

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 instruction in *How to Complete 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 Maxwell Building  
other names/site number 5RT249

### 2. Location

street & number 840 Lincoln Avenue [N/A] not for publication  
city or town Steamboat Springs [N/A] vicinity  
state Colorado code CO county Routt code 170 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 [XX] 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 [XX] meets [ ] does not meet the National Register criteria. I recommend that this property be considered significant [ ] nationally [ ] statewide [XX] locally.  
( See continuation sheet for additional comments [ ].)

[Signature] State Historic Preservation Officer August 28, 1995 Date  
Signature of certifying official/Title

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
- other, explain  
See continuation sheet [ ].

[Signature] Signature of the Keeper 9/29/95 Date  
Edson A. Beall

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Maxwell Building  
Name of Property

Routt County, CO  
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	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	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: Specialty Stores
- Commerce: Professional
- Commerce: Business
- Domestic: Multiple Dwelling
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

- Commerce: Specialty Shops
- Domestic: Multiple Dwelling
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

- Late 19th & Early 20th Century
- American Movements
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Materials**  
(Enter categories from instructions)

- foundation sandstone
- walls brick
- \_\_\_\_\_
- roof asphalt
- other
- \_\_\_\_\_

**Narrative Description**

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

Maxwell Building

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County/State

Name of Property

### 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.)

### 9. Major Bibliographic 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

# \_\_\_\_\_

#### Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMERCE

#### Periods of Significance

1908-1945

#### Significant Dates

1908

#### Significant Person(s)

(Complete if Criterion B is marked above).

N/A

#### Cultural Affiliation

N/A

#### Architect/Builder

UNKNOWN

#### Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:

ROUTT COUNTY HISTORICAL BOARD

Maxwell Building

Name of Property

10. Geographical Data

Acreage of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13      344540      4483180  
Zone      Easting      Northing

2.      Zone      Easting      Northing

Routt County, CO

County/State

3.      Zone      Easting      Northing

4.      Zone      Easting      Northing

[ ] See continuation sheet

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 Margaret Hogue

organization Hogue Living Trust      date 3/3/95

street & number Box # 770923      telephone (303)879-4033

city or town Steamboat Springs      state CO      zip 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 Hogue Living Trust / Margaret & Charles E. Hogue, trustees

street & number Box # 770923      telephone (303)879-4033

city or town Steamboat Springs      state CO      zip 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 average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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DESCRIPTION

The Maxwell Building, located on the northeast corner of the intersection of Lincoln Avenue and Ninth Street, enjoys visual prominence at the center of Steamboat Springs' commercial district. The two-story, commercial corner storefront building rests on a foundation of sandstone with running bond brick walls. It is believed the brick was formed and fired at the Togler brickyard in Steamboat Springs, and was some of the last brick locally made, since later the same year as construction, 1908, the railroad arrived in Steamboat Springs, providing transportation for less expensive bricks made in Denver.

The south facade faces Lincoln Street and is fifty feet across. On the eastern half of the south facade is an example of a typical storefront configuration with a the recessed door flanked on either side by large, single pane, display windows. A half-light door is centered in the middle of the building. This door accesses the stairs to the second floor. There are two additional display windows west of the center door. These windows both access a single store, the drugstore. Dividing the first and second story is a string course of rock-faced sand stone. Five double-hung, one-over-one light windows are evenly spaced across the facade and rest on the string course. All of the second story windows are of this configuration and appear to be original. A second string course crosses the building above the second story windows. A parapet wall rises from this course. Decorative brickwork runs in a repeating diamond pattern parallel to the string courses. The parapet contains a centered peak, rising again on each end. Rock-faced stone coping tops the building. Beginning at the groundlevel, and rising to the second string course are simple brick pilasters placed between the windows.

The clerestories and transoms on the building have been filled-in with plywood painted to match the trim. Historic photographs show that this work was done after 1973 and prior to 1990. In 1947 stucco was applied to the storefront on the south side.

The west facade faces Ninth Street and repeats many of the elements of the south end including the string courses, decorative brick work, one-over-one windows, and pilasters. The first story is 140 feet across. There are four storefronts beginning on the northwest corner with the same configuration as that on the south end. Three one-over-one windows, and a door, all with rock-faced stone headers and simple, slightly recessed arches are located in the center of this side. Decorative brickwork is located within the recessed arches. The windows have been replaced with single light windows and a bottom portion of approximately one foot has been filled-in as with the transoms. Continuing further south two windows have similarly been covered. Historical photographs show that they were one-over-one, double-hung windows and were filled-in between 1973 and 1990. Next is a large store window that flanks the corner entry door. The second story extends 100 feet north from the southwest corner and repeats the window and brick patterns of the south side. Four of the pilasters rise above the parapet wall.

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The main entrance to the building is in the southwest corner. As is typical of corner storefront buildings, this entrance cuts off what would be the 90-degree-southwest-corner of the building, creating a fifth side of approximately six feet in width. As with the rest of the second story, a one-over-one window rests on the dividing string course and above the second course is an arch containing recessed decorative brick work.

Currently the Lyons Drugstore occupies most of the first story. Three shops are located in the area that once housed the post office, the one story section on 9th Street. The current leasees include a health food store, clothing store, and a beauty shop. The second story houses additional shops, offices, and apartments. Modifications to the interior have occurred over the years for maintenance (i.e. the coal furnace was converted to gas in 1970 which was replaced in 1985) and to accommodate changes in businesses and their needs.

#### SIGNIFICANCE

The Maxwell Building in Steamboat Springs is significant under criterion A for its role in the commercial and economic development of the town. Constructed in 1908, the building still houses the longest continually operated drugstore which is also the second longest continually operating business in Steamboat Springs. It also housed the post office for 54 years.

The building is also significant under criterion C for architecture as <sup>the</sup> the largest example of its type and period in Steamboat Springs. This relatively simple, brick, two-part commercial corner storefront building was the largest commercial building in town for over 40 years. It exhibits many of the elements common in commercial style buildings of the early 20th century American Movements. Alterations to the building have occurred, however, they have not changed the essential architectural character of the building and reflect its adaptation and use for the last 87 years.

#### Steamboat Springs History and Commercial Development

The earliest European-American settlers to the area of Steamboat Springs arrived just a year prior to statehood in 1875. A post office was designated in 1878. The land was initially surveyed and platted in 1883. This remote, rural community was primarily populated by ranchers who raised cattle and grain. The 1890s were a period of growth in the young community that saw the construction of a flour mill, two-story Union school, library, and fire department. Steamboat Springs was incorporated in 1900 by six Boulder residents including James P. Maxwell, for whom the Maxwell building is named.

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Over the next nine years, the town experienced a building boom. This boom appears to have been the result of several factors, including: the new incorporated status; an influx of new residents; a general prosperity in the ranching business; the damage and/or loss of first generation wood-frame structures caused by several fires; and the preparation and anticipation of the town's connection with the railroad.

That local businessmen were encouraging this development is seen in an advertizing pamphlet, published, by Frederick A. Metcalf circa 1906, that describes "a town of over 1000 population [sic], with several large mercantile establishments, two newspapers, three banks, graded and high schools, three churches, a first class water system, electric lights, local and long distance phone service and many other conveniences not usually found in towns so far from railroad communication."

To further encourage development in 1906 several prominent businessmen joined together to finance a branch of the Denver, Northwestern and Pacific Railroad (David Moffat's line over Rollin Pass) to Steamboat Springs. (The Denver and Rio Grande Western Railroad [D&RG] took over the Moffat line later and the depot is refered to as a D&RG station.) Because of the difficult terrain and other delays it would take two years for the line to be built. In December of 1908, the D&RG arrived and passenger service began in January 1909. Growth in the town appears to have slowed after the arrival of the D&RG, although it remained steady throughout the next decade.

Steamboat would not see another building boom until the post-World War I prosperity of the 1920s. This boom would not be rivaled until the post-World War II development of the ski industry. Skiing as a downhill sport was actually introduced to the area in 1914 and the Howelsen Hill Ski hill, south of town is the oldest continually operating run in the state. However, the commercial development of the sport increased dramatically in the 1970s. Although some of the surrounding area continues to be agriculturally based, the ski industry has continued to increase in importance to the local economy.

#### The Maxwell Building

The Maxwell Building, constructed in 1908, was the largest commercial building in Steamboat Springs for over forty years. The building was named for James P. Maxwell, one of the above mentioned town founders and the father of Marc N. and Clint J. Maxwell, the original owners of the building. Although the building belonged to his sons, James P. Maxwell's involvement in its construction was reported in the Steamboat Pilot.

James P. Maxwell, who moved to the Gilpin County in the then Colorado Territory in 1860 and grew to prominence during the boom years at Central City and Blackhawk, became instrumental in the development of the Boulder Valley and Central City Wagon Roads. He was active in territorial and local politics in the city

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of Boulder for over thirty years. Maxwell moved to Steamboat around the turn of the century and served as President of the Steamboat Springs Town Company for 15 years. Maxwell continued his business connections in Boulder and appears to have traveled between the towns regularly.

Several newspaper articles track the construction of the building. Reported to cost \$20,000, the building was touted as one of the finest in the county. One article refers to architect's drawing, however, no confirmation of who the architect was has been found. The Maxwell was described as having "steam heat, sewage, and other modern improvements."

When the building opened in 1909, it housed among other businesses the Chamberlain-Gray Drug store. The Chamberlain-Gray was the decedent of the town's first drug store, Groesback and Metcalf. Groesback and Metcalf opened in 1888, and changed hands several times before 1908. The Chamberlain-Gray Drug store continued to evolve in ownership and name, however, the store continues to operate in the Maxwell Building. The second story contained office space and apartments.

Initially the drugstore occupied the storefront facing Lincoln Street. It now occupies the prominent corner storefront as well as its original space. In 1920 Davis S. Chamberlain, owner of the drugstore, purchased the building from the Maxwell brothers. The building remained in the Chamberlain family for the next 27 years. The building and the store were sold to Frank A. Squire, a prominent local rancher. Squire did not actually manage the drug store, although he did keep tabs on the business and it was during his ownership that the drugstore was first expanded in 1947. Squire lived upstairs in the Maxwell after he retired from ranching. Squire's three daughters inherited the building after his death in 1959. In 1967 the drugstore was again expanded to its current size. Eventually, Margaret Squire Hogue bought out her two sisters' shares in the Maxwell. In 1990 she and her husband created the Hogue Living Trust, and placed the building within the assets of the Trust. The Hogues continue to occupy the owners's apartment.

#### Architecture

The Maxwell Building is the best known example of a brick, two-part commercial, corner storefront building constructed during the first decade of the 20th century in Steamboat Springs. It was the largest commercial building in town for over forty years. Its six original storefront configurations on the ground floor are still very apparent and its use of the second floor for offices and apartments is the defining arrangement of a two-part commercial building.

The use of brick or stone in construction was typical of "second generation buildings" in western towns. The first buildings were typically of wood-frame construction, the earliest (prior to the availability of sawn wood)



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being log. Wood-framed buildings were particularly susceptible to fire, especially in the cold, dry winters when wood and coal fires were the most common source of heat. Most early towns lost all or part of their first buildings to fire. If the town was prosperous, the owners often rebuilt using brick or stone to minimize the threat of fire. To be able to make this choice required that the town have a brick kiln, or stone quarry or access to the materials via railroad. Building with brick or stone was more expensive and the decision to use these materials reflected not only their availability and the availability of additional cash, but a willingness to commit to the growth and development of the town and its future. Steamboat Springs follows this trend. Several of the buildings constructed between 1901 and 1909 were brick or stone. The Maxwell is a good example of this upgrading.

Over 20 buildings are known to have been constructed in town during this decade. Over half of them were residences. Fires, maintenance problems and development have taken their toll on these early resources of downtown Steamboat Springs. Seven commercial buildings, constructed between 1901 and 1909, are still in existence. Of the seven, two storefront buildings have undergone extensive "modernization" to their facades and thus no longer reflect the period of their construction. Five buildings retain enough integrity to reflect their period of construction. The Albany Hotel, a two-story, building, constructed in 1904, is a wood-frame, Italianate Revival style building. One building is a small, brick, one-story, single storefront approximately 25 feet across its primary facade.

Three remaining commercial brick and/or stone buildings constructed between 1901 and 1909 are similar in scale. They are the Pilot Printing shop, the Steamboat Laundry, and the Maxwell building. The Pilot Printing shop (5RT264), located at 1009 Lincoln Avenue, is a one-story, double storefront, approximately 50 feet across its primary facade. This brick building has a rock faced stone facade. Constructed in 1909, it is the second home of the Steamboat Pilot, the town newspaper and longest continually operating business in town. The paper was founded in 1885. The building was initially surveyed in 1981 and considered field eligible, significant both for its architecture and social history. Recent modifications to the building may have impacted its architectural significance. The Steamboat Laundry (5RT255) is the closest in size comparison to the Maxwell at approximately 60 feet by 100 feet. Located at 127 11th Street, this two-story, brick storefront was constructed in 1905 and housed laundry business. Less prominent in its location, it presents a simpler design than the Maxwell and is not a corner storefront.

Thus the Maxwell is the most intact example of a brick, two-part commercial, corner storefront building constructed during the first decade of the 20th century in Steamboat Springs. It houses the second oldest continually operating business in town, and occupies a prominent cornerstone position in the historic downtown area.

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**BIBLIOGRAPHY**

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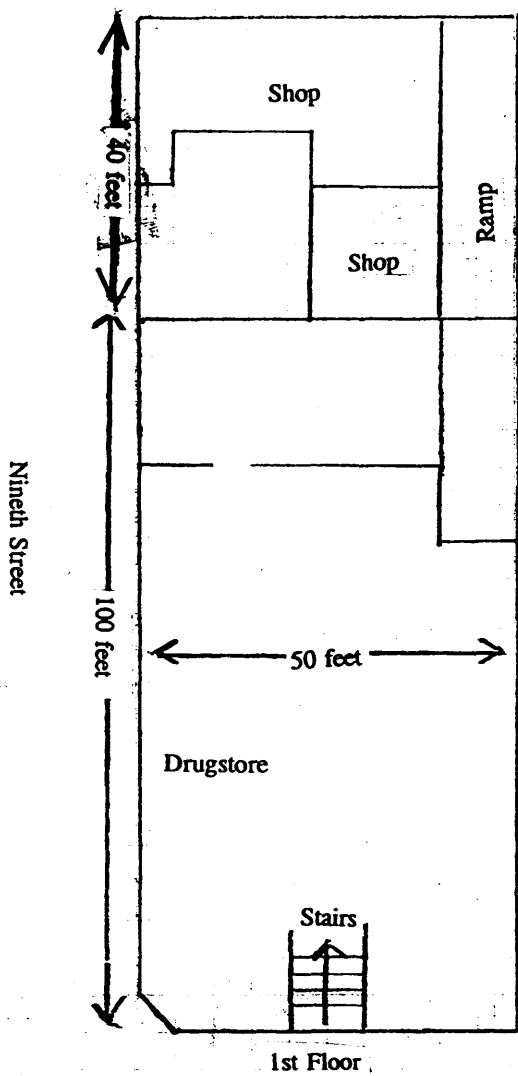
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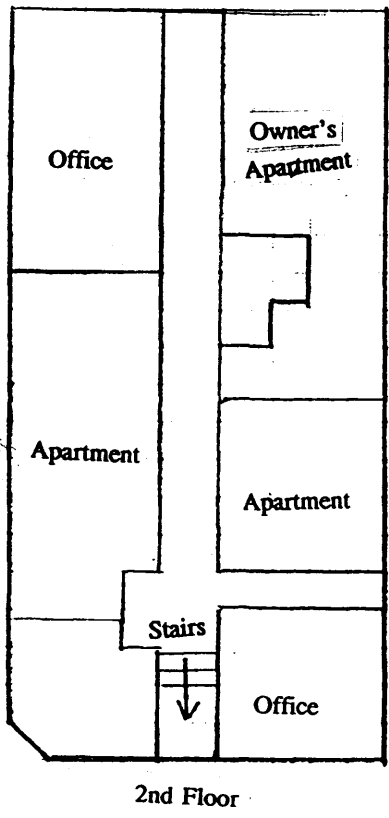
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VERBAL BOUNDARY DESCRIPTION

Block 15, Lot 7, Original Steamboat Springs



Not to scale



Lincoln Avenue

BOUNDARY JUSTIFICATION

The nominated property includes the entire parcel of land historically associated with the building.

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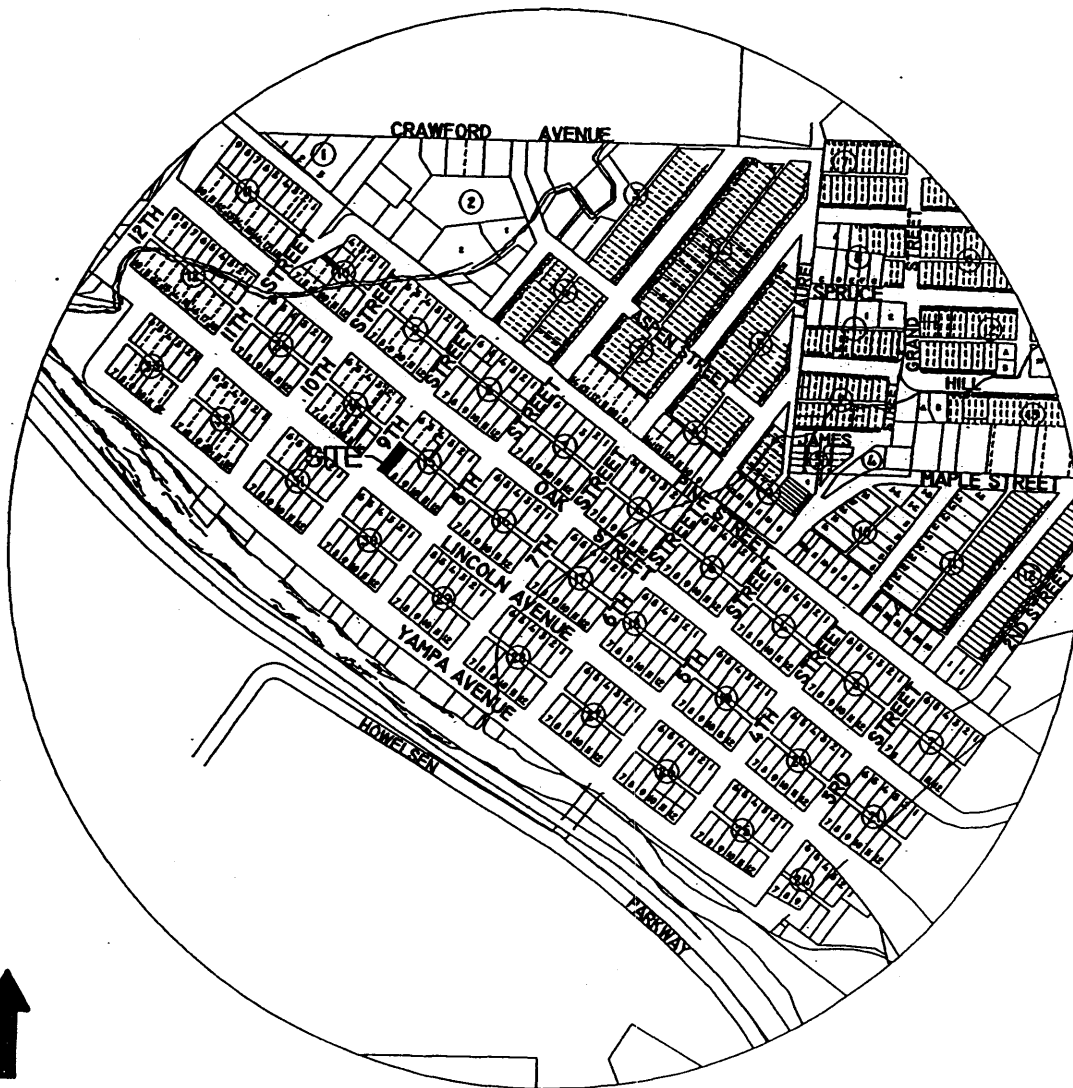
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ADDITIONAL DOCUMENTATION

close up map of Steamboat Springs, downtown



LOCATION MAP

SECTION 17, T. 6 N., R. 84 W.

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**PHOTOGRAPHS**

All photographs share the following information:

- 1) Name of Property: The Maxwell Building
- 2) County and State: Routt County, Colorado

**Photograph # 1**

- 3) Photographer: Unknown
- 4) Date: Circa 1909
- 5) Location of Negative: Unknown
- 6) Southwest corner, view to the Northeast

**Photograph # 2**

- 3) Photographer: Margaret E. Hogue
- 4) Date: April 1995
- 5) Location of Negative: building's owner
- 6) Southwest corner, view to the Northeast

**Photograph # 3**

- 3) Photographer: Margaret E. Hogue
- 4) Date: April 1995
- 5) Location of Negative: building's owner
- 6) South facade, view to the North

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ADDITIONAL DOCUMENTATION

excerpt of USGS map, Steamboat Springs, Colorado

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY



Maxwell Bldg  
Routt Co., CO.  
UTM Reference  
13/344540/4483180

