol Shull  
Acting Keeper of the National Register  
National Register of Historic Places  
1201 Eye "I" Street, N.W. 8<sup>th</sup> Floor (MS 2280)  
Washington, D.C. 20005-5905

Dear Ms. Shull:

We are pleased to submit for your review the enclosed National Register of Historic Places nomination for the Chamber of Commerce Building, Routt County, Colorado (5RT.2616).

The State Review Board reviewed the nomination at its meeting on February 19, 2010. The board voted unanimously to recommend to the State Historic Preservation Officer that the property met the criteria for listing in the National Register.

We look forward to the formal listing of this property. If you have any questions, please do not hesitate to contact me.

Sincerely,

Heather Peterson  
National & State Register Historian  
Office of Archaeology and Historic Preservation  
Colorado Historical Society  
(303) 866-4684  
(303) 866-2041 (fax)  
heather.peterson@chs.state.co.us

Enclosures  
Registration forms  
USGS map  
Photographs  
CD-R