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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 determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

## 1. Name of Property

historic name Steamboat Springs Downtown Historic District

other names/site number 5RT.3180

## 2. Location

street & number Lincoln Avenue roughly bounded by 5<sup>th</sup> Street to 11<sup>th</sup> Street

N/A

not for publication

city or town Steamboat Springs

N/A

vicinity

state Colorado code CO county Routt code 107 zip code 80487

## 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 at the following level(s) of significance:

national  statewide  local

[Signature]  
Signature of certifying official/Title

Deputy State Historic Preservation Officer

1/30/13  
Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property  meets  does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain:)

[Signature: Jon Edson H. Beall]  
Signature of the Keeper

7.16.14  
Date of Action

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**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

**Category of Property**  
(Check only **one** box.)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
35	16	buildings
		sites
		structures
1		objects
36	16	<b>Total</b>

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

**Number of contributing resources previously listed in the National Register**

N/A

3

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

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

- DOMESTIC/hotel
- COMMERCE/business
- COMMERCE/financial institution
- COMMERCE/specialty store
- COMMERCE/department store
- SOCIAL/meeting hall
- GOVERNMENT/courthouse
- RECREATION AND CULTURE/theater

- DOMESTIC/hotel
- COMMERCE/business
- COMMERCE/professional
- COMMERCE/specialty store
- COMMERCE/restaurant
- SOCIAL/meeting hall
- GOVERNMENT/courthouse
- RECREATION AND CULTURE/theater

**7. Description**

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

**Materials**  
(Enter categories from instructions.)

- LATE 19<sup>th</sup> AND EARLY 20<sup>th</sup> CENTURY
- AMERICAN MOVEMENTS/Commercial Style
- LATE 19<sup>th</sup> AND EARLY 20<sup>th</sup> CENTURY
- REVIVALS/Classical revival
- MODERN MOVEMENT

- foundation: CONCRETE
- walls: BRICK
- WOOD
- roof: ASPHALT
- other: STONE

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### **Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

The Steamboat Springs Downtown Historic District is an approximately six city-block area measuring 19 acres. Lincoln Avenue (US Highway 40) is the main artery of the district that is bound by 5<sup>th</sup> Street to the southeast and mid-block between 10<sup>th</sup> and 11<sup>th</sup> Streets to the northwest. The majority of the district is bound by the alley between Oak Street and Lincoln Avenue to the northeast and the alley between Yampa Street and Lincoln Avenue to the southwest, with a section between 5<sup>th</sup> and 6<sup>th</sup> Streets extending to Oak Street and a section between 9<sup>th</sup> and 10<sup>th</sup> Streets extending to Yampa Street and Oak Street.

The area comprises mainly one to two story brick and wood commercial buildings with a sampling of buildings three stories or more. The commercial buildings are built lot line to lot line with no front or side setbacks along Lincoln Avenue except for the Routt County Courthouse which is set back from Lincoln Avenue with an expansive lawn and the two gas stations that have the pump stations sited at the front of the lot with stores to the rear. The rectangular flat roof buildings typically display storefronts, recessed entryways, second-story narrow windows and parapets (both decorative and non-decorative). The styles featured in the district consist generally of the late 19<sup>th</sup> and early 20<sup>th</sup> Century Commercial, Classical Revivals and Modern Movements.

Lincoln Avenue is a concrete five-lane highway that has parallel parking on both sides and sidewalk bulb-outs at the lighted cross walks of 5<sup>th</sup>, 7<sup>th</sup>, 8<sup>th</sup> and 9<sup>th</sup> Streets. The wide concrete sidewalks along Lincoln Avenue feature street trees, brick pavers, street lights, metal bus shelters, benches, stone-faced garbage containers and metal recycling bins. Banners hang across Lincoln Avenue at 5<sup>th</sup> and 10<sup>th</sup> Streets advertising the community events. The cross streets feature two lanes with diagonal and parallel parking. The sidewalks on the cross streets are narrower than those on Lincoln Avenue and include minimal street trees.

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### **Narrative Description**

#### **Historic Construction**

Buildings were originally constructed using limited materials and labor due to the remote location of Steamboat Springs. The late 1800s commercial buildings along Lincoln Avenue were primarily wood construction many with false fronts. By the 1900s construction began to use local quarried sandstone, kiln fired brick and river rock. River rock was unearthed during excavation and used not only in foundations but also for outbuildings, such as garages and for building's secondary sides. The river rock is evident today in buildings such as the Cantina (818 Lincoln Avenue) and Allen's Building (828 Lincoln Avenue). Most of the original false front buildings no longer exist, either destroyed by fire, demolished or completely altered. The remaining existing building from this time is the circa 1886 Springs Drug Store (911 Lincoln Avenue).

From 1900 to the 1920s Steamboat Springs grew rapidly, aided by the arrival of the railroad in 1908; the majority of the buildings within the district were constructed at this time. Those buildings that demonstrate the incoming prosperity of this growth period through their high styles listed on the National Register include: First National Bank Building at 803 Lincoln Avenue (NRIS.00001624, 5RT.259), Routt County Bank Building at 802 Lincoln Avenue (NRIS.05000782, 5RT.473), and the Maxwell Squire Building at 842 Lincoln Avenue (NRIS.95001148, 5RT.249). The Routt County Courthouse was also constructed in the 1920s in the Renaissance Revival style with Beaux-Arts influences.

#### **Construction from 1930 to 1962**

Buildings took on more of a minimalistic style in the 1930s and 1940s influenced by the Great Depression and World War II. These brick buildings typically feature storefronts with nominal ornamentation or decorative elements, such as the Mountain State Telephone and Telegraph Building (704 Lincoln Avenue, 5RT.1023). The 1950s and 1960s style influences stem from the design of roadside architecture, the

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opening of the Steamboat Ski Resort and the international popularity of modernist architecture. This is evident in Bob's Conoco Station (942 Lincoln Avenue, 5RT.1036), the Space Station Gas Sign (644 Lincoln Avenue, 5RT.2399) and Eugene Sternberg's Yampa Valley Electric Association Building (32 10<sup>th</sup> Street, 5RT.2391).

The district includes fifty-one buildings and one object of which thirty-six are contributing and sixteen are non-contributing. Those that are non-contributing are either built outside the period of significance or have been altered so drastically they no longer retain integrity. The interiors of the buildings retain minimal integrity and original elements and have been altered vastly over the years to accommodate change of use and occupancy.

**LIST OF RESOURCES WITHIN THE DISTRICT**

<b>Property Address</b>	<b>State ID Number</b>	<b>Contributing to District</b>	<b>Year Built</b>
522 Lincoln Avenue	5RT.236	Yes	1923/Annex 1985
600 Lincoln Avenue	5RT.237	Yes	1904
622/624/626 Lincoln Avenue	5RT.1018	No	1938/2004
628 Lincoln Avenue	5RT.1019	Yes	1938
644 Lincoln Avenue	5RT.2399	No	1980
704 Lincoln Avenue	5RT.1023	Yes	1937
708 Lincoln Avenue	5RT.1024	Yes	1952
720 Lincoln Avenue	5RT.2392	No	1979
729 Lincoln Avenue	5RT.257	Yes	1915
730 Lincoln Avenue	5RT.238	No	1938
734 Lincoln Avenue	5RT.239	Yes	1914
737 Lincoln Avenue	5RT.258	Yes	1923
738 Lincoln Avenue	5RT.240	Yes	1914
740 Lincoln Avenue	5RT.2393	No	1982
743/745 Lincoln Avenue	5RT.1022	Yes	1946-47
744 Lincoln Avenue	5RT.241	Yes	1939
802/806 Lincoln Avenue	5RT.242	Yes	1919
803/807 Lincoln Avenue	5RT.259	Yes	1905
810 Lincoln Avenue	5RT.243	No	1919-20



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811/813/815 Lincoln Avenue	5RT.260	Yes	1926
817 Lincoln Avenue	5RT.1028	Yes	1941
818 Lincoln Avenue	5RT.244	Yes	1909
821 Lincoln Avenue	5RT.1029	Yes	1941
822 Lincoln Avenue	5RT.245	Yes	Circa 1909
824 Lincoln Avenue	5RT.246	Yes	1913
827 Lincoln Avenue	5RT.1030	Yes	1911
828 Lincoln Avenue	5RT.247	Yes	1915
830 Lincoln Avenue	5RT.248	Yes	1905
831 Lincoln Avenue	5RT.2394	No	1975
833/837 Lincoln Avenue	5RT.1031	No	1925
840/842 Lincoln Avenue	5RT.249	Yes	1908
843 Lincoln Avenue	5RT.261	No	1924
845 Lincoln Avenue	5RT.2403	No	1924
902/906 Lincoln Avenue	5RT.1035	No	1997
903 Lincoln Avenue	5RT.262	No	1910
908 Lincoln Avenue	5RT.250	Yes	Circa 1915
907/911 Lincoln Avenue	5RT.263	Yes	Circa 1886
912 Lincoln Avenue	5RT.251	No	1899
917 Lincoln Avenue	5RT.1032	No	1948
924 Lincoln Avenue	5RT.252	Yes	Circa 1899
928 Lincoln Avenue	5RT.253	Yes	1900
929 Lincoln Avenue	5RT.1033	No	1948
941 Lincoln Avenue	5RT.1034	No	2008
942 Lincoln Avenue	5RT.1036	Yes	1956
1009 Lincoln Avenue	5RT.264	Yes	1909
1025 Lincoln Avenue	5RT.2395	Yes	1962

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32 10 <sup>th</sup> Street	5RT.2391	Yes	1956
57 10 <sup>th</sup> Street	5RT.1037	Yes	1937
124 10 <sup>th</sup> Street	5RT.2053	Yes	1900 Addition 2000
115/117 9 <sup>th</sup> Street	5RT.1043	Yes	1947
927 Oak Street	5RT.2284	Yes	1915
Highway 40 (South Lincoln Avenue)		No	

### ***Contributing and Non-Contributing Descriptions***

*The following architectural descriptions are primarily taken from the 2007 Downtown Commercial Resource Survey completed by Cultural Resource Historians.*

### **DESCRIPTION**

#### ***Contributing Buildings and Object***

#### **522 Lincoln Avenue**

**Historic:** Routt County Courthouse

**Current:** Routt County Courthouse

Constructed: 1923, Annex 1985

Style: Late 19<sup>th</sup> & Early 20<sup>th</sup> Century Revivals/  
Classical Revival

**5RT.236**

Architect: Robert K. Fuller

Builder: A. E. Danielson and Son

Photographs: 1, 2, 3

(The following architectural description is taken from the "Routt County Historic Preservation Board Application Form for Local Historic Designation" prepared in August 2000.)

The Routt County Courthouse is a symmetrical, rectilinear, flat roofed Renaissance Revival building with Beaux-Arts influences. Divided into nine vertical bays, it has an elaborate arched central entrance with wood doors and glass above, with one engaged Doric order column on each side of the entryway. The rusticated sandstone foundation supports reinforced concrete walls with a blond brick exterior. A white terra cotta belt course separates the ground level from the two floors above. Geometric patterns in the brick separate the second and third stories. A second string course of white terra cotta, wraps the building above the third-story windows. Windows appear in sets of two, are primarily the original one-over-one double-hung in wood frames set with brick sills, and are separated into vertical bays with pilasters. Two pilasters appear on each wing of the front façade. The pilasters have white terra cotta capitals and bases. The central columns and entrance are capped with an inscription stone. Above the inscription stone appears acanthus leaf swag in sculpted stone above and in between two eagle statuary. The third story windows of the central portion of the front façade have transom windows. The parapet is detailed with bas-relief stone panels in a leaf and shield pattern and capped in white terra cotta. Steps to the entryways are stone.

A small enclosed entry was added to the building on the west side in 1994 in conjunction with the remodel and removal of the original jail that was located in the basement. The steel bars were removed from the ground floor windows (basement), while the original windows were replaced with replicas. Many of the original features downstairs were preserved such as the floors, columns and safes.

Large expanses of grass lawns with mature evergreen trees extend from the original courthouse to Lincoln Avenue to the southwest and to 6th Street to the northwest. An asphalt parking lot is located on the southeast and northeast sides of the courthouse.

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### Annex Building

The non-historic annex addition is located northeast of the original courthouse, joined by an enclosed bridge. The non-historic two-story rectangular brick and stone addition to the building was constructed in the 1980s and an enclosed bridge corridor connects the two.

#### 600 Lincoln Avenue

5RT.237

**Historic:** Ernest Campbell Building; Albany Hotel

Architect: Unknown

**Current:** Old Town Pub

Builder: Unknown

Constructed: 1904

Photographs: 4,5,6

Style: Late 19<sup>th</sup> & Early 20<sup>th</sup> Century American Movements

This two-story wood frame rectilinear commercial building is built on a painted pale grey sandstone foundation. The building's exterior walls are clad with painted pale grey horizontal weatherboard siding. The façade's horizontal weatherboard walls feature fluted, painted corner boards. An enclosed, single-story, flat-roofed foyer, projects from the center of the façade. The foyer is approached on its east side by a five-step wood porch leading to a stained natural brown wood-paneled door with an oval-shaped light. The foyer is penetrated by a large single-light fixed-pane window, topped by a segmental arch clerestory light. On either side of the enclosed foyer, the façade's first story wall is penetrated by four large single-light fixed-pane windows, each topped by a set of paired awning type windows. All of the first-story façade windows are set over decorative wood panels. Two sets of paired, and two single, one-over-one double-hung sash windows penetrate the façade's second story. A bracketed cornice extends along the top of the southwest (main façade) and southeast sides, while a secondary cornice with a dentil course visually separates the first and second stories on the façade. The southeast side, which fronts to Sixth Street, is penetrated by six single-light-fixed-pane first-story windows. Each of these first-story windows is topped with an awning type window, and is set above decorative wood panels. A band of three distinctive fixed-pane oval-shaped windows, with molded hoods, are positioned near the southwest end of the southeast side. Two sets of paired, and three single, one over one double-hung sash windows penetrate the second story on the southeast side. Two wood-paneled entry doors are also located on the southeast side.

Subsequent to its original construction, the building has been extended to the rear. Modest changes have also been made to the façade to accommodate changing retail uses over the years. In the 1960s, the Oddfellows sold the property and it became the Cameo Restaurant. In 1984, a change in ownership resulted in the restaurant known as the Old Town Pub. The use and primary appearance remained the same, and the Old Town Pub remains a popular eating and entertainment establishment.

#### 628 Lincoln Avenue

5RT.1019

**Historic:** : Daugherty Plumbing Shop

Architect: Unknown

**Current:** Rio Grande Mexican Restaurant

Builder: Unknown

Constructed: 1938

Photographs: 6

Style: 20<sup>th</sup> Century Commercial Style

The original 1938 portion is a single-story commercial building with a flat roof comprising an asymmetrical single storefront. A non-historic painted red glass-in-wood-frame door enters the building from within a recessed entryway which is offset toward the southeast end of the façade. The recessed entry is flanked by large single-light fixed-pane storefront display windows, with painted green wood frames. The kick plate areas beneath the windows are finished with painted red brick laid in running bond. A painted red belt course separates the upper and lower portions of the façade. Above the belt course, the upper façade wall is clad with vertical painted cream white board and batten. A projecting wood cornice, with painted green wood brackets extends along the top of the façade wall. Several canned lights are recessed within the cornice. A sign band, with a saguaro cactus motif, is fastened to the upper façade wall, advertising "The Rio Grande Mexican Restaurant," the building's current retail

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tenant. The roof has been adapted into an outdoor dining area, enclosed by a wood frame and wire railing. The lower front portion of the northwest side is made of painted cream white concrete blocks. The upper front portion of the same side is clad with painted cream white board and batten, separated from the concrete blocks by the belt course which wraps around from the façade.

A concrete block addition has been built onto the original northeast (rear) side with concrete pargeting over the concrete block construction. A metal staircase ascends to the roof, adjacent to the rear side. A white metal service door enters the addition's southeast side.

**644 Lincoln Avenue**

**5RT.2399**

**Historic:** Space Station and Space Station Sign

Architect: Unknown

**Current:** Space Station and Space Station Sign

Builder: Unknown

Constructed: 1965, early 1960s

Photographs: 7

Style: No Style

The convenience store is a single-story building supported by a low concrete foundation, and is probably built of concrete block construction. The main façade (southwest side) is clad with a red brick veneer laid in running bond. A set of paired glass-in-steel-frame doors enter the store near the northwest end of the façade. These entry doors are located beneath a large intersecting gable, supported by two large round wood columns. The intersecting gable roof is covered with corrugated metal and decorative false half-timbering appear in the upper gable end. Another, single, glass-in-steel-frame door enters a separate retail space near the southeast end of the façade. The façade wall is penetrated by seven storefront display windows. A projecting eave extends from the flat roof, providing shelter in front of the building, along all of the façade. The northwest side (facing 7th Street) is clad with a red brick veneer, laid in running bond, with no doors or windows. The northeast (rear) side (facing the alley) is clad with stained natural brown vertical wood siding. Two steel utility doors enter the rear side. The rear portion of the northeast side is exposed. The wall here is made of unpainted concrete blocks.

A separate small flat-roofed building is located at the southeast end of the property, where it abuts the Rio Grande Restaurant building on the adjacent property and has red brick veneer exterior walls.

**Contributing Object:** The Space Station sign is the most notable historical/ architectural feature at this location. Dating from the early 1960s, the distinctive sign has most recently been associated with a Conoco gas station and Go-fer Foods convenience store at this location. The sign, which sits atop a round painted blue steel pole, is located adjacent to the east corner of Lincoln Avenue and 7th Street. The lighted box sign has four components. The lowest component consists of two square white sign boards (one on either side of the pole) each with the word "LIQUOR" spelled in red block letters. The letters appear diagonally from the upper left corner to the lower right corner of each sign board. The second component consists of three rectangular-shaped metal boxes, each inset with two white Plexiglas panels. The word GAS appears in the panels in large red letters, one letter in each panel, so that the word "GAS" is visible from either direction. The center box, with the "A" panels, is higher than the two flanking panels with the "G" and "S" are directly above the "LIQUOR" signboards. The third component is a rectangular-shaped red metal box, with V-shaped indentations at either end, which is centered atop the metal box with the "A" panels. The words "Space Station" appear in white letters on either side of the box. The fourth component is the most notable. This is a three-dimensional asteroid motif which is centered above the "Space Station" sign. The asteroid consists of a white ball, with multiple projecting red legs. Small clear light bulbs are at the end of each leg, while several clear light bulbs also illuminate the ball itself.

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**704 Lincoln Avenue**

**Historic:** Mountain States Telephone and Telegraph

**Current:** Beau Jo's Mountain Bistro

Constructed: 1937

Style: Late 19<sup>th</sup> & Early 20<sup>th</sup> Century American Movements

**5RT.1023**

Architect: Unknown

Builder: Unknown

Photographs: 8

Supported by a low concrete foundation, the exterior walls are fully exposed on the southwest (main façade), southeast side, and northeast (rear) side, and are clad with wire-cut brown brick laid in running bond. Four narrow stringcourses, each composed of a single course of alternating red and brown bricks, appear near the top of the walls. Moreover, the four topmost brick courses are made of red bricks, including a soldier course, and three courses of stacked alternating headers and stretchers. The building's symmetrical façade has a glass-in-steel-frame door, with flanking sidelights and a transom light, enters the building from within a centered recessed entryway. The entryway is approached by a single step, features an inlaid tile floor, and is flanked by four-over-one or eight-over-one (ribbon-style) fixed-pane display windows with white vinyl-clad frames and red brick rowlock sills. A continuous header, composed of three courses of projecting brown and red bricks, extends over the windows and entryway. Three gooseneck lamps are affixed to the upper wall surface, illuminating the entrance and façade wall. The long southeast side is penetrated by: two bands of three four-over-one or three-over-one (ribbon-style) fixed-pane display windows; three single fixed-pane display windows; and glass-in-synthetic-frame entry door, topped by a three-light transom. Windows on this side feature brick sills and lintels, and burgundy color metal awnings. A service door enters the building on the northeast (rear) side.

**708 Lincoln Avenue**

**Historic:** Federal Land Bank Association Building

**Current:** Vacant

Construction: 1952

Style: 20<sup>th</sup> Century Commercial Style

**5RT.1024**

Architect: Unknown

Builder: Unknown

Photographs: 9

This single-story commercial building's walls are built primarily of concrete blocks, supported by a concrete foundation, and has a flat roof. A fire burned the front portion of the building in the late 1990s and the main façade was rebuilt to reflect more of a Victorian building rather than the Mid-Century Modern building that it was originally. Today, the Lincoln Avenue façade wall is clad with a red brick veneer laid in running bond. The symmetrical façade features a recessed centered entryway, where a painted red glass-in-wood-frame door enters the vacant space from a two-step flagstone and concrete porch. The entrance is flanked by two single-light fixed-pane display windows, each topped by a two-light transom. The windows have painted red wood frames, painted cream white wood surrounds, and continuous red brick rowlock sills. A steel I-beam header, topped by a red brick rowlock belt course, extends over the entry and the recessed entryway. The top of the façade wall is finished with a wood cornice with a dentil course. The concrete foundation is visible on the façade, while the bricks in the first course above the foundation are laid as soldiers. The northwest side wall, and the northeast (rear) wall are both made of painted cream white stucco over concrete block construction. A stained natural brown wood-paneled door, with one upper sash light, enters an office on the northeast (rear) side. This door is flanked by a single-light casement window. The southeast side abuts the neighboring building and is not visible. A tall red brick chimney extends from the roof near the front of the building.

**729 Lincoln Avenue**

**Historic:** Campbell Motor Company Building

**Current:** The Tap House/Core Clothing/Hofmeister

Jewelry Construction: 1915

Style: 20<sup>th</sup> Century Commercial Style

**5RT.257**

Architect: Unknown

Builder: Unknown

Photographs: 16

This single-story commercial building's symmetrical façade features an elaborate, centered, recessed entryway where four glass-in-steel-frame entry doors enter into the three businesses. Two of these glass-in-steel frame doors lead into Core Clothing, one leads to a staircase which descends to the Tap House Sports

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Grill, and one leads into Hofmeister Personal Jewelers. A large single light fixed-pane storefront display window, with three transom lights, and with painted green wood surrounds, penetrates the façade wall to the southeast of the recessed entryway. Another large single-light fixed-pane display window, with two transom lights and with painted green wood surrounds, penetrates the façade wall to the northwest of the recessed entryway. The windows and recessed entryway are divided by pressed red brick columns, while metal kick plates beneath the windows feature a faux stone appearance. The upper façade wall is made of pressed red brick, with rusticated sandstone accents, and with recessed panels and corbelled brickwork. The long southeast side wall was fully exposed at the time of survey because the adjacent building had been razed with the adjacent lot awaiting development. The wall here is made of painted white brick, laid in common bond, with a stepped parapet wall extending above the building's flat roof line. Several historic painted "ghost signs" are presently visible near the southwest (rear) end of the southeast side. Only the rear portion of the northwest side is visible. The wall here is made of red brick, laid in common bond, with a stepped parapet wall extending above the roof line. There are no doors or windows on the northwest side. The southwest (rear) side wall is made of painted red brick, laid in running bond. The rear side is penetrated by two sets of three single-light fixed-pane windows, with segmental brick arches. These windows flank an elevated metal porch with a metal-paneled service entry door, with a sidelight. A basement-level door leads into a small, low, rear gabled extension which serves as a back entry into the Tap House Sports Grill.

The building ceased its original use as an automobile showroom and garage in the early 1960s. The façade has undergone multiple renovations since that time to accommodate the building's changing retail uses.

**734 Lincoln Avenue**

**Historic:** : Barnum Building

**Current:** The Brown Barn

**Constructed:** 1914

**Style:** Late 19<sup>th</sup> & Early 20<sup>th</sup> Century American

**Movements**

**5RT.239**

**Architect:** Unknown

**Builder:** Arthur E. Gumprecht

**Photographs:** 12

This two-story commercial building features a symmetrical façade. A painted red glass-in-wood-frame door enters the center of the façade from within a recessed entryway. This is the entry into "The Brown Barn" which occupies the first floor retail space. The entry is flanked by bands of three, vertically-oriented, single-light fixed-pane storefront display windows. These windows have painted white wood frames and red brick kick plates. Another painted red glass-in-wood-frame door, located near the southeast end of the façade, leads to an interior staircase which ascends to the second story. Painted red brick columns appear at either end of the façade. A wide band of painted red horizontal wood siding divides the façade's first and second stories. The second story is stepped back, and is also symmetrical. Another painted red glass-in-wood-frame door, with a transom light, opens from the second story onto a balcony. This door is flanked by a single-light fixed-pane window. The wall cladding surrounding the second-story door and windows is either horizontal wood siding or horizontal vinyl siding. The uppermost façade wall is made of painted red brick, laid in running bond. A bracketed cornice at the top of the façade wall features an egg-and-dart motif. The upper front portions of the southeast and northwest sides (minimally visible above the adjacent single-story buildings) are made of red brick laid in running bond. The concrete block walls of the two-story 25' x 25' concrete block addition are painted cream white. A metal service door enters the addition's first story on the northeast (rear) side. A wood staircase ascends to another metal service door which enters the second story at the northwest end of the rear side. The rear side of the addition is also penetrated by a one-over-one window.

**737 Lincoln Avenue**

**Historic:** Pioneer Hotel

**Current:** Pioneer Building

**Constructed:** 1923

**Style:** Early 20<sup>th</sup> Century Commercial

**5RT.258**

**Architect:** Unknown

**Builder:** Arthur E. Gumprecht

**Photographs:** 16

The Pioneer Building is a three-story, flat-roofed, brick commercial edifice. Constructed in 1923, renovated in the late 1970s and again in 1996 the building features a symmetrically arranged façade. The façade's



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main level features a recessed, centered, entryway, with a set of paired, painted white, fifteen-light, glass-in-wood-frame entry doors, with multi-paned sidelights. A set of two painted white turned columns support a red canvas awning which extends out over the sidewalk above the entry. The words "The Pioneer Building" (in cursive), and the address "737 Lincoln Avenue", appear in white lettering on the canvas awning. A painted white fifteen-light glass-in-wood-frame door, with a multi-light transom, is located to the southeast of the recessed entryway. This door is covered by a red canvas awning with the words "RIVER BLUE" printed on the canvas. Another painted white glass-in-wood-frame door, with a multi-light transom, is located to the northwest of the recessed entry. This door is also covered by a red canvas awning. Two large single-light storefront display windows are respectively located at either end of the façade. Both of these windows feature painted white wood frames, multi-paned transoms, and segmental brick arches. The second and third stories on the façade are each penetrated by five one-over-one double-hung sash windows, with painted white wood frames and surrounds, painted red concrete or sandstone sills, and segmental brick arches. The façade's first story wall is clad with painted red textured stucco, while the original red brick wall, laid in common bond, is exposed on the second and third stories. Distinctive, painted or stuccoed red, corbelled brickwork appears at the top of the façade wall. Small sections of the red brick walls, laid in common bond are visible on the upper northwest and southeast sides, above the two buildings which flank the Pioneer Building.

The building has been extended to the rear (southwest) by a single-story, flat-roofed addition. The southwest (rear) side (of both the original building and the addition) are clad with non-historic cream color horizontal vinyl siding. A solid wood door enters the southeast end of the southwest side from a five-step wood porch covered by a shed roof. Two wood staircases ascend from the roof of the single-story addition to two painted white, fifteen-light, glass-in-wood-frame doors which enter the rear of the original third story from small wood balconies. The rear side of the original second and third stories is also penetrated by multiple one-over-one double-hung sash windows.

**738 Lincoln Avenue**

**Historic:** Progressive Bakery

**Current:** Johnny B. Good's

**Constructed:** 1914

**Style:** Late 19<sup>th</sup> & Early 20<sup>th</sup> Century American

**Movements**

**5RT.240**

**Architect:** Unknown

**Builder:** Unknown

**Photographs:** 13

This single-story commercial building features an asymmetrical façade. A painted grey wood door, with an early full length oval-shaped light, enters the southeast end of the façade from beneath a black canvas awning. Three fixed-pane display windows, divided by paneled columns, penetrate the façade wall to the northwest of the entry door. The window at the northwest end of the façade has been inset with a horizontal sliding "take out" window for "Johnny B. Good's Diner," which presently occupies the building. The kick plate areas beneath the windows are clad with square black ceramic or glass tiles, with single white diamond-shaped tiles centered below each of the windows. Painted grey brick columns appear at either end of the façade, and the upper façade wall is also made of painted grey brick with corbelled brickwork. A painted grey steel I-beam, adorned with painted red rosettes, extends over the doorway and windows, dividing the lower and upper sections of the façade. A prominent, diamond-shaped, sign band advertising "Johnny B. Good's," is affixed to the center of the upper façade wall. The top of the façade wall is finished with a flat black metal cornice. The upper front portion of the northwest side wall is minimally visible, but appears to be composed of painted beige coursed sandstone. The northeast (rear) side wall is made of painted bright green concrete blocks. A doorway leads from the center of the rear side to the outdoor patio dining area. The patio features a flagstone floor, and a painted red wood pergola roof, and partially enclosed vertical wood plank and latticed wood walls.

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**743/745 Lincoln Avenue**

**Historic:** J. C. Penney

**Current:** Steamboat Treasures and Tees/Indian Gallery

Constructed: 1946-1947

Style: Early 20<sup>th</sup> Century Commercial

**5RT.1022**

Architect: Robert H. Hubbard

Builder: Unknown

Photographs: 17

This single-story commercial building is supported by a concrete foundation and features a symmetrical façade. Two, painted green, glass-in-wood-frame entry doors, separated by two large single-light sidelights, are located within a deeply-recessed centered entryway. The doors and sidelights are encased in painted green wood frames, and are topped by bands of small square transom lights. These doors lead into two of the building's retail tenant spaces. The recessed entryway is flanked by large expanses of storefront display windows, set in metal frames and with metal kick plates.

The upper façade wall is made of wire-cut brown bricks, laid in running bond. Much of the brick wall surface, though, is hidden behind a series of seven large, painted green, vertical wood plank panels. The 8<sup>th</sup> Street side wall is made of wire-cut brown brick, laid in running bond. Three vertically oriented fixed-pane windows are located near the front (northeast) end of the side, and set beneath three additional painted green vertical wood plank panels. A painted white solid wood service entry door is located farther toward the southwest end of the side. The far southwest end of the northwest side contains the entry to the "8th Street Steakhouse" restaurant. Here, five concrete steps, with flanking black metal railings, lead to a set of paired, stained natural brown, wood-paneled entry doors within a recessed entryway. Two round wood post support a gabled covering over the steps. A band of five, stained natural brown, vertical wood plank panels are fastened to the upper wall surface above the entry, with a wood sign band centered on the panels, advertising the "8th Street Steakhouse." This entry is flanked by a single-light fixed-pane window with decorative wood shutters. The rear portion of the southeast side is exposed, where the wall is made of painted white concrete blocks. The building's rear (southwest) side faces the alley. The rear wall is made of painted beige concrete blocks, penetrated by multiple one-over-one double-hung sash and single-light fixed pane windows. A long wood staircase ascends to an entry door into the upper level, above a small, low, one story concrete block extension. Two service entry doors enter the ground level on the rear side. The building is covered by a flat roof, with parapet walls extending slightly above the roof line on the northeast, southeast, and northwest sides. A chimney, made of wire-cut brown brick, is located on the rear side.

There have been no additions to the original building; however, alterations to the façade have occurred after J. C. Penney moved from this location in the early 1970s. Most notably, a series of large, painted green, vertical wood plank panels have been applied to the upper façade wall, and above the windows at the front end of the northwest side facing 8th Street. No additions or major alterations have occurred to the building, with the original brick building largely intact under the decorative feature. The 8<sup>th</sup> Street access to the rear portion of the building has typically housed a restaurant.

**744 Lincoln Avenue**

**Historic:** Safeway Store; Ben Franklin Store

**Current:** Straightline

Constructed: 1939

Style: 20<sup>th</sup> Century Commercial

**5RT.241**

Architect: Unknown

Builder: Unknown

Photographs: 15

This single-story commercial building features a symmetrical façade. Here, a stained natural brown glass-in-wood-frame door, with a transom light, enters Straightline Outdoor Sports from within a centered, recessed, entryway. The entry is flanked by large single-light fixed-pane storefront display windows with silver metal frames. The kick plate areas beneath the windows are clad with a river rock in concrete veneer, while slightly projecting red brick columns appear at either end of the façade. The upper façade wall is composed of a blond bricks laid in running bond, with red brick accents. A stringcourse, composed of two courses of projecting red brick stretchers, appears near the top of the wall surface; and, the topmost course of bricks is composed of alternating red and blond brick headers which create the impression of a dentil course. The façade's upper and lower portions are divided by an applied vertical wood plank band, hidden behind a green canvas awning which extends nearly the full width of the façade. The words "Straightline

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Outdoor Sports" appears on the canvas in yellow lettering. The building's long northwest side faces 8th Street. The wall on this side is made of red brick laid in running bond, divided by eight slightly projecting red brick columns. The alternating red and blond brick header course at the top of the façade wall continues along the top of the northwest side. Two entry doors enter the building on the northwest side. One is a stained natural brown wood-paneled door, set within a distinctive rounded stone arch, and beneath a green canvas awning. The other entry on the northwest side is also a stained natural brown wood-paneled door, set within a distinctive rounded stone arch. Four canted, hip-roofed, oriel type, display windows also penetrate the northwest side. The northeast (rear) side and the southeast side feature painted brown concrete pargeting, probably over concrete block construction. A steel grey service entry door is located on the rear side.

**802/806 Lincoln Avenue – 117 8<sup>th</sup> Street**

**Historic:** Routt County National Bank; First National Bank

**Current:** Routt County National Bank Building  
Constructed: 1919

Style: Late 19<sup>th</sup> & Early 20<sup>th</sup> Century American Movements

**5RT.242**

Architect: Unknown

Builder: Unknown

Photographs: 18, 27

*The following architectural description contains elements from the National Register of Historic Places Registration Form for the property prepared by Laureen Schaffer and Jusztina McPhearson in September 2001.)*

The building underwent a restoration that returned the south façade (front), to its original appearance, and the east (8th Street) side to its 1940s appearance.

The 1919 building is a two-story, rectangular plan, flat-roofed commercial building made of pressed brick (red and blond) and locally excavated blond sandstone with a 1940s one-story brick addition to the rear (alley) side. Supported by a cut stone foundation, the building's six first-story façade bays form a double storefront facing Lincoln Avenue. Semicircular arch display windows are topped with fanlight transoms on the first level. Two arched entryways that match the display windows appear on the Lincoln Avenue side. The entrance to the eastern half of the retail area features a reconstructed pediment above the door. The second story features nine new (2000-01 restoration) metal clad, wood frame, one-over-one windows grouped into three sets of three. Light colored sandstone forms the elements of the arched windows and entries. Blond brick fills the spandrels above the archivolt to the sandstone belt course which forms the flat arches of the second-story windows. An additional sandstone belt forms the sill course. The façade is framed by red brick which rises vertically to form the parapet. Corbelled blond brickwork capped with sandstone forms a cornice of alternating blond and red colored brick set in vertical and horizontal courses.

The east side, facing 8th Street, features five short windows which originally matched the front side in appearance. They were shortened to a rectangular shape in the 1940s. The lower portion of the original window opening was filled with blond brick, while the upper arched transom area was squared off, filled with glass block, and defined by a soldier course transom surround. These windows feature new (2000-01 restoration project) large, fixed display windows. Two doors appear on the side, one at the northern end of the two-story portion of the building and a second smaller, entrance is located between the fourth and fifth display windows. The smaller door with a transom leads to a storage area. The larger, northern-end door provides the second-story access and features a transom capped with a sandstone lintel. A narrow sandstone belt course crosses the side level with the transom bar. A similar course forms the second-story sills. A wide belt course forms the flat arches of the second-story windows. Five evenly spaced second-story windows are of the same modern vintage as the front side. Like the front side, the majority of the building on the east side is of blond brick construction framed by red brick along the sides and across the upper portion above the second-story windows. Corbelled blond brickwork capped with sandstone forms a cornice of alternating blond and red colored brick set in vertical and horizontal courses. An eye-level oculus occupies a spot near the southern corner. This decorative window, built during the 2000-01 rehabilitation, is framed with sandstone. The east side of the one-story rear addition is of blond brick with three rectangular

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display windows, one larger square-shaped display window, and a door. The windows feature original metal frames and are capped with a lintel of soldier-coursed brick.

The north (rear) side of the original two-story portion of the building is constructed of stone. The first story is totally covered by the building addition. On the second story, two one-over-one windows appear on the eastern half and two smaller windows appear on the western half. A brick chimney extends above the eastern portion of the building. The rear side of the one-story addition is divided equally between a concrete block section on the west and a brick section on the east. The concrete block section includes an alley door while the brick section has a large, square glass block window. A pair of cellar doors provides access to the basement.

**803/807 Lincoln Avenue**

**Historic:** First National Bank Building; Rehder Building

**Current:** Rehder Building

Constructed: 1905

Style: Late 19<sup>th</sup> & Early 20<sup>th</sup> Century

Revivals/Romanesque Revival

**5RT.259**

Architect: Unknown

Builder: Unknown

Photographs: 19

*(The following architectural description contains elements taken from the National Register of Historic Places Form prepared by Laureen Schaffer and Juszina McPhearson in August 2000. There have been no notable exterior changes to the building from that time to the present.)*

Constructed in 1905, the nearly square, two-story, commercial building that sits on a foundation of cut stone has a circa 1920 rectangular one-story rear addition. The walls of the first story are of heavy 12" x 20", beige colored, rock-faced native sandstone set in regular courses, extending to the sidewalk. A narrow belt course of sandstone tops the first story. The second-story walls are of locally pressed red clay brick accented with sandstone quoins. The roof is flat, and a parapet of brick capped with a single course of sandstone extends above the roof. An entablature with two corbelled string courses runs along the parapet; the quoins are also corbelled at the roofline.

The main entryway is recessed and consists of a semicircular arch of natural sandstone that is etched with horizontal lines at the corners. On each side, about halfway down the arch, there are impost capitals of sandstone. Above the archway, a sandstone block is carved with historic signage reading "First Nat'l Bank." Three doors are located in the entryway. Each door is topped with a fixed transom window. The bank and second-story access wood doors appear to be original and consist of a large single window set over two panels with rectangular wood insets. All three doors are hung in wood frames with architrave trim and are topped with cornices. The ceiling of the entryway is covered with ornate pressed metal.

The north façade includes four large display windows at the first floor level, two on each side of the central entry. These windows are fixed, and are sectioned at the top third by a narrow wood transom bar. A curved flat frame of wood tops each window, and each window is set into a segmental arch and a sill made of native sandstone. The windows are trimmed with architrave wood trim that is original to the building. On the second story, the six wood framed windows found just above the belt course are one-over-one double-hungs. These windows are topped with rough faced sandstone lintels.

On the west side, the first story is obscured by the adjacent movie theater. However, the second story of the west side displays one centrally positioned one-over-one double-hung window with a sandstone lintel. The parapet steps down slightly to the rear of the building, displaying three tiers or levels. The east side faces 8th Street and is similar in design to the north façade; however, there are five display windows on the first story and four one-over-one sash windows in the second. The display windows are not capped with stone arches; rather they have flat stone lintels and sit on sandstone sills. On the south side, four one-over-one double-hung windows with sandstone lintels appear on the second story. Centrally positioned, there is a small window with two windows on each side. The small window is capped with brick. The opening may have been made for roof access when the one-story addition was constructed.

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The one-story addition on the south has walls of random coursed, rock-faced sandstone. It is flush with the stone walls, except at the south end. There, the wall extends to form a raked parapet of sandstone that extends slightly above the roofing. There are two display windows located to the north of the 8th Street entrance. Both are wood-framed, have transoms, rest on sandstone sills, and are topped with stone lintels. The entryway consists of a single door with sidelights, transom window, and a wood lintel extending over all. The modern rustic wood door has a top half framed to hold diamond-shaped glass. The bottom portion is a single panel with an X-shaped wood inset. The south portion of the addition begins with a double-door entryway. Both wood doors have oval glass insets located in the top half and two panels each on the lower half. Above the doors is a patterned glass semi-elliptical transom window that is set in wood. A wood restaurant board is attached to the building south of the entrance. Six identical windows line the remainder of the east wall of the building. All are wood-framed, topped with sandstone lintels, and rest on stone sills. The windows are fixed, but they are trimmed with an ornate interior frame. The south wall has four identical window openings, flanking the doorway of the restaurant kitchen. The window to the far west has been boarded up; the remaining three contain ten panes of glass each. All of the windows have sandstone lintels and sills. The entrance is similar to those located on the east side of the addition. The doorway is topped with a wood lintel, and it appears that what may have been a transom window at one time is now boarded over. A wood frame holds a screen door, and a wood delivery door.

Originally used as a furnace room, the basement is now used for storage. The bank portion of the building, in the northeast corner, features three brick walls and one wall-papered non-original wall to the rear, or south end, of the area. A white painted tin ceiling with tin crown molding at the ceiling-wall junction is present. Wood wainscoting, approximately 3' high, trims the lower portion of the walls. The retail portion of the building displays the same tin ceiling as the bank. Brick walls are present, including the one that was originally the back of the building. The east wall in the addition portion of the retail area is stone. The remaining walls are plaster, with the exception of the non-original rear (interior) wall, which is log with chinking.

**810 Lincoln Avenue**

**Historic:** Furlong Building

**Current:** Furlong Building

**Constructed:** 1919-1920

**Style:** Late 19<sup>th</sup> & Early 20<sup>th</sup> Century American

**Movements**

**5RT.243**

**Architect:** Unknown

**Builder:** Unknown

**Photographs:** 26, 30

The E.O. Furlong Building consists of a main two-story section, supported by a sandstone foundation and with a flat roof, and a two-story addition to the southeast end of the northeast (rear) side. The façade's first story is divided into five bays, separated by sandstone columns, and with sandstone arches. Red brick columns appear at either end of the façade. The center bay features a recessed entryway where a set of paired, stained natural brown, glass-in-wood-frame doors with sidelights and transom lights enters into an enclosed foyer. Within the foyer, two additional doors lead respectively into the two retail businesses which occupy the ground floor. Each of the four bays flanking the recessed entryway contains a large single-light fixed-pane storefront display window, with a painted green wood frame, and with frosted glass light topped by the rounded sandstone arch. The façade's second story features brown brick wall, laid in common bond, and with a sandstone belt course which forms a continuous sill beneath three oriel type windows, each with five single-light casement windows. Above the windows, the upper façade wall is made of alternating red and brown brick courses, with extensive corbelling, and with sandstone accents. The building's name "E.O. Furlong" is incised in a concrete panel directly above the center rounded arch over the recessed entryway. The upper front end of the northwest side (partially visible, above the adjacent single-story building) is made of coursed sandstone blocks, partially covered with concrete pargeting. The southeast side abuts the Routt County National Bank building. The northwest end of the original northeast (rear) side is exposed, and also features coursed sandstone block walls, partially covered with concrete pargeting. The 27' x 40' two-story addition to the southeast end appears to be built of wood frame construction, with a concrete block veneer, except on the northwest side which is clad with stained brown horizontal weatherboard siding.

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**817 Lincoln Avenue**

**Historic:** Mock Building

**Current:** The Homesteader

Construction: 1941

Style: 20<sup>th</sup> Century Commercial Style

**5RT.1028**

Architect: Unknown

Builder: Arthur E. Gumprecht

Photographs: 21

This single-story commercial building features a symmetrical façade. The façade features a centered, recessed, entryway where a painted red glass-in-wood-frame entry door leads into the building's retail space, presently occupied by "The Homesteader A Gourmet Kitchen Shop." The recessed entryway is flanked by large single-light fixed-pane storefront display windows, set in metal frames. Sandstone columns appear at either end of the façade, and the kick plate areas beneath the windows are finished with sandstone as well. Above the windows and recessed entryway, upper and lower portions of the façade are divided by a wide, painted cream yellow wood belt course. The belt course is adorned with four sets of paired rosettes, and is topped by two horizontally-oriented fixed-pane windows at either end of the façade. The upper façade wall features a large segmental, or elliptical, arch, which extends across the full width of the façade. The arch features sandstone voussoirs, and the wall area outside the arch is also finished with coursed sandstone blocks. The interior of the arch is finished with red brick laid in running bond. A wood sign band, affixed to the brick advertises "the homesteader a gourmet kitchen shop," and is adorned with a picket fence gate motif. The top of the façade wall is flat, comprising a parapet which extends a short distance above the flat roof. Parapet walls also extend above the roof line on the northwest and south east sides. The rear southwest side faces onto the alley. The wall surface here is composed of painted grey stucco over concrete (probably concrete block). This side is penetrated by a steel service entry door. A former garage door has been filled in and is no longer in use. The rear portion of the northwest side is visible. This wall is composed of painted grey concrete blocks and painted grey stucco over concrete blocks. A painted red paneled door, with one upper sash light, opens from the northwest side onto a small concrete porch and wood patio. The southeast side abuts the Chief Plaza Theater building next door.

The façade has undergone multiple changes over the years to accommodate new retail uses.

**818 Lincoln Avenue**

**Historic:** Schaffnit Building

**Current:** Cantina

Construction: 1909, 1920 addition

Style: Late 19<sup>th</sup> and Early 20<sup>th</sup> Century

American Movements

**5RT.244**

Architect: Unknown

Builder: J.W. Critchfield and Henry Schaffnit, Jr.

Photographs: 28, 30, 33

This original single-story commercial building is of sandstone block and brick masonry construction and has a single-story river rock extension to the northeast (rear) side. The asymmetrically arranged façade features sandstone columns at either end, while the upper façade wall is made of complementary rusticated concrete blocks, where a wood sign band advertises the building's occupant, the "Cantina" restaurant. A steel lintel separates the upper and lower portions of the façade. A stained brown glass-in-wood-frame door enters the building from within a recessed entryway at the southeast end of the façade. To the left (northwest) of the entry, there are two sets of very large, stained brown glass-in-wood-frame doors. In nice weather, these doors may be left open to provided access to an outdoor dining area, while in cooler weather they may be closed. These doors, and the recessed entry, are each topped by a square fixed-pane transom light, in a stained brown wood frame. The original building's side walls (northwest and southeast sides) are made of red brick laid in running bond. Much of these walls are not visible, however, as the building is abutted by other commercial buildings on both sides. The 25' by 40' river rock extension to the northeast side is likely the oldest part of the building, and was probably built originally as a separate, stand-alone, building. A painted green vertical wood plank door, with diagonal cross bracing, enters the river rock section on its northeast side. one-over-one double-hung sash windows, with security bars, penetrate the northwest and northeast sides. A short red brick chimney is located on the northwest side.

The river rock addition was constructed onto the rear of this building in 1920.



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**821 Lincoln Avenue**

**Historic:** Allen Building

**Current:** OM Gallery

Construction: 1941

Style: 20<sup>th</sup> Century Commercial

**5RT.1029**

Architect: Unknown

Builder: Arthur E. Gumprecht

Photographs:

This single-story commercial building features a symmetrical façade. A painted green wood-paneled entry door leads into the retail space from within a centered recessed entryway. The entry door has a long upper sash light, flanking sidelights, and is topped by a transom light, all with green metal frames. The recessed entryway is flanked by large fixed-pane storefront display windows, also with green metal frames. Brown/orange bricks, laid in running bond, comprise the kick plate areas beneath the windows. Stuccoed brown brick columns are located at either end of the façade. The upper and lower portions of the façade are divided by a wide stuccoed brown belt course, topped by a band of three horizontally-oriented fixed-pane windows. Above the windows and sign, the upper façade wall is made of brown/orange and blond bricks, laid in running bond, and with a course of rowlocks at the top of the wall surface. The rear (southwest) side fronts onto the alley. The wall surface here is composed of painted beige stucco over concrete blocks. Two eight-over-eight double-hung sash windows, with painted white wood frames and surrounds, penetrate the main rear side wall. A painted green solid wood door, with one upper sash light, and covered by a small gable hood, enters the 14' x 8' rear extension. The rear portion of the northwest side is visible, revealing a painted cream white concrete block wall. The southeast side is not visible because it abuts the adjacent building.

The building's façade has undergone multiple changes over the years to accommodate new retail uses.

**824 Lincoln Avenue**

**Historic:** Steamboat Creamery and Produce Company

**Current:** Ortega

Construction: 1913

Style: Late 19<sup>th</sup> & Early 20<sup>th</sup> Century American

Movements

**5RT.246**

Architect: Unknown

Builder: Unknown

Photographs: 26

This single-story commercial building features a symmetrical façade. A stained brown glass-in-wood frame door, with a transom light and side lights, enters the center of the façade from within a recessed entryway. The entryway is flanked by large single-light fixed-pane storefront display windows, set in dark brown metal frames. The window is enframed by brown brick columns at either end of the façade, projecting brown brick rowlock sills, and a continuous brown brick lintel composed of a soldier course sandwiched between two rowlock courses. The kick plate areas beneath the windows and the upper façade wall are also finished with brown brick laid in running bond. The pattern of a soldier course sandwiched between two rowlock courses is repeated at the top of the façade wall. The building's northeast (rear) side is clad with stained dark brown vertical wood siding. A concrete loading dock, or outside storage area, on the rear side, is excavated to approximately 2' below grade, and is covered by a flat roof. A painted brown steel utility door enters the southeast end of the rear side.

The façade has been altered from time-to-time over the years to accommodate the building's changing retail and business uses.

**827 Lincoln Avenue**

**Historic:** Glenn's Café; Skee Inn Café

**Current:** 8<sup>th</sup> Street West

Construction: 1911

Style: Late 19<sup>th</sup> & Early 20<sup>th</sup> Century American

Movements

**5RT.1030**

Architect: Unknown

Builder: Unknown

Photographs: 23

This single-story commercial building features a symmetrical façade. A stained natural brown wood-paneled entry door, with an oval shaped light, a flanking sidelight, and topped by a transom light, enters the

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building from within a centered, recessed, entryway. The recessed entryway is flanked by large single-light, fixed-pane, storefront display windows, set in pale beige color metal frames. Red brick columns appear at either end of the façade, and the kick plate areas beneath the windows are executed in red brick as well. Both display windows, and the recessed entryway are topped by a band of horizontally-oriented, fixed-pane, transom windows. A wide horizontal band of pebble-dash stucco, and a wood belt course with four sets of paired rosettes, divides the upper and lower portions of the façade. The upper façade wall is made of red brick, laid in running bond, with extensive corbelling and decorative brickwork. The top of the façade wall is flat, although, the brick columns at either end project above the roof line. The façade wall may be illuminated by a total of five projecting lights which are fastened to the wall - three along the top of the wall surface, and two above the entryway. Two small, lower, shed-roofed additions have been built onto the original rear (southwest) side. One of these additions is of concrete block construction; the other is of wood frame construction. The upper portion of the original rear side (visible above the additions) is made of painted white concrete blocks. A paneled rear service entry door enters the additions on the rear side. The northwest and southeast sides are not visible because they abut the adjoining buildings. Restoration work on the façade was carried out in 2004.

**828 Lincoln Avenue**

**Historic:** Orpheum Theater; Alden Theater; Safeway Store

**Current:** Allen's

Construction: 1915

Style: Late 19<sup>th</sup> & Early 20<sup>th</sup> Century American Movements

**5RT.247**

Architect: Unknown

Builder: W. J. Franz

Photographs: 29

This two-story commercial building's façade features an asymmetrical first story and a symmetrical second story. A deeply-recessed entryway is located near the center of the façade, where a glass-in-steel-frame door, with a transom light, leads into "Allen's Clothing" which occupies the ground floor retail space. Also within the recessed entryway, the door is flanked by a very large, floor-to-ceiling, fixed-pane storefront display window set in a silver metal frame. To the left (northwest) of the recessed entry, the first story façade wall is penetrated by three single-light fixed-pane storefront display windows, with painted green wood frames and with a stone veneer kick plate area. To the right (southeast) of the recessed entry, a stained natural brown wood-paneled door is located within a smaller deeply-recessed entryway. This door provides access to an interior staircase which ascends to professional office space in the second story. A shed roof, covered with asphalt shingles, extends out over the sidewalk, and visually separates the façade's first and second stories. The façade's second story features distinctive red and brown bricks laid in Flemish bond, with four evenly-spaced concrete crockets at the top of the façade wall. The façade's second story is penetrated by two eight-over-one double-hung sash windows which flank a centered set of paired single-light casement windows. A wood sign band, advertising "Allen's Clothing" is centered on the upper façade wall just below the casement windows. A chimney of river rock construction is located on the rear (northeast) side. The rear side is penetrated by two service entry doors.

**830 Lincoln Avenue**

**Historic:** F.M. Light and Sons Store

**Current:** F.M. Light and Sons Store

Construction: 1905

Style: 20<sup>th</sup> Century Commercial

**5RT.248**

Architect: Unknown

Builder: Unknown

Photographs: 30, 31

The F.M. Light & Sons Building is a single story commercial building. The asymmetrical façade comprises a single storefront for the store. A set of paired stained natural brown wood-paneled doors, with side lights and a transom light, enter the store from within a deeply recessed entryway which is offset toward the northwest side of the façade. The entryway is flanked by large expanses of single-light fixed-pane storefront display windows, with painted dark brown wood frames. The windows are divided by painted dark brown fluted wood columns, while the kick plate areas below the windows are finished with a sandstone veneer. Wood columns, clad with variegated wood shingles, appear at either end of the lower portion of the façade. The upper portion of the façade is formed by an applied façade surface which projects slightly out

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over the sidewalk. The upper façade is clad with variegated wood shingles, while a wood dentil course appears at the top of the façade wall. An open wood balustrade, with turned balusters, extends above the flat roof line above the top of the façade wall. A large wood sign band, with painted black letters on a painted yellow background, is affixed to the upper façade wall. The sign advertises "F.M. Light & Sons Outfittin' the West for 100 Years...and 5 Generations." Smaller, back-to-back, wood signs, also with painted black lettering on painted yellow backgrounds, hang from the underside of the roof extension in front of the recessed entryway. These two signs advertise "F.M. Light & Sons Established 1905." The phrase "Established 1905" is also etched in white lettering in the transom light above the entry doors.

The southeast half of the rear (northeast) side is made of painted beige concrete blocks. The northwest half of the rear side is made of painted beige poured concrete or possibly concrete pargeeting over concrete block construction. A painted beige, metal-clad, service door enters the rear side. The upper portion of the southeast side, which is made of wire-cut red bricks, is visible above the adjacent Allen's Clothing building at 828 Lincoln Avenue.

This address was originally developed with the construction of two buildings during the first decade of the twentieth century, each measuring 25' across. F.M. Light and Sons occupied the western-most building, while the east building was occupied by a grocery store and known as the Meunch Building. The F.M. Light and Sons store expanded into the grocery store's space and developed a single storefront in 1952. The business has operated out of the building continuously for over 100 years.

**842 Lincoln Avenue**

**Historic:** Maxwell Building; Squire Building; Lyon Drug

**Current:** Maxwell Squire Building/Lyons Drug

Construction: 1908

Style: Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American

Movements

**5RT.249**

Architect: William A. Jenkins

Builder: Elmer & Tom Baer

Photographs: 30, 32

*(The following architectural description comprises excerpts taken from the National Register of Historic Places form for the building, prepared by Margaret Hogue in 1995.)*

The two-story, commercial corner storefront building rests on a foundation of sandstone with running bond brick walls. On the eastern half of the south façade is an example of a typical storefront configuration with a recessed door flanked 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 sandstone. Five double-hung, one-over-one light windows are evenly spaced across the façade 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 ground level, and rising to the second string course are simple brick pilasters placed between the windows.

The west façade faces 9th Street and repeats many elements of the south end including the string courses, decorative brick work, one-over-one windows, and pilasters. 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. Continuing south, two windows have similarly been covered. Next is a large store window that flanks the corner entry door. The second story extends 100' 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.

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

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approximately 6' 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.

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.

**908 Lincoln Avenue**

**Historic:** Model Shoe Shop and Sporting Goods Building

**Current:** Model Shoe Shop/Hugus Building

Construction: ca 1915

Style: Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements

**5RT.250**

Architect: Unknown

Builder: Unknown

Photographs: 37

This is a small single-story commercial building with a recent rehabilitated storefront. The building's façade features an asymmetrical single storefront with a recessed entry at the southeastern end. The single leaf entry door contains a single pane rectangular window with transom above. Adjacent to the door, the angled single window storefront is topped by a transom and boasts a kick plate of painted off-white horizontal wood boards. The frame is a simple painted off-white wood surround. The northwestern portion of the storefront mimics the angled portion with a two light transom. Two goose neck projecting lights are attached to the header of the storefront to illuminate the sign for the tenant attached at the upper façade. A red brick column forms the southeast end of the façade, flanking the entry door. The upper façade wall is also made of red brick laid in running bond, with extensive corbelled and decorative brickwork which form diamond-shaped patterns. The rear (northeast) side wall of the concrete block addition is painted brown. The rear side is penetrated by a service entry door, and by a 1x1 horizontal sliding window.

**907/911 Lincoln Avenue**

**Historic:** The Springs Drug Store; Harwig's Saddlery

**Current:** Harwig's Grill

Construction: ca 1886

Style: Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements

**5RT.263**

Architect: Unknown

Builder: Unknown

Photographs: 44

This building is composed of a historic wood frame building, with multiple historic, and non-historic, concrete block additions to the southwest (rear) side, and a more modern addition to the northwest side. The original building historically featured a gable roof, behind a false front façade; however, at some point a full second story was built behind the false front. The original building features a nearly symmetrical façade. A non-historic, stained natural brown, wood-paneled door enters the building near the center of the façade. This door is flanked by single-light sidelights, and by nearly square storefront display windows. Painted tan and black wood-paneled kick plates are located beneath the windows, while a small metal plaque, with the date "Circa 1886" is fastened to the façade wall. A secondary cornice separates the façade's first and second stories. The far southeast end of the façade's first story and the entire second story are clad with painted tan horizontal wood plank siding, with painted 1" x 4" corner boards and vertical members. The upper façade wall, and is flanked by black casement. These windows have painted black wood surrounds.

The façade of the one-story addition to the northwest side is clad with painted tan vertical wood siding. Two large single-light, fixed-pane, windows, flank a set of paired (possibly casement) windows, also with stained and leaded glass lights.

A painted white service door enters the rear side. Both sides (northwest and southeast) of the second-story addition to the original building are clad with painted blue vertical wood siding.

The wood-sided, false front building originally served as the Springs Drug Store and later operated as a tack shop. When the Harwig family purchased the building in 1916, they had an itinerant painter put a sign on the false front façade. The exterior's no-longer extant hand-painted cowboy became the building's signature to both residents and tourists. Since 1985, Harwig's restaurant has been located at this address.

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**924 Lincoln Avenue**

**Historic:** Schubring-Cruse VFW Post 4264\*

**Current:** Schubring-Cruse VFW Post 4264

Construction: ca. 1899

Style: Modern Movements

**5RT.252**

Architect: Unknown

Builder: Unknown

Photographs: 39, 41

This single-story building is built of red brick masonry and concrete block construction, with a red brick veneer on the asymmetrical façade. A stained natural brown wood-paneled door, with a small upper sash light, enters the southeast end of the façade from a three-step concrete stoop located within a recessed entryway. A band of four single-light casement windows, with white metal frames and painted white wood surrounds, penetrate the façade wall to the northwest of the entry. A small, narrow, horizontally-oriented fixed-pane window, with a brown brick rowlock sill, penetrates the northeast end of the façade wall. A narrow belt course made of a single course of brown brick stretchers visually separates the upper and lower portions of the façade.

A low flat-roofed addition to the northwest end of the northeast (rear) side features a poured concrete foundation, painted white, stuccoed, concrete block walls, and a single entry door on the northeast side.

\*This property was initially developed in the late 1890s, with the construction of the J.W. Hugus Company store. When completed, the Hugus store comprised all of this property as well as the property adjacent to the southeast, where the Steamboat Smokehouse is now located. This northwestern portion (now the V.F.W. Hall) became the Bank of Steamboat Springs circa 1900. The J.W. Hugus store went out of business in the late 1920s or early 1930s, and the building was then divided and converted to other uses. The V.F.W. remains an active post with many members.

**928 Lincoln Avenue**

**Historic:** J.W. Hugus and Company Warehouse; Routt

County Courthouse; Masonic Lodge

**Current:** Lorenz Building

Construction: 1900

Style: Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements

**5RT.253**

Architect: Unknown

Builder: Unknown

Photographs: 41

This two-story commercial building is built of brick masonry construction. A non-historic, applied, first-story façade fronts directly onto the wide concrete sidewalk paralleling Lincoln Avenue. A painted dark grey wood-paneled door, with latticed upper sash lights and with flanking side lights, enters the center of the façade from a three-step concrete porch within a recessed entryway. The entry door is flanked by large single-light fixed-pane windows which angle out toward the sidewalk. These windows feature painted white and dark grey wood frames, and red brick kick plates, and they are set behind red brick knee wall flower boxes. A two-step concrete stoop at the northwest end of the façade leads to another painted dark grey wood-paneled door with latticed upper sash lights. A non-historic, shingle-clad, secondary roof projects out over the sidewalk, visually separating the first and second stories on the façade. The building's name "THE LORENZ BUILDING" is centered on the face of the secondary roof, in applied gold lettering. Red brick columns form the northwest and southeast ends of the façade, and the upper façade wall is also made of red brick laid in running bond. The uppermost portion of the façade wall features extensive brick corbelling, with three short projecting brick columns, and with sandstone coping. The second story of the façade is penetrated by one set of paired windows with a common segmental brick arch, and by two single windows with segmental brick arches. These windows were probably originally double-hung sash; however, they are now casement type windows with transom lights.

The northwest and southeast sides are made of red brick laid in common bond, with stepped side gables, and with sandstone coping at the top of the wall surfaces. The northwest side is fully exposed, and is penetrated by two first story windows and three second-story windows.

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The northeast (rear) side is made of painted brown brick. Two service doors enter the main level on the rear side. A non-historic metal staircase, with a wood railing, ascends to a glass-in-wood-frame door which enters the second story. This door is not original and is located where a one-over-one double-hung sash window was originally located.

**942 Lincoln Avenue**

**Historic:** Bob's Conoco Station

**Current:** Bob's Conoco Station

Construction: 1956

Style: Canopy style gas station

**5RT.1036**

Architect: Unknown

Builder: Unknown

Photographs: 42

The simple rectangular one-story flat roof convenience store and garage for Bob's Conoco Gas Station is situated to the rear of the lot with canopy covered gas pumps to the front. The building features an attached wood shingle mansard roof that projects over the convenience store at the northwestern end. The store features eight storefront display windows set in metal frames and an entry glass door second from the southeastern end. The storefront windows are topped by transom windows and feature a painted wood sill that wraps over a stone veneer base. The upper façade consists of horizontal wood siding. A narrow concrete step wraps the corner of the store. The southeastern portion of the main façade houses the garage and features three bays of full length garage doors set forward from the store flanked by one-story stone rectangular projections.

A small rectangular stone faced projection is situated at the northwestern side topped by a partial wood shingle mansard roof. This side features panel fencing at the central axis for storage. The northeastern (rear) corrugated metal shed roof side consists of horizontal wood siding and painted white concrete block. There is no fenestration at this side.

**1009 Lincoln Avenue**

**Historic:** Steamboat Pilot Building

**Current:** Steamboat Pilot Building

Construction: 1909

Style: Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements

**5RT.264**

Architect: Unknown

Builder: Unknown

Photographs: 50

This distinctive sandstone and brick building is supported by a sandstone foundation. A prefabricated metal building (erected in two components in 1970 and 1972), abuts the original building at the southeast end of the southwest (rear) side. The original building features a double storefront façade. The storefront comprising the southeast half of the façade features a centered recessed entryway, where a painted purple wood-paneled door, with one upper sash light and with flanking sidelights, enters the building. This entry is flanked by large single-light, fixed-pane, display windows, with painted red wood surrounds and wood-paneled kick plates. These windows, and the entry door and sidelights, are all topped by bands of distinctive transom windows, with opaque bottle glass lights. The storefront comprising the northwest half of the façade features three large storefront display windows, with painted red wood frames and wood-paneled kick plates. These windows are also topped by bands of distinctive transom windows with opaque bottle glass lights. Locally-quarried sandstone columns appear at either end of the façade, and in-between the two storefronts. The upper façade wall is also built of coursed, locally-quarried, sandstone, with a distinctive parapet rising above the roofline. Notable sandstone crockets are atop the two columns at either end of the façade; while a set of paired sandstone crockets are atop the raised center of the parapet, above the word "PILOT" which is incised in the sandstone. These stone crockets are reminiscent of the natural Rabbit Ears rock formation, for which nearby Rabbit Ears Pass is named.

The building's southeast and northwest sides both feature red brick walls, laid in running bond. A square section of the wall at the northeast end of the southeast side is painted white with a painted black border. An advertisement was at one time painted here, but it is no longer decipherable. The rear (southwest side) wall of the building is also of red brick construction, laid in running bond.



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**1025 Lincoln Avenue**

**Historic:** Pilot Office Building ~ Post Office

**Current:** Steamboat Home Consignment

Construction: 1962

Style: 20<sup>th</sup> Century Commercial

**5RT.2395**

Architect: Unknown

Builder: Unknown

Photographs: 51

This single-story commercial building fronts directly onto the wide concrete sidewalk. Here a stained natural brown glass-in-wood-frame door, with a single sidelight and a transom light, enters into the building from within a recessed entryway. To the southeast of the entryway, the façade wall is faced with a wire-cut red brick veneer, laid in running bond. A band of four fixed-pane storefront display windows, with transom lights, painted green wood surrounds, and a continuous stone sill, penetrate the façade wall to the southeast of the entry. The northwest half of the façade, meanwhile, is penetrated by two sets of paired fixed-pane windows, and one single fixed-pane window. These windows also have transom lights, but are set in steel frames, and are divided by painted green wood columns. An applied metal cornice forms the top of the façade wall. The northwest side is made of a red brick veneer, laid in running bond. A large, thirty-six-light, glass block window penetrates the northeast end of the northwest side. The northwest side is also penetrated by a band of four awning windows and by two small industrial sash windows with red brick rowlock sills. The southwest (rear) side is clad with painted black vertical wood siding. A painted black wood door enters the rear side from a four-step concrete stoop. A non-historic white, metal, roll-away, garage door opens onto a loading dock near the southeast end of the rear side. The rear side is covered by a flat cantilevered roof which extends from the building's flat roof.

An addition was built onto the original southeast side in 1977. This addition is stepped back on the façade, and it abuts the Steamboat Pilot building at 1009 Lincoln Avenue on its southeast side.

**115/117 9<sup>th</sup> Street**

**Historic:** Nelson Cleaners

**Current:** Smokeshop

Construction: 1947

Style: 20<sup>th</sup> Century Commercial

**5RT.1043**

Architect: Unknown

Builder: Unknown

Photographs: 34

This single-story commercial building features a basic rectangular plan fronting directly onto a wide concrete sidewalk which parallels 9th Street. The southwest side abuts the building at 902/906 Lincoln Avenue. Two painted green glass-in-wood-frame doors enter the façade. The façade wall is also penetrated by three single-light fixed-pane storefront display windows, with painted green wood frames and red brick rowlock sills. Surrounding the doors and windows, the façade wall is clad with wire-cut brown brick, laid in running bond. Decorative wire-cut red bricks appear in the upper façade wall, while the topmost course of bricks along the top of the façade wall are wire-cut red bricks laid as soldiers. The northeast side features painted beige concrete pargeting over concrete block construction. This side is penetrated by a painted turquoise wood-paneled door with nine upper sash lights, and a small three-light awning window. The painted turquoise wood-paneled door is set within a former garage door opening. The unpainted concrete block wall is exposed on the northwest (rear) side, which is penetrated by a twenty-light glass block window and by a single-light fixed-pane window.

**32 10<sup>th</sup> Street**

**Historic:** Yampa Valley Electric Association Building

**Current:** Yampa Valley Electric Association Building

Construction: 1956

Style: Modern Movements

**5RT.2391**

Architect: Eugene D. Sternberg

Builder: W.L. Pierce

Photographs: 48

The facility comprises an office building, a large maintenance/ truck garage building, and an elevated parking garage. The original building was completed in 1956 and there is a 1964 addition. A glass-in-steel-frame door, with flanking sidelights set over brushed metal panels, forms the main entry, leading into the building from a pebbled concrete sidewalk near the northeast end of the façade. A band of three tall,

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vertically-oriented, transom windows extend above the door and sidelights to the roof eave. This door enters into a small foyer where a short set of concrete stairs ascends to the lobby.

The façade wall to the northeast side of the entry is clad with a stone veneer. The façade wall to the southwest side of the entry is stepped back, and features a stacked red brick veneer wall surface, located between bands of awning and fixed-pane windows with silver metal frames. The lower band of windows provides light and ventilation for the ground floor, while the upper band provides light and ventilation for the main upper level. Silver metal letters forming the words "YAMPA VALLEY ELECTRIC ASSN. INC." are fastened to the brick veneer. The wall surface beneath the ground floor windows is clad with white corrugated metal.

The long southwest side faces toward Yampa Street. Here, a total of seven large brown metal roll-away garage service bay doors open onto an asphalt driveway which extends to Yampa Street. The service bays at the northwest end of this side are located beneath the main upper level office space, while the service bays at the southeast end of this side are located beneath the elevated parking structure.

A concrete ramp leads to the elevated parking structure from 9th Street to the southeast. Forming the southern quadrant of the facility's upper level, the parking structure features a concrete floor, and a steel roof supported by steel I-beam vertical supports, steel I-beam girders, and steel trusses. Bands of single-light fixed-pane windows, with flanking casement windows, with white metal frames and red brick rowlock sills, overlook the parking structure from the southeast side of the office area. A brown metal service door enters the office area from the parking structure.

The long northeast side fronts onto the alley between Lincoln Avenue and Yampa Street. The wall surface on this side is made primarily of a red brick veneer, laid in running bond. Fixed-pane and awning clerestory windows, with silver metal frames, penetrate the upper northwest (front) end of the northeast side. The southeast (rear) end of this side is penetrated by single-light fixed-pane and casement windows, with white metal frames and red brick rowlock sills. Two brown metal service doors, a white metal roll-away garage door, and a painted white vertical wood plank, horizontal sliding, garage door are also located along the northeast side. The two garage doors both open onto short concrete loading docks adjacent to the alley.

**124 10<sup>th</sup> Street**

**Historic:** Carver Power Plant

**Current:** Centennial Hall

**Construction:** 1900, Addition 2000

**Style:** no style

**5RT.2391**

**Architect:** Addition-Andrews &

Anderson Addition- Fox Construction D.

**Builder:** W.L Pierce

**Photographs:** 36

*(The following is taken from the Routt County register application written by Winnie DelliQuadri)*

This resource is a city government building with an addition built in 2000. The historic power plant is a simple rectangular front gable building clad in red brick and horizontal painted wood siding in the gable ends. The locally fired red brick is slightly tooled and laid with a common variant of English bond. The building sits on a foundation made of ashlar quarry-cut stone. The standing metal seam roof overhangs the painted white wood fascia and rafter tails at the south and north sides. The northern roof pitch contains one former chimney protruding through the roof and capped with sheet metal. The same pitch has a simple shed roof dormer centered along the length of the main gable comprising smaller wood windows. The rear side's gable end comprises two one-over-one wood windows at the second level.

Windows on the west (front) and north sides are comprised of four-panel, double-hung windows hung within openings in brick walls with segmental, double row-locked brick arch headers. The west façade windows are arranged symmetrical to the main axis. North façade windows (three) are centered and evenly spaced away from the central axis of that side. There is no exterior articulation on the south façade.

Two exterior doors on the west façade are symmetrically placed to either side of the main axis. The doors are three panel doors with wood sills and framing, painted white.

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### **Addition**

The non-historic addition has an irregular footprint including several angles and is sheltered by a cross gable asphalt shingle roof, preformed ribbed metal roofing spans the main entrance and side offices and a high parapet wall encloses a built up roof spanning the kitchen and city council meeting rooms. The recessed main entrance is located between the Carver Power Plant and side offices, which reaches as far west on the lot as the Power Plant, angled and clad entirely in glass, the entrance connects the original building to the addition. The entrance is a unique element; as it appears to be a transitional entity between the two buildings with its light and airy construction between two heavy masonry clad buildings. The addition is clad in rough cut stone at the bottom level and horizontal wood siding at the top level, fenestration includes single operable windows cut into the stone with decorative window headers, above in the gable is a series of three combined windows with operable awning style windows at the bottom of the assembly. Similar or identical fenestration exists on the adjacent entry wall, and both street-facing sides (north and west-facing sides). No overhangs exist at the gable ends. The north-facing side jogs back, a recessed and angled side entry is located between two addition masses, the easternmost addition does not reach as far north on the lot however is identically clad and roofed and contains similar fenestration. The addition turns a ninety-degree corner and spans south, an angled one story wall spans southeast and is clad entirely of glass windows and a rear entry door, this portion is sheltered by a flat roof with higher parapet walls clad in horizontal wood siding. This angled wall intersects with a higher east-west wall forming the interior council room, clad entirely in horizontal wood siding; this northern side of wall contains no fenestration. This wall turns a ninety-degree corner and spans south; this eastern facing side is clad entirely of horizontal siding and contains three identical and equidistant inoperable square windows. The wall appears high due to a parapet wall extending upward clad in identical wood siding. This eastern side wall turns a ninety-degree degree corner spanning west, a one story identically clad rectangular box with a flat roof extends from the side of this high horizontally sided wall and extends west for 20' before jogging back to the higher parapet wall, here glass windows and side entry doors access the southern side of the building and finally meet up with the original brick building of the Carver Power Plant.

#### **57 10<sup>th</sup> Street**

**Historic:** Hahn's Peak Ranger Station

**Current:** Brooklyn's Pizzeria

**Construction:** 1937, addition 1994

**Style:** Late 19<sup>th</sup> & Early 20<sup>th</sup> Century American Movements

#### **5RT.1037**

**Architect:** Unknown

**Builder:** Unknown

**Photographs:** 49

The former Hahn's Peak Ranger Station Building is a large one-and-one-half-story, gable-roofed, brick masonry building, with a single-story shed-roofed and gable-roofed addition on its northeast side. The original building was constructed in 1937, while the addition was built in 1994. The original gabled portion of the building is supported by a concrete foundation which is faced with red brick which extends approximately 2.5' above grade. Above the foundation, the original building features brown brick walls laid in running bond. The side-gabled roof is moderately-pitched, and is covered with metal roofing material. An extended overhang of the roof eave provides a covering over the sidewalk along 10th Street on the southeast side, while two tall brown brick chimneys are located at the base of the northwest-facing roof slope. The center portion of the southeast side features three sections of painted red vertical wood siding, applied over the brick, and divided by brick columns. The southeast side is also penetrated by four narrow two-over-two double-hung sash windows with brick rowlock lintels, and a single-light fixed-pane window with a brick rowlock sill. The northwest side wall is also made of brown brick laid in running bond; however, the wall on this side is accented with three narrow red brick belt courses. The northwest side is penetrated by six sets of paired two-over-two double-hung sash windows, with painted cream white wood surrounds, and red brick rowlock sills. The southwest end is also made of brown brick laid in running bond, but with four narrow red brick belt courses in the upper gable end. This side is penetrated by two sets of paired two-over-two double-hung sash windows, and a single two-over-two double-hung sash window, with painted cream white wood frames and red brick rowlock sills. A non-historic horizontally-oriented window penetrates the upper gable end on the southwest side.

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The single-story shed-roofed and gable-roofed addition to the northeast side fronts toward Lincoln Avenue. This portion of the building has painted beige stucco walls, and a metal-clad roof. A painted red glass-in-steel-frame entry door leads into Brooklyn's Pizzeria on the northeast side where three picnic tables are located in an outdoor dining area.

**927 Oak Street**

**Historic:** Elkins House-Smedley Residence

**Current:** S. S. Service Company

Construction: 1902

Style: Late Victorian

**5RT.2284**

Architect: Unknown

Builder: Unknown

Photographs: 49

*(The following is information based on the Routt County register application written by Winnie DelliQuadri)*

This two-story gable-front and wing, cross-gabled building has a corrugated metal roof. The major gable is terminated on the west side by a secondary cross gable. The lower rear level of the secondary gable is wrapped on the west and part of the south sides by a matching brick addition with a simple shed type roof. The building sits on a concrete foundation. The exterior red brick is laid in common bond with one row-locked course at approximately 8' above the side of the first level. The roof pitch is of normal to steep type without dormers or other major elements attached. The major gable end has a quarry-cut, ashlar stone fireplace to the right of this side's centerline. There are double-hung windows to either side of the fireplace, and another double-hung window aligned from above with the left window; the entire grouping is to the right of the centerline. There are two double-hung windows adjacent to each other on the first floor to the left of the centerline with a single double-hung window above. The secondary gable ends are articulated with single double-hung windows. There are entries on the north and south side of the major gable. The front entry has a modern door (within the last twenty years).

Originally a wood frame house, the Carver House had a brick exterior added in the late 1940s. The brick exterior, a sign of post war prosperity, was added to tie the house and the adjacent power plant together.

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### Non-Contributing Resources

***The following non-contributing buildings were either built outside the period of significance or were dramatically altered and no longer retain integrity.***

#### **810 Lincoln Avenue**

**Historic:** Chief Theater

**Current:** Chief Plaza

**Construction:** 1926

**Style:** Early 20<sup>th</sup> Century Commercial Style

#### **5RT.243**

**Architect:** Unknown

**Builder:** Unknown

**Photographs:** 26, 30

The Chief Plaza Theater building is a single-story building of brick masonry construction. There are entrances into three retail spaces, currently occupied by the "Chief Plaza Theater." The entry into the theater is within a centered recessed entryway, set within a distinctive rounded arch. A set of paired, stained natural brown, glass-in-wood-frame entry doors, lead from within the arched entryway into the theater lobby. These distinctive doors feature large metal door handles with an Indian Chief head motif. The doors are also flanked by distinctive sidelights, and topped by a transom light, all with metal Art Deco designs. Similar metal Art Deco designs flank the façade wall of the entryway arch. The recessed entryway is flanked by a single-light fixed-pane storefront display window. Each of these windows has a projecting sandstone sill and is covered by canvas awnings. Entry doors leading into the retail spaces are respectively located at the southeast and northwest ends of these façade. Both of these are stained dark brown glass-in-wood-frame doors, with metal Art Deco designs. Both of these doors are topped by flat arches with central keystones. The head of a longhorn cow motif is affixed to the keystone over the door at the southeast end of the façade. A large marquee for the theater projects over the sidewalk in front of the centered, arched, entryway. The façade wall itself is made of brown brick, laid in running bond, with brick columns at either end. A parapet wall extends above the roof line, culminating in a centered gabled parapet, located above and behind the marquee. The building's name "CHIEF PLAZA" appears in large block letters, centered above the marquee, on the wall of the gabled parapet. The top of the parapet wall all along the façade is finished with sandstone coping. The building's rear (southwest) side is made of rough-formed concrete over brick construction. Two steel service entry doors are located at either end of the rear side. A small portion of the upper northwest side is visible. The wall here is also composed of rough-formed concrete over brick construction. The southeast side wall is not visible because it abuts the adjacent building.

In addition to the theater seating, historic interior elements also included a stage, an orchestra pit with a player piano, elaborate dark red carpeting with a yellow floral design, and heavy thick curtains. The building displayed Native American motifs throughout, with a concession stand named the "Kiva", and with an array of Native American Indian symbols painted on the ceiling and along the top of the walls. In the early 1930s, an artist named Bob Smith created a series of Indian motif paintings which were prominently displayed in the auditorium and lobby. The original façade featured a center box office and entryway, flanked by glass cases where movie posters were displayed. The entryway was flanked by large fixed-pane display windows and entry doors which entered other retail businesses located in the theater building.

The building's façade was remodeled in the mid-1960s, with what was termed an "Alpine" or "Nordic, Scandinavian" style façade. At the same time, the building's name was changed from the Chief Theater to the Village Theater. The Theater's current façade dates to 1986-1987, when the building was again extensively remodeled. At that time, the large single theater inside was replaced by two smaller theaters, each with approximately 100 seats.

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Name of Property

**622/624/626 Lincoln Avenue**

**5RT.1018**

**Historic:** N/A

Architect: Unknown

**Current:** Lincoln Commercial Center

Builder: Unknown

Construction: 1938/2004

Photographs: 5

Style: no style

This commercial center consists of two separate fairly rectangular buildings joined by a false front second-story bridge atop a cut-through to the alley between Lincoln Avenue and Oak Street. The smaller southwest building abuts the Old Town Pub and features a symmetrical main façade. This façade features a storefront with a recessed entry. The storefront windows are set in a blue metal frame with a stucco base. The upper façade features horizontal wood siding topped by a painted blue parapet. The fascia has two gooseneck lights that shine on the oval wood sign for the retail space. The storefront for this building wraps the corner and continues the length of the cut-through to the alley. The larger northwestern building mimics the southeastern building's storefront with stucco surround. This main façade features a large recessed entryway into two separate retail spaces. The southwest corner consists of a separate retail space accessed by a single leaf corner entrance. The main façade portion of this retail space consists of three windows set in metal surrounded by painted blue stucco. This blue stucco differentiates the storefront from the northwestern portion of the building. There is a secondary access to this space towards the alley of the cut through. Both buildings jog at irregular intervals towards the alley.

**720 Lincoln Avenue**

**5RT.2392**

**Historic:** Dairy King Building

Architect: Unknown

**Current:** Canton Chinese Restaurant

Builder: Unknown

Construction: 1979

Photographs: 10

Style: Modern Movements

This building consists of: a main two-story section; a single-story shed-roofed extension to the southwest side (façade); and a single-story shed-roofed extension to the northeast-facing side (rear). The main two-story section features mottled brown brick walls laid in running bond, a flat roof, and a stepped side gable which extends above the roof line on the fully exposed southeast side. The single-story shed-roofed addition on the façade also features mottled brown brick walls, and its roof is covered with red clay tiles. Two painted red glass-in-wood-frame entry doors, with flanking sidelights, are set within large rounded arches outlined with large bricks laid as rowlocks. A small outdoor dining area is located in front of the northwest half of the façade. A three-light fixed-pane window, set in a rounded arch, penetrates the southeast side of the façade addition. Three single-light windows, with brick rowlock sills, penetrate the second story of the original building, overlooking the single-story addition on the façade. The original two-story portion is penetrated on its southeast side by: a large single-light fixed-pane first story window; another single-light fixed-pane first story window, with flanking one-over-one double-hung sash windows; and two one-by-one horizontal sliding second-story windows. Two similar one-by-one horizontal sliding windows penetrate the original second story on the northeast (rear) side. The 40' x 5' single-story, shed-roofed, rear extension is of wood frame construction with painted white vertical wood siding. It comprises a rear utility area.

**730 Lincoln Avenue**

**5RT.238**

**Historic:** Boggs Building

Architect: Unknown

**Current:** Boggs Building

Builder: Unknown

Construction: 1938

Photographs: 11

Style: Twentieth Century Commercial

This large single-story commercial building features a long, nearly symmetrical, façade. Three recessed doorways lead into three separate businesses on the façade. Near the façade's northwest end, a glass-in-steel-frame door, with sidelights and a transom light, enters into "Bucking Rainbow" from within a recessed entry topped by a steel I-beam header. The second recessed entry, near the center of the façade, contains a glass-in-steel-frame door, with sidelights and a transom light, which enters "Thomas D. Mangelsen's Images of Nature." This entry is also topped by a steel I-beam header. The third entry, near the southeast



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Name of Property

end of the façade, contains a glass-in-steel-frame door, with a single sidelight and a large transom light, which enters "Cellar Liquors." A total of five single-light fixed-pane storefront display windows also penetrate the façade wall. The entryways and windows are divided by brick columns, and the kick plate areas beneath the windows are also clad with brick. Two projecting brick courses laid as rowlocks form a belt course above the windows and entryways, extending the full length of the façade. The upper façade wall is also clad with brick, with a parapet wall extending above the flat roof. Horizontally-oriented brick panels appear at either end of the upper façade wall, with a wood sign band for "Bucking Rainbow Outfitters" adorning the northwest panel. The center portion of the upper façade wall features a raised center parapet above a cast concrete or terra cotta panel, outlined in bricks, inscribed "BOGGS Est. 1939." Below the panel, there is another sign band, illuminated by two gooseneck lamps, for "Thomas D. Mangelsen's Images of Nature." The northeast (rear) side features painted pale grey concrete block walls. This side is penetrated by: a set of paired steel utility doors; a single steel utility door; and a large metal roll-away garage door. The rear portions of the northwest and southeast sides both have painted pale grey concrete block walls. Five one-over-one double-hung sash windows penetrate the southeast-facing side. This building was originally constructed in 1938 as the Boggs Hardware store. It was reportedly substantially altered and enlarged with a 2300 square feet addition in 1970.

**740 Lincoln Avenue**

**Historic:** NA

**Current:** The Shack Cafe

Construction: 1982

Style: Modern Movements

**5RT.2393**

Architect: Unknown

Builder: Unknown

Photographs: 14

The Shack Café is a single-story commercial building. The façade is set back from the sidewalk, with an outdoor dining area between the sidewalk and the front of the building. The outdoor dining area has a pebbled concrete floor which matches the front sidewalk. The outdoor dining area is covered by a low-pitched gable roof, supported by a king post truss system supported by two vertical round log columns, and with round log purlins and a ridge pole. A wood sign band is affixed to the cross beam, advertising: "The Shack Café Specializing in Breakfast & Lunch." The upper façade wall is clad with stained brown horizontal wood siding. The lower façade wall is faced with river rock, which also extends along the lower portions of the outdoor dining area. A stained brown glass-in-wood-frame door enters the café from the outdoor dining area near the southeast end of the façade. The doorway is flanked by two oriel windows and two single-light, fixed-pane or casement, windows, all with painted green wood frames. The northeast (rear) side wall is made of painted beige concrete blocks, below an applied pent roof clad with wood shingles. A grey metal service door, located slightly below grade, enters the rear side. Three concrete steps, which descend to this door, are covered by a gable hood supported by two square river rock and concrete columns.

**831 Lincoln Avenue**

**Historic:** NA

**Current:** Franklin Mall

Construction: 1975

Style: Modern Movements

**5RT.2394**

Architect: Unknown

Builder: Unknown

Photographs: 24

The Franklin Mall is modernistic-appearing, single-story, commercial building. Within the symmetrical façade, a centered, recessed, entryway leads into an interior mall, with retail stores and professional offices located on either side. A set of paired, glass-in-wood-frame doors, lead from within the recessed entryway into the mall. The entry doors are flanked by large fixed-pane storefront display windows, with silver metal frames. These windows are flanked by an engaged column. The wall surface at either end of the façade is faced with red bricks, as are the kick plate areas beneath the display windows. The upper façade wall is clad with troweled stucco, culminating in a centered gabled parapet. Projecting stuccoed elements, accented with extensive use of glass block lights, cover the entryway and windows, and draw visual attention to the entrance. The rear (southwest) side is clad with painted pale green stucco. A set of paired glass-in-steel frame doors provide access for the public into the rear of the building. The rear portions of the southeast and northwest sides are visible. They too are clad with painted pale green stucco.

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Name of Property

In the mid-1970s, the Franklin Mall, a substantially new building with multiple retail spaces was erected on this site. Routt County Assessor records indicate that the Franklin Mall received an addition and was remodeled in 1989.

**837 Lincoln Avenue**

**Historic:** Acacia Hotel

**Current:** Delhaute Building

Construction: 1925

Style: Twentieth Century Commercial Style

**5RT.1031**

Architect: Unknown

Builder: Unknown

Photographs: 24

The two-story building features an asymmetrical façade. A deeply-recessed, offset, canted entryway forms the southeast portion of the façade. Two glass-in-steel-frame doors, with flanking sidelights and topped by transom lights, lead from within the recessed entry into the building. The doors are flanked by large storefront display windows, set in steel frames, which angle outward toward the sidewalk. Another glass-in-steel-frame entry door enters the building directly from the sidewalk near the northwest end of the façade. This door provides access to an interior staircase which leads to the second story. The kick plate areas beneath the storefront display windows are finished with a brown brick veneer, while brown brick columns appear at either end of the façade. A slightly projecting secondary cornice, of metal construction and with fluorescent lighting, separates the upper and lower portions of the façade. The upper façade wall is finished with a brown brick veneer, laid in running bond. Three, narrow, vertically-oriented, fixed-pane windows penetrate the upper façade wall, while white block lettering advertising the "DELHAUTE BLDG.," "DEL'S JEWELRY," and "THE CUT ABOVE," are affixed to the upper façade wall. The rear (southwest) side wall, which faces the alley, is of painted beige concrete block construction. A painted grey, solid wood, service door enters the rear side of the first story on the rear side. A long wood staircase ascends to a wood balcony, and a door which enters the northwest end of the second story on the rear side. The upper rear portions of the northwest and southeast sides are minimally visible. These walls are also composed of painted beige concrete blocks.

The Acacia Hotel, a two-story brick edifice was erected on this site in the 1920s. The Acacia Hotel building burned sometime in the 1960s, and a substantially new building (or at least a new façade) was erected circa 1970.

**843 Lincoln Avenue**

**Historic:** Leukens' Motor Garage

**Current:** Furniture Store

Construction: 1924

Style: Modern Movements

**5RT.261**

Architect: Unknown

Builder: Unknown

Photographs: 24

The building's asymmetrical façade features a glass-in-wood-frame entry door, with painted orange and yellow wood trim, and topped by a transom light, enters the building at the northwest end of the façade. Two large, single-light, fixed-pane, storefront display windows penetrate the façade wall to the southeast of the entry door. These windows are divided by a light brown brick column, feature painted yellow, orange, and red wood frames, and are also topped by transom lights. Painted red wood kick plates appear beneath the windows. Another light brown brick column is located at the southeast end of the façade. The upper façade wall is clad with painted cream white textured stucco. A slightly projecting cornice forms the top of the wall surface. The southeast and northwest sides of this building respectively abut the DelHaute

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Building, and the building currently occupied by Fuzziwig's Candy Factory at 845 Lincoln Avenue. The southwest (rear) side abuts 68 9th Street.

**843 Lincoln Avenue**

**Historic:** Leukens' Motor Garage

**Current:** Fuzziwig's Candy Factory

Construction: 1924

Style: Modern Movements

**5RT.2403**

Architect: Unknown

Builder: Unknown

Photographs: 25

This tall, single-story, commercial building features an asymmetrical façade. A painted green wood-paneled door, with one upper sash light, and with flanking sidelights, enters the northwest half of the façade. The entry door, and both sidelights, are each topped by a four-light transom, with painted green wood frames. Painted green wood-paneled kick plates are located beneath the windows. Three vertically-oriented storefront display windows penetrate the southeast half of the façade. Each of these windows is also topped by a four-light transom, with painted green wood frames and surrounds. The windows are flanked by painted green, with painted purple trim, wood columns, and another such column appears at the far northwest end of the façade. The upper façade wall is clad with painted green horizontal wood siding, with vertically-oriented painted green wood panels with painted purple wood trim. A gabled, false-front, parapet extends above the roofline over the northwest half of the façade. A colorful wood sign band advertising "Fuzziwig's Candy Factory," is fastened to the upper façade wall. The building's northwest side fronts onto the concrete sidewalk paralleling 9th Street, where well-maintained flower boxes flank the sidewalk. This wall is clad with painted green textured stucco. Three, vertically-oriented, single-light, fixed-pane windows, penetrate the northwest side. The two larger of these windows have sandstone or concrete lugsills. A solid wood service entry door is located near the rear (southwest) end of the northwest side. Another wood sign band, very similar to the one on the façade, is fastened to the upper northwest side wall. A simple cornice forms the top of the wall surface along the front part of the northwest side. The rear portion of the building is slightly lower than the front, and, thus, may be an early addition. The building's southeast side abuts the White Hart Gallery building next door at 843 Lincoln Avenue. The southwest (rear) side abuts 68 9th Street which is between this building and the alley.

Oral sources in Steamboat Springs, interviewed during previous survey efforts, indicate that the Leukens' Motor Garage occupied the west half of Lot 5 and all of Lot 6, at the corner of Lincoln Avenue and 9th Street, beginning circa 1924.

The Leukens Motor Garage closed its doors in the late 1960s, and former auto showroom was then either entirely or substantially rebuilt. The southeast and northwest halves of the former dealership were divided into two separate buildings with a separate storefronts facing onto Lincoln Avenue. This building comprises the northwest half of the former dealership and has the address of 845 Lincoln Avenue. The adjacent building which comprises the southeast half of the former dealership has the address of 843 Lincoln Avenue.

**902 Lincoln Avenue**

**Historic:** NA

**Current:** Vacant

Construction: 1997

Style: Modern Movements

**5RT.1035**

Architect: Unknown

Builder: Unknown

Photographs: 34

This is a modern two-story commercial features somewhat of an irregular plan. A recessed corner entry faces south toward the intersection of 9th and Lincoln. Here, a set of paired glass-in-steel-frame doors lead part of the ground floor retail space. These entry doors are flanked by vertically-oriented single-light fixed-pane display cases, divided by red brick columns. The recessed entryway is covered by a flat-topped, three-sided, architectural element which projects from the lower portion of the second story, and is supported by red brick columns. A large wood sign band is affixed to the south side of the architectural element above the recessed entryway. Above and behind the projecting architectural element the upper portion of the corner (south-facing) façade is clad with horizontal wood siding, with a centered gabled

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parapet which extends well above the flat roof line. The upper portion of the corner façade is penetrated by a band of three fixed-pane windows, and another sign band is affixed to the upper wall surface centered above the windows. The building's southwest side fronts directly onto the wide concrete sidewalk paralleling Lincoln Avenue. The first story of this side is penetrated by a set of paired stained brown glass-in-wood-frame doors, with transom lights, which enter into the retail space. These doors are flanked by large storefront display windows, with transom lights. The kick plate areas beneath the windows are finished with a red brick veneer, and a red brick column flanks the entry doors. The second story on the southwest side is clad with painted green horizontal wood siding, and is penetrated by a band of three fixed-pane windows and by a single, vertically-oriented fixed-pane window with a segmental arch. The southeast side faces directly onto the concrete sidewalk paralleling 9th Street. The first story of this side is clad primarily with a red brick veneer, while the second story is clad with painted green horizontal wood siding. The first story of the southeast side is penetrated by a band of three single-light fixed-pane display windows, and by two individual single-light fixed-pane display windows, all with segmental red brick arches and with red brick rowlock sills. The first story of this side is penetrated by six one-over-one double-hung sash windows. A recessed entryway, with a painted white solid wood door, and a glass-in-steel-frame door is located near the northeast end of the southeast side. This recessed entry is covered by a projecting architectural element with a centered gabled parapet.

**903 Lincoln Avenue**

**Historic:** Milner Building

**Current:** Steamboat Art Gallery

Construction: 1910

Style: Modern Movements

**5RT.262**

Architect: Unknown

Builder: Unknown

Photographs: 43

This is a large, single-story commercial building is supported by a low coursed sandstone foundation. The building appears to consist of a 50' x 90' main section to the front, and a 50' x 50' concrete block extension to the southwest (rear) side. The main front section appears to be of brick construction, with stylized wood façades applied to the northeast and southeast sides.

A prominent corner entry faces the intersection on the east side. Here, a set of paired, stained natural brown, glass-in-wood-frame doors enter into the Steamboat Art Company. These doors are topped by a large transom light, beneath a segmental wood arch. A wood rounded arch parapet forms the top of the wall surface, extending above the roof line over the corner entry. This entry is further accented by an open segmental arch structure which projects out over the sidewalk. This arched structure is supported by two 6" x 6" wood posts set on high stone-faced pedestals. The corner entry is flanked on its northeast side (facing Lincoln Avenue) by a band of four single-light storefront display windows, with transom lights. These windows have painted green wood frames with painted yellow wood trim, and painted green, red and yellow wood-paneled kick plates. The corner entry is flanked on its southeast side (facing 9th Street) by another band of four single-light storefront display windows, also with transom lights, painted green wood frames with painted yellow wood trim, and painted green, red and yellow wood-paneled kick plates. Above the windows, the upper walls are clad with painted red horizontal weatherboard siding, with painted green wood trim, on both the northeast and southeast sides. Wood sign bands advertising the "Steamboat Art Company," are affixed to the upper wall, over the corner entry, and along the southeast side. The words "Steamboat Art Company" are also stenciled in the transom windows on the northeast side.

Another storefront for the "Steamboat Shoe Market" forms the northwest half of the façade, facing toward Lincoln Avenue. Here, a stained natural brown wood-paneled door, with one upper sash light, is set within a small, deep, recessed entryway with a two-step wood floor. A boxed hood, supported by curved knee braces, projects out over the sidewalk above this entry. Two single-light fixed-pane storefront display windows, with transom lights, and wood sills, penetrate the wall to the northwest of the entry door. A large wood sign band advertising the "Steamboat Shoe Market" extends over these windows and entry. Above the sign band, the upper wall surface is clad with painted green horizontal weatherboard siding, with painted red and yellow wood panels. A parapet wall, with a raised center section, extends above the roof line, and is adorned with a dentil course.

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A glass-in-steel-frame door enters into the "Yampa Valley Sound Company" near the southwest end of the southeast side, facing onto 9th Street. This end of the southeast side is also penetrated by a set of paired fixed-pane windows, and the wall surface here is clad with painted cream white horizontal weatherboard siding, over concrete block construction.

The southwest (rear) side is made of unpainted concrete blocks. The rear side is penetrated by a steel service entry door, and by two large window openings which have been filled with plywood. The upper front portion of the northwest side is clad with a red brick veneer. The rear portion of this side features unpainted concrete block walls.

The Milner Bank and Trust Company failed in the late 1910s, and by the mid- to late 1920s, the building had been converted into an automobile garage. It eventually became a Buick and Chevrolet dealership which existed here until the late 1960s. In the early 1970s, the building was then retrofitted for new retail uses. A 50' x 60' addition to the rear of the original building probably dates to the late 1960s or early 1970s.

**912 Lincoln Avenue**

**Historic:** J.W. Hugus and Company Store

**Current:** Smokehouse

Construction: 1899

Style: Modern Movements

**5RT.251**

Architect: Unknown

Builder: Unknown

Photographs: 38,41

This is single-story commercial building comprises a single storefront for the Steamboat Smokehouse Restaurant. The symmetrical façade fronts directly onto the wide concrete sidewalk. A stained natural brown glass-in-wood-frame door, with a stained glass transom light and sidelights, enters the restaurant from within a centered recessed entryway. The entryway is flanked by four vertically-oriented single-light fixed-pane windows, with canvas awnings. The façade wall is clad with non-historic painted pale grey horizontal wood siding, with corner boards, which is applied over the earlier painted white brick façade wall. A parapet wall, with cornice line, and with a raised flat center portion, rises above the roof line along the façade. There is also a secondary cornice, and a cornice above the recessed entryway, above a sign advertising the "Steamboat Smokehouse." A large clock, with Roman numerals is centered on the upper façade wall, and is flanked by painted red and green wood panels. Another sign, advertising "SMOKEHOUSE REAL HICKORY SMOKED PIT BBQ" is fastened to the panels in the upper northwest side of the façade. The rear (northeast) side wall is made of coursed sandstone. A solid wood utility door enters the rear side. The side (northwest and southeast) side walls are minimally visible above the adjacent building; however, they appear to be made of coursed sandstone blocks, partially covered with concrete pargeting. A flat-roofed, wood frame, addition to the northwest end of the northeast (rear) side measures approximately 24' x 25'.

In 1978, it was significantly remodeled, with a modern new façade, and named the Thiesen Mall. The current Steamboat Smokehouse façade dates to the late 1990s or early 2000s.

**917 Lincoln Avenue**

**Historic:** New Bristol Hotel

**Current:** Bristol Hotel

Construction: 1948

Style: Modern Movements

**5RT.1032**

Architect: Unknown

Builder: Unknown

Photographs: 45

This two-story commercial building is currently occupied by the Hotel Bristol and Mazzola's Italian Restaurant. The façade, which fronts directly onto the wide concrete sidewalk paralleling Lincoln Avenue, is divided into two halves.

The northwest half of the façade is itself symmetrical. Here, the façade wall is clad with non-historic, pale blue color, horizontal aluminum siding, applied over the original brick façade wall. A non-historic, stained natural brown, wood-paneled door, with an oval-shaped upper sash light, and with a transom light and sidelights, serves as the main entry into the hotel, from within a recessed entryway. This entryway is flanked by a set of non-

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historic, paired, one-over-one double-hung sash windows, with transom lights, and set in white metal frames. A canted second-story bay, topped by a gabled parapet, is situated over the entryway. The bay is supported by two white columns, and is penetrated by three single-light, fixed-pane or casement, windows. Two sets of paired casement windows also penetrate the second-story façade wall, flanking the canted bay.

The southeast half of the façade is itself asymmetrical, and is also clad with non-historic pale blue color horizontal aluminum siding. However, the original painted pale grey brick wall is exposed at the top of the wall. In this half of the façade, a non-historic, stained natural brown wood-paneled door, with an oval-shaped light, land covered by a red canvas awning, leads into Mazzola's Italian Restaurant. This entry is flanked on its southeast side by a single-light window, and on its northwest side by a set of paired single-light windows. (These windows appear non-historic; they are set in white metal frames and are either casements or fixed-panes.) The second story, in this half of the façade, is penetrated by two sets of paired single-light casement windows, and by a single-light fixed-pane window, also set in white metal frames. A sign band advertising the "HOTEL BRISTOL" is centered over these windows. A large two-story addition extends toward the alley behind the building. Occupied primarily by hotel rooms, the addition is probably of concrete block construction, with painted grey stucco exterior walls. Windows in the addition are primarily one-by-one horizontal sliders, with transom lights, and set in metal frames. A steel fire escape staircase is located on the addition's southwest side, adjacent to the alley.

The original two-story portion of this building (the southeast half) was constructed as the New Bristol Hotel in 1948. In the 1990s, large two-story additions were built onto the original northwest and southwest (rear) sides. The additions and the original building's second story are now occupied by the Hotel Bristol; Mazzola's Italian Restaurant now occupies the ground floor retail space in the original building.

**929 Lincoln Avenue**

**Historic:** Ma Todd's Restaurant; Mountain Home Café

**Current:** Sew Steamboat

Construction: 1948

Style: 20th Century Commercial

Style: Modern Movements

**5RT.1033**

Architect: Unknown

Builder: Unknown

Photographs: 46

There is an original two-story portion of the building and a single-story addition, of concrete block construction that has been built onto the southeast end of the original southwest (rear) side. The symmetrical façade is faced with painted beige wire-cut brick veneer, over concrete block construction. A painted green glass-in-wood-frame door enters the center of the façade from a slightly recessed entryway. The entry door is flanked by an oriel type window, each with four vertically-oriented casement windows, with painted white and beige wood frames and painted red wood surrounds. The recessed entryway and windows are all topped by a projecting secondary cornice, clad with square-cut wood shingles, which divides the façade's first and second stories. The upper façade wall is penetrated by two sets of paired casement windows, each with a rowlock brick sill, decorative wood shutters, and fixed awnings clad with square-cut wood shingles. A wooden parapet, clad with stained dark brown wood shingles, forms the top of the façade wall. The original southeast side is made of painted beige concrete blocks, and is not penetrated by any doors or windows. The original northwest side is clad with painted beige concrete pargeting or stucco, over concrete block construction. It is penetrated by two two-light second-story windows. The 17' x 54' single-story rear addition is of concrete block construction. A large garage is incorporated into the southwest end of the addition, where a wood-paneled roll-away garage door provides vehicular access via the alley.

Routt County Assessor records list 1948 as this building's year of construction. Multiple additions have been built onto the rear of the original two-story building which fronts directly onto the concrete sidewalk paralleling Lincoln Avenue. There have also been alterations to the façade over the years to accommodate the building's changing uses.

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**941 Lincoln Avenue**

**Historic:** N/A

**Current:** The Victoria

Construction: 2008

Style: No style

**5RT.1033**

Architect: Matthew Wagar, Moon Hill Design,  
Inc.

Builder: Holmquist-Lorenz Construction

Photographs: 47

The newly constructed three-story large-scale rectangular mixed-use building is located at a prominent corner of Lincoln Avenue and 10<sup>th</sup> Street where the building features a curvilinear corner entrance which boasts a curved sandstone entablature at the parapet inscribed with the name Victoria. The building is clad in red brick and sandstone at varying levels and projections with sand colored stone square accents and decorative curved lintels. The third story is stepped back from the main sides with flat roofs and brick corbelled parapets. The two story sides contain multiple projections, rooflines and parapets as well as differing metal canopies. The main level consists of varying entrances to the retail spaces.

### Integrity

While some of the storefronts have changed with the evolution of a downtown, many of these changes occurred during the period of significance and do not affect the overall integrity of the district. As a whole the district has a good level of integrity as it relates to the overall design of the buildings in the district. With some changes to the storefronts after the period of significance, it has affected the integrity as it relates to the materials and workmanship, however it still retains a modest to good level of integrity. The district is very intact and has a good to high level of integrity with regard to location, setting, association and feeling with the overall sense of the downtown commercial feel.

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**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 old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

COMMERCE

**Period of Significance**

1886-1964

**Significant Dates**

1886

1908

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Fuller, Robert

Gumprecht, Arthur E.

Hubbard, Robert

Sternberg, Eugene

**Period of Significance (justification)**

The period of significance begins in 1886, the construction date of the oldest extant building in the district, and extends to 1964, keeping with National Register guidelines. The period also reflects the historic development and evolution of the downtown core of Steamboat Springs.

**Criteria Considerations (explanation, if necessary) N/A**



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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Steamboat Springs Downtown Historic District, the center of the business district of the original town site established in 1884, is locally significant under Criterion A in the area of commerce for its long association of providing the residents of Steamboat Springs and surrounding areas with goods and services for over 127 years. The buildings and object within the area centered around Lincoln Avenue (U.S. Highway 40) reflect the development of the community and its growth and transformation into Yampa Valley's regional hub.

The district comprises approximately six city blocks, which has a total of fifty-two resources, thirty-six of which are considered contributing. Three buildings are individually listed on the National Register of Historic Places. Approximately forty percent of buildings within the district were constructed during the decade of the train's arrival in anticipation of growth (1900-1909) or in the decade immediately following (1910-1920).

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

The approximately six-block downtown historic district area is associated with Steamboat Spring's commercial history. The district comprises the original commercial hub from its early rural beginnings and also includes buildings utilized for political meetings and gatherings, such as the city's original county courthouse and the 1923 Routt County Courthouse. The buildings were the location of pivotal community events during the first-half of the twentieth century. The railroad arrived in town in December 1908. The advent of David Moffat's rail line extended the most influence in the development of the downtown commercial core. It increased availability to new markets and ensured export potential as the town's citizens were no longer confined to the limited local markets. The town's main street, Lincoln Avenue, defines the district and became part of the transcontinental network of roads when it became part of the Victory Highway after World War I and later U.S. Highway 40. It changed over time from a two-lane dirt road to a four-lane paved highway through the downtown core. Over time, the local economy evolved from one based primarily on agriculture to one based on tourism and in particular, skiing.

**Criterion A: Commerce**

The Steamboat Springs Downtown Historic District played an essential role in the city's commercial history. While the town was platted in 1884, the circa-1886 Springs Drug Store, later Harwigs (5RT.263), is the oldest extant building in the district. Several anchor stores in the heart of the city have provided residents, area farmers and ranchers, with goods and services necessary for rural living and regional visitors ample accommodations over the years. The 1908 F. M. Light and Sons store continues to sell ranching apparel and other goods in the same building while the 1909 Maxwell building began as a drug store and continues today as Lyon Drug Store, both examples of the continued commercial presence and same use in the same building for over a century. Later these and others catered not only to the rural rancher of Routt County, but also to the skier, tourist, or outdoor enthusiast.

Pre and Post-Railroad Commerce, 1883 - 1908

With the addition of the Suttle sawmill in 1883, the town's built environment began to grow, housing its increasing population, during the late 1880s and 1890s. The town site had transformed from the small collection of family log cabins in the 1870s to more than fifty inhabitants by the mid-1880s, and by the mid-1890s the town's population had increased to several hundred citizens (Preserve America Survey Report, page 6). Within a few years the town had a newspaper, bank, hotel, stagecoach line, library, and a few churches and stores. While the town's commercial activity clearly centered along Lincoln Avenue, the early citizens were constructing their residences in lots along Oak and Pine Streets. Today, the oldest buildings in the district appear on the 900 block of Lincoln Avenue.

By the close of the nineteenth century, the population was at eight hundred, as the town became well-established as not only the principal supply point for Routt County, but also as the main cultural and economic center for all of

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northwestern Colorado (Preserve America Survey Report, page 7). In 1900, the Steamboat Springs Town Company incorporated with James Crawford as the first mayor of Steamboat Springs. He continued to be instrumental in the development: half of the original town site lies on his original homestead. By 1905, the town had three hotels, a flour mill, a schoolhouse on Pine Street, banks, a general store, post office, a newspaper and a power plant (First National Bank National Register nomination, page 6).

Included with these businesses are some of the extant commercial buildings within the downtown historic district. In 1900 the city approved an electric utility franchise and commissioned the construction of the Carver Power Plant at 124 10<sup>th</sup> Street (5RT.2053). With impending growth and anticipation of the railroad's arrival, a steam power plant was needed. David Moffat, a principal of the Denver, Northwestern, and Pacific Railroad, invested in the powerhouse. Another business important to the arrival of the railroad was the Ernest Campbell Building at 600 Lincoln Street (5RT.237). It was constructed in 1904 as the Albany Hotel on the second floor with retail and the post office on the first floor. In 1905 owners completed the First National Bank, later known as the Rehder Building, (NRIS.00001624, 5RT.259) at 803 – 807 Lincoln Street.

That same year the F.M. Light and Sons building (5RT.248) at 830 Lincoln opened a men's shoe and clothing store. Francis M. Light, new to Steamboat, built his business on his formula quoted in the *Steamboat Pilot* as "the best location was within 75 feet of an intersection; the easier it was for people to enter a store, the more customers the store would have; and, every purchase should be paid for in cash" (Architectural Inventory Form for F. M. Light and Sons, Colorado Office of Archaeology and Historic Preservation, August 8, 2007). Additionally, Light believed that marketing was crucial to a successful business. Light's sons erected 260 black and yellow roadside signs, which were placed on roads into Steamboat and in the area within a 150 mile radius. Eventually, the number of signs grew to 300 throughout Colorado, Utah, and Wyoming. Many of these signs are extant today in northwestern Colorado. His innovative marketing strategies resulted in doubling the store size in the 1950s and today it continues to attract customers to its western apparel store and online merchandise (Ibid).

The farming and ranching industry dominated the area until the early twentieth century when commerce began to thrive due to the growth in population and increase in travelers. A long distance phone line connected Steamboat Springs to Denver in 1900 and the train arrived late in 1908. In anticipation of the arrival of the railroad Spring Drug Store – Maxwell Building at 842 Lincoln (5RT.249) opened in 1908 just prior to the railroad's arrival. Consequently, by the early years of the twentieth century Steamboat Springs transformed from a small concentration of homes and frame constructed businesses to an official city with the commercial building stock of the downtown changing from small, mostly false front buildings to substantial buildings often constructed of local sandstone and brick.

Once Denver, Northwestern, and Pacific Railroad arrived, materials became more accessible from shipping points. An increase in business resulted in more commercial construction, including the 1909 Brothertons' Barber Shop at 822 Lincoln Street (5RT.245), the 1909 Schaffnit building at 818 Lincoln (5RT.244), the 1910 Milner Bank at 903 Lincoln Street (5RT.262) and the 1910 Steamboat Pilot building at 1009 Lincoln (5RT.264). A boom continued until approximately 1920, when it stabilized. As in most cities, building nearly came to a stop during the Great Depression with the exception of New Deal program construction. In 1937 a slow resurgence in commercial building construction began again. Although the citizens of Steamboat Springs had access to electric power since 1900 due to the Carver Power Plant, many in the Yampa Valley region did not have power until the 1940s and 1950s. Formed in 1940 during the New Deal's Rural Electrification Administration's efforts as a customer-owned cooperative, the Yampa Valley Electric Association (YVEA) serves northwestern Colorado and parts of Carbon County, Wyoming. By the mid-1950s, the association needed a new space in Steamboat Springs. The YVEA hired master architect Eugene Sternberg to design a landmark building as its main office. The 1956 YVEA's building at 32 10<sup>th</sup> Street marked a change in the architecture of downtown Steamboat Springs and was the result of a conscious effort to modernize the character of the town. The building is a superior local example of the Modern Movement's Usonian style and is an excellent example of architect Eugene Sternberg's body of work. It displays architectural distinction and is the best local example of a large-scale Usonian style rarely manifested in a commercial building. Integrated into both the surrounding built environment and natural landscape, including the nearby Yampa River, the building remains the main offices of the association.

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### Chain Stores

Although locally owned small businesses dominated Lincoln Avenue, Steamboat Springs featured some chain stores arriving in the district. The first chain store to appear was the regionally successful Hugus and Company store circa 1899. The 1930s brought a Safeway grocery store and a Gamble's hardware store, followed by a Ben Franklin store at the earlier location of the Safeway on Lincoln Avenue. J.C. Penney opened a store at 8<sup>th</sup> Street and Lincoln Avenue in 1947. As the community grew, the name recognition afforded by the bigger, national chain stores established Steamboat Springs as the retail center for all of Routt County.

With an estimated 1899 construction date, 912 Lincoln was constructed as the J.W. Hugus and Company store (5RT.251). As a full-service mercantile business located in Wyoming and Colorado, the highly successful chain of stores sold everything needed in remote communities. The Hugus store originally occupied all of the property at 912 Lincoln and what is now the V.F. W. Hall at 924 Lincoln. A two-story brick building was constructed immediately to the west of 924 Lincoln Avenue in 1900 as a warehouse for the retail chain. This building, known as the Lorenz Building, later became the offices for Routt County Courthouse (5RT.253). The 924 Lincoln portion of the building became the Bank of Steamboat Springs, while the eastern portion (912 Lincoln) operated as the Hugus retail store until it went out of business with the onset of the Great Depression. The western portion of the Hugus Company's buildings (924 Lincoln Avenue) became the Schubring-Cruse Veterans of Foreign Wars Post 4264 following the end of World War II (5RT.252) (McWilliams, Preserve America Survey, 2007, 912 and 924 Lincoln and Routt County Assessor).

The one-story, brick Safeway Building at 744 Lincoln Avenue was constructed for the chain in 1939 (5RT.241). Safeway, Inc. began as an independent grocery store in California and through expansion and a series of mergers, was the largest chain west of the Mississippi River by the late 1920s. Safeway remained in the brick building until the late 1950s or early 1960s. At the time of its construction, it was a departure from its stylized, two-story neighbors (Safeway Building, Steamboat Springs Historic Register nomination and Carl McWilliams, Architectural Inventory Form).

The J.C. Penney Company's building was constructed in 1946-47 at 743 Lincoln Avenue (5RT.1022). R. H. Hubbard served as the architect and builder. James C. Penney started in the retail business in the Colorado and Wyoming areas during the first decade of the twentieth century with his chain of Golden Rule Stores. However, by 1914, he had phased out that name and headquartered the J.C. Penney operations in New York. The company quickly grew, becoming a national chain with over 1400 stores by 1939 (McWilliams, Preserve America Survey, 2007, 743 Lincoln). The J.C. Penney store in Steamboat Springs remained in this location until the early 1970s, when it gave way to other retail operations.

### Post Great Depression-Era and Post-World War II Era Commerce (1945 – 1960s)

While commercial building construction continued slowly after the Great Depression in the district, it increased more after World War II. However, in the 1950s a new focus of commerce and patrons resulted from tourism as it related to skiing. It slowly transformed Steamboat Springs from a regional supply city center to a tourism destination.

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### **Developmental history/additional historic context information (if appropriate)**

The nomadic Ute people visited northwestern Colorado's Yampa Valley seasonally and followed the game trails and the pathways established by their ancestors. The Native Americans hunted the abundant wildlife in the area in the summer months and sometimes made pilgrimages to the numerous local mineral springs which they considered a sacred site. Local legend has it that trappers heard a chugging sound on the Yampa River (then called the Bear River) and thought they came across a steamboat. It turned out to be a geyser-type spring that was then called the Steamboat Spring. Anglo-American trappers, surveyors and explorers arrived by the 1850s and then the homesteaders and settlers by the 1870s. Early European-Americans followed established game

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trails as the Native Americans did and also traveled the natural waterways. The homesteaders and settlers recognized the rich valley floor and the potential for ranching and the availability of hay.

### **Steamboat Springs Settlement and Early Development**

Although the Yampa Valley was home to the Ute Indians for many generations prior, the town of Steamboat Springs officially incorporated in 1900. James Crawford, credited with founding the city, settled here with his family in 1875, became the town's first mayor, and fostered the town's development in many ways. Growth in Steamboat Springs was slow in the beginning due to the national economic difficulties of the closing decades of the nineteenth century, transportation difficulties, and challenges with agriculture.

In 1884 James Crawford organized the Steamboat Springs Town Company with financial backing of several investors from Boulder, Colorado. The Town Company's enterprising James Maxwell, an investor who resided permanently in Boulder and had previously served as Colorado's state engineer, surveyed the land and laid out the town. The area platted as the original town site comprised a thirty-three-block area bounded by Yampa Street on the southwest, Pine Street on the northeast, 1st Street on the southeast, and 12th Street on the northwest. Lincoln Avenue, located parallel to the Yampa River and between Yampa Street and Oak Street, formed the town's primary commercial street and was often referred to as Main Street. The wide streets provided by the planners accommodated travel, whether by wagon, foot, or ski. The Town Company laid out the town with Elk Mountain to the west and Storm Mountain to the east as visual anchors, sold lots, built a bathhouse over one of the hot springs, and promoted the town in diverse ways such as running the brickyard and financing the first printing presses for the *Steamboat Pilot* newspaper (Preserve America Survey Report, 2007 and Crawford House National Register nomination, NRIS.05000782, 5RT.473).

Civil War Union veteran James Crawford made an exploratory trip to Colorado in 1872. He was inspired by the land and in 1873, sold his farm in Missouri, packed his family and belongings onto two wagons, and led a small wagon train across the plains to Denver. The Crawford family spent their first winter in Golden and the second winter in Hot Sulphur Springs, Colorado. During the spring of 1874, James took an exploratory trip west to the Yampa River with some of his Missouri friends. He had heard a legend of the geyser-type mineral spring that reportedly chugged like a steamboat, and when he saw the springs at the famous big bend in the Yampa River, he knew that was where he wanted to live. He staked his homestead claim at the site that later became Steamboat Springs. In the summer of 1875, the Crawford family moved to Steamboat Springs, where they built a small wooden cabin, followed a year later by a more permanent cabin (neither is extant). Their most frequent visitors during those years were the Ute families that often camped nearby to enjoy the many springs in the area. By the year's end other settlers, including William Walton, Perry Burgess, William Mellon, and Joseph Coberly, had constructed homestead cabins within a mile or two of the Crawford cabin and together this small clustering of pioneer settlers formed the beginning of the Steamboat Springs community. More than a hundred Native Americans came to the cabin on July 4, 1876 for the raising of the American Flag for Steamboat's first Fourth-of-July celebration (Crawford National Register nomination and Preserve American Survey Report).

Over the following years the Crawford cabin became the center of a growing settler community. It was the first post office, school, church, library, and newspaper office. In 1877 the Governor appointed James Crawford as the first county judge of Routt County, in 1878 the U.S. Postmaster General appointed him as the first Postmaster, and in 1879 he became the first superintendent of schools. He was twice (1879 and 1887) elected to represent the county in the Colorado legislature and elected as county judge in 1883. In 1883 the first school building was built near their cabin, with James and Margaret Crawford's daughter Lulie as the first teacher (Crawford National Register nomination and Preserve American Survey Report).

### **1900-1910 Building Boom**

Constructed shortly after the Campbell Building, the National Register-listed 1905 First National Bank (Rehder Building) at 8<sup>th</sup> Street and Lincoln Avenue is a striking visual element in the heart of the downtown commercial district. The Romanesque Revival style building, in a town with few "high style" façades, was constructed of local stone and brick. The First National Bank was the third banking institution established at the turn of the century.

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The bank was in operation by mid-September 1902 and business flourished for the new institution. By May 1905, construction of a new building to house the bank began. The brick and stone business block was completed in December 1905. Prosperity continued for the First National Bank throughout the first two decades of the twentieth century, so much so that by 1918, the bank was again in need of a larger building. Although the stone addition located at the rear of the building was already in progress by contractor Tom Frew (*Routt County Sentinel*, 8-22-1919), by April 1919, the bank's president was promising completion of a new business block on the opposite corner of 8<sup>th</sup> Street and Lincoln Avenue to house the expanding institution. (This second building was to later become the location for the Routt County State Bank during the late 1920s through the early 1930s, when the Routt County National Bank was formed and occupied the site until September 1970.)

The stock market crash of 1929 and Great Depression eventually affected all financial institutions in the country to varying degrees. The First National Bank of Steamboat Springs did not fare well in the 1930s, and eventually the institution went under later in the decade. The building was foreclosed upon and put up for public auction by the Sheriff of Routt County in the early part of 1937. Local rancher Harry Rehder purchased the property in June.

Harry Rehder, a German immigrant and quartz miner, arrived in Pleasant Valley in Routt County in 1901, along with his

wife Josephine Happel who was originally from Canada, and two of their three sons (Theodore and Henry H.). The third son, Karl (or Carl) was born in Pleasant Valley. Karl died of polio at a young age, while Theodore and Henry inherited the building upon their father's death. Theodore eventually traded in his share of the building in exchange for another property previously owned by Harry Rehder, leaving Henry as the sole owner. Beginning in 1967, the building was owned in joint tenancy by Henry H. and Helen R. Rehder (Henry's wife). Henry passed away in 1998, leaving Mrs. Rehder as the sole owner. During the years of the Rehder family ownership, the building housed a number of various types of retail ventures, a restaurant, and Vectra Bank. Helen Rehder died on May 9, 2004 and gifted the building to the City of Steamboat Springs. Since that time, the City has completed a Historic Structures Assessment and a roof and window rehabilitation in 2008 in partnership with the Colorado's State Historical Fund. The Steamboat Art Museum entered into a long-term lease and occupies the entire building, while Colorado Preservation, Inc. holds a conservation easement on the property (US Census, 1900, 1910, 1920, First National Bank National Register nomination, and Elaine Gay).

Shortly before the railroad arrived in Steamboat Springs in late 1908, James Maxwell, one of the original investors in the Steamboat Springs Town Company from Boulder, commissioned the construction of the Maxwell Building at the corner of Lincoln Avenue and 9<sup>th</sup> Street next to the F.M. Light and Sons building. James Maxwell lived in Boulder and figured prominently in politics there serving as mayor for two terms and state senator. Maxwell briefly served as the state engineer and had gained a friendship with railroad builder David Moffat. The Maxwell and Moffat connection ensured that Steamboat Springs had a stop along the railroad designed to head west out of Colorado. When completed, the Maxwell Building was hailed as the finest modern building in northwestern Colorado. The bricks needed for the construction, 20,000 in all, came from the local Trogler Brickyard, while the sandstone utilized for the foundation and trim elements came from Quarry Mountain (located across the Yampa River and now known as Emerald Mountain) (*Steam Rails to Ski Trails*, page 20).

When the building opened in 1909, it housed the Chamberlain-Gray Drug Store on the first floor with offices and apartment space on the second story. The post office operated at this location from the date of the opening until 1962, when it relocated across Lincoln Avenue about one block west to a new building. In 1920, Davis Chamberlain purchased the building from the Maxwell family and operated the drug store. For the next 27 years the Chamberlain family owned the building then sold the drug store business and building to Frank A. Squire. The Squire family continues to own the building with a drug store and soda fountain on the first floor and offices located upstairs (Carl McWilliams, Preserve America Survey, 2007).

The Maxwell Building is the city's most intact example of a brick, two-part, corner store-front, commercial building constructed during the first decade of the twentieth century. Erected in conjunction with the arrival of the region's railroad, it continues to house the second oldest operating business in town and was listed individually in the National Register of Historic Places in 1995.

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The Schaffnit Building at 818 Lincoln Avenue (5RT.244) was constructed in the summer of 1909 when owner Henry Schaffnit, Jr. hired local contractor J.W. Critchfield. Upon completion, Schaffnit leased the building to E.L. Luker, who operated a clothing store at the location until the mid-1910s. Anderson Pool Hall next took up business until it was replaced by D.C. Bell and Company Meat Market in July 1918. L.B. Shelburne purchased the property in 1920 and continued to run a meat market and grocery. Also circa 1920 the distinctive river rock addition was constructed at the rear of the building along the alley. William Clay Shaw next purchased the property in about 1940 and operated the Center Grocery from the masonry building. A meat market and grocery operated from the location until the early 1960s when the next business to occupy the building was the Steinkeller, a restaurant and tavern operation. The building's current tenant, the Cantina restaurant, has been located here since the late 1970s (Carl McWilliams, Preserve America Survey, 818 Lincoln Avenue).

The last building to close out the construction era of the first decade of the 1900s was the Steamboat Pilot Building at 1009 Lincoln Avenue (5RT.264). Following a fire in spring 1909 that destroyed the newspaper's office building at the same location, this distinctive building was constructed of brick and local sandstone. The opening was celebrated on December 2, 1909, with approximately 500 people in attendance. The Pilot began publishing in 1885 and played an important role in the development of Steamboat Springs. Original publisher James Hoyle was acquainted with Maxwell, but died in 1894. Following Hoyle's death the paper was briefly owned by John Weiskopf and then by a partnership of Weiskopf and Charles Leckenby who had been on the staff since 1889. Leckenby eventually owned the paper, consolidated it with another local paper, and retained the Steamboat Pilot name. The paper remained in family ownership through three generations and over 100 years. The institution's offices moved twice since being located at this parcel, each time further west along Lincoln Avenue; however, it is this stone building mostly associated with the historic newspaper. The *Steamboat Pilot* remains in publication, currently located at its office building at Lincoln Avenue and Elk River Road (Highway 129) (McWilliams, Preserve America Survey, 2007, 1009 Lincoln Avenue).

**The Denver, Northwestern, and Pacific Railroad (Moffat Road) and early Victory Highway**

The railroad followed along the general course of the Yampa River through Routt County extending tremendous influence in the development of the county. Early settlers, miners, and agriculturalists became part of a transportation network. The railroad reached Kremmling, about 50 miles southeast of Steamboat Springs, in 1907; however, the expenses associated with its construction prohibited further development into Routt County until 1908. Railroad magnate David Moffat, once purportedly the richest man in Colorado, planned to build the transcontinental railroad through the Gore Canyon to South Routt County and then follow the Yampa River to the west, thereby opening the most remote part of Colorado en route to the Pacific. Moffat's Denver, Northwestern, and Pacific Railroad was the first to cross the Continental Divide west of Denver, yet never extended beyond the state line. The railroad reached Yampa, in southern Routt County, in 1908 and Steamboat Springs in December of the same year. Due to financial difficulties, the terminus remained at Steamboat Springs for five years, until it reached Craig, about 42 miles west, in 1913. Although the railroad entered the county relatively late compared to other communities, the railroad opened the often isolated Steamboat Springs community to new markets and ferried in more homesteaders to farm and ranch.

The economic depression of the 1870s and the silver slump of 1890s effected rail development in Colorado. Additionally, the location of silver or other valuable metals often dictated the arrival of a railroad in a community. Steamboat Springs did not have a silver mine; however, the area was rich in coal. After the turn of the twentieth century, when silver was not as valuable as it had been previous to the gold standard, agriculture, coal, timber, and tourism guided development (*Railroads in Colorado, 1858-1948*, page 60). Routt County then became an attractive place to build a rail line.

Transportation made commerce and agriculture possible in the northwestern Colorado and fostered the town's development. Rail access proved critical to Steamboat Springs' success. Prior to the arrival of the Moffat Line, travel to and from Steamboat Springs was often uncertain for extended periods of time, due in part to the valley's heavy snowfall and unpredictable weather. While located across the Yampa River and not within the borders of the downtown historic district, the railroad and its network of tracks provided the backbone for the city's commercial development.

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Eventually, automobiles replaced trains as the preferred transportation source. Road construction through the mountains was difficult and expensive, just as it had been for the railroads. Local ranchers initially cut a crude road over Rabbit Ears Pass to gain early access to markets. By 1914, the U.S. Forest Service built a road over Rabbit Ears Pass, although it was open only during the summer months. This road over Rabbit Ears Pass west through Steamboat Springs and Hayden became part of the Victory Highway, a transcontinental automobile route that connected New York to San Francisco. The Routt County portion of the Victory Highway was completed in 1923 and in 1935 was improved and became U.S. Highway 40. The highway made Steamboat Springs even more accessible and gave rise to new sources of revenue through the recreation and tourism industries, most notably the ski industry in the latter half of the twentieth century. Today, Highway 40 (Lincoln Avenue) through Steamboat Springs carries a combination of tourists, ski traffic, and locals.

### **Twentieth Century Development, Post Railroad**

Located at the western corner of 9<sup>th</sup> Street and Lincoln Avenue, the Milner Building at 903 Lincoln Avenue was constructed for the Milner Bank and Trust Company in 1910. The Milner Bank and Trust was founded in 1889 and was Steamboat Springs' first banking institution. The institution failed in the late 1910s, and by the 1920s the property was housing an auto garage operated by George Allen. It eventually became an auto dealership and existed here until the late 1960s. In the early 1970s, the building was remodeled for retail uses.

The Routt County Historic Register-listed Skee Inn Café at 827 Lincoln was constructed in 1911. The building originally served as office space and then became Glenn's Café. Owners Virginia and Addie Franklin replaced Glenn's Café by opening the popular Skee Inn Café in 1953 (McWilliams, Preserve America Survey, 827 Lincoln Avenue). Recent years have seen a variety of retail operations. A 2004 restoration of the façade revealed largely intact corbelling and brickwork relating to the immediate post-railroad period in Steamboat Springs.

Constructed in 1913, 824 Lincoln Avenue was originally occupied by the Steamboat Creamery and Produce Company. Local businessman E.O. Furlong established the company in the spring of 1912 and operated it for many years. Furlong sold his interest in the business in 1920 and meanwhile concentrated on development of the hardware business and construction of his building, the Furlong Building, located a few lots to the east of the creamery at 810 Lincoln. Following its use as a creamery, the building became the site of a five-and-dime store in the late 1920s and 1930s. Subsequently, the resource has housed a variety of retail occupants and business offices. (McWilliams, Preserve America Survey, 824 Lincoln Avenue)

Local merchant Arba N. Barnum and his wife Viola commissioned the construction of the building at 734 Lincoln in 1914. Local craftsman A.E. Gumprecht served as the builder for what was the site of the original Barnum's general merchandise store. Within the first year, a fire on the block destroyed four businesses and severely damaged this building. The Barnums repaired the building and continued to operate a business from within for approximately two more years. Little is known about the building's commercial activity for a period until the repeal of Prohibition in the 1930s, when the Lucky Liquor Store opened. A well-known downtown retail establishment, the Lucky Liquor Store operated at this location until 1968, when the name was changed to the Bottleneck. Bottleneck employee John Marshall and partners Noel and Terry Hefty purchased the building and business in 1976. The Bottleneck remained in business at the Barnum Building until 2006 (McWilliams, Preserve America Survey, 734 Lincoln Avenue).

Construction on the Barnum Building's neighbor at 738 Lincoln, the Progressive Bakery, began in the spring of 1914. Louis Hessler, the building's original owner, purchased the west half of Lot 8 on Block 16 from Viola Barnum in December 1913. The *Steamboat Pilot* dutifully reported on April 29, 1914 that the new bakery would be of "native stone, while the front will be of pressed brick and plate glass." The building housed a few different tenants, but operated in a bakery capacity until the early 1970s. Remodeled at that time by the new owner, John Worcester, the building opened as the Sidestep Restaurant. The Sidestep closed in the mid-1980s and since that time, the Progressive Bakery Building has housed the popular Johnny B. Good's, a 1950s-era themed diner (McWilliams, Preserve America Survey, 738 Lincoln Avenue).

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The diminutive brick building at 908 Lincoln Avenue was constructed circa 1915 and features intact brickwork on its upper façade and parapet and an historic photograph dated 1919 depicts a scene with the building. By the 1950s, the building housed the Model Shoe Store and Sporting Goods, which remained within until the late 1970s, when it was replaced by Steamboat Springs Sporting Goods. Since the 1990s, the building has provided retail space for a variety of ventures, including a travel agency and a gallery. The Model Shoe building was listed on the Steamboat Springs Register of Historic Places in 2010.

The local assessor's records also date the Campbell Motor Company Building at 729 Lincoln to 1915. By 1920, this building housed a garage and repair shop with capacity for forty cars, and boasted steam heat and electric lights. The building continued in its original use as a garage and auto showroom until the mid-1960s when the Campbell Motor Company ceased operations and the building apparently underwent renovations for a change of use. From the later 1960s to present, the building has housed numerous retail and business operations that served the community. The downtown pub, The Tap House, has occupied the basement level for many years. The 2007 demolition of the adjacent Harbor Hotel revealed ghost signs that served as evidence to the building's commercial past.

Completing the building boom of the mid-1910s, the building known as Allen's Clothing at 828 Lincoln was erected as the Orpheum Theater in 1915. The theater opened in October and continued operations, with a change in name to the Alden Theater, until the mid-1920s. During that time, the Chief Theater opened across Lincoln Avenue. This distinctive checkered-brick building with river-rock alley addition then became the location of the Safeway grocery store, until it opened at its new building at 8<sup>th</sup> Street and Lincoln Avenue in 1939. The Ben Franklin store followed, until George Allen and his son Bill moved their men's wear shop to this building from 821 Lincoln Avenue. The Allen's Clothing store has remained at this location since 1957 and continues to be managed by the Allen family.

Lots on the northwest corner of 8<sup>th</sup> Street and Lincoln Avenue were the last on the 800 Block of Lincoln Avenue to be developed. The two lots on the corner featured a small park with a bandstand. It was the site of a great celebration when town inhabitants incorrectly believed the Great War had ended in early November 1918 (*Routt County Sentinel*, November 8, 1918). The war officially ended a few days later and the bandstand was ultimately relocated to the City Park on the western edge of the downtown area and construction activity began on these lots. The First National Bank erected the brick building at 802 Lincoln Avenue directly across the street from its 1905 Romanesque Revival building in 1919 (5RT.253). Carl Howelsen, the famous Norwegian ski jumper and stone mason, participated in the construction. The bank eventually failed during the Great Depression and the Bank of Steamboat Springs merged with the Routt County National Bank and occupied this building. The Routt County National Bank operated at this location until 1970. A series of retail ventures occupied the lower floor, while the Masonic Lodge maintained the upper story space throughout the remainder of the century.

Constructed concomitantly with the Routt County National Bank Building in 1919, the Furlong Building rose with almost an identical façade and massing next door. The *Routt County Sentinel* reported on August 22, 1919:

Work of excavation for the foundations of the new business block to be erected by E.O Furlong began yesterday, on the lot on Lincoln avenue which he purchased last week, next to the handsome new building being erected by Richard Jones as a home for the First National Bank. The Furlong building will be of stone, and the front will be a duplicate of the handsome front of the Jones building, making a solid 100 feet of the finest appearance of any structures in northwestern Colorado. ...A.E. Gumprecht, who has the contract, has been given orders to rush work, and to have it ready for occupancy as quickly as possible.

The Furlong Building, at 810 Lincoln Avenue, was constructed as retail and storage space for the Furlong Hardware Store. Edward O. Furlong and his brothers Albert and James established the business in 1903; however, Edward O. bought out his brothers' portion within a few years. Furlong died in 1923, when only 48 years old, and management of the store passed to George Allen, his nephew. Allen continued as the store's manager until Edward's son, Edward T. Furlong, was able to run the business. In all, the hardware company remained in the family's ownership for 25 years, and it continued to operate as a hardware store under subsequent owners until the 1970s (*Steam Rails to Ski Trails*, page 22).



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The Pioneer Building, 737 Lincoln Avenue, stands midblock on the site of what was the former Bartz Hotel. The log Bartz building burned in the 1920s and was replaced by the three-story brick Pioneer Hotel in 1923. Joe and Ida Critchfield originally owned the hotel, which also had a restaurant, until the 1940s. Since that time, the building has housed several restaurants and bars, with office space on the upper floors since the 1980s. The painted Pioneer Hotel sign remains visible on the building's southeast side. The Pioneer Building was until recent years the only three-story commercial building in downtown Steamboat Springs.

Also constructed during the 1920s at the southeast corner of 9<sup>th</sup> Street and Lincoln Avenue was the Leukens' Motor Garage. Sources indicate that the auto garage occupied Lot 6 and the west half of Lot 5 beginning around 1924. During the 1950s, Leukens' Motor Garage was a Chrysler-Plymouth dealership, while in the 1960s the business was run as a Ford and Plymouth dealership. In the late 1960s, the dealership closed its doors and the building was substantially altered to accommodate retail uses. The eastern portion of the former auto-related business became 843 Lincoln and the western part became the corner building at 845 Lincoln. Retail ventures continue to occupy the spaces, located directly across Lincoln Avenue from the Maxwell Building, at the busy intersection.

### **Depression Era and Postwar Downtown Steamboat Springs**

The Stock Market crash of 1929 and the Great Depression affected all parts of the United States, including northwestern Colorado. However, as the decade came to a close, Steamboat Springs witnessed its share of federal public works projects that stimulated the economy. The local economy and public morale were boosted with the Public Works Administration (PWA) and Works Progress Administration (WPA) construction; however, none of these are within the district. With increased labor, the New Deal program indirectly assisted in the commercial development of Steamboat Springs and Lincoln Avenue in particular.

The Mountain States Telephone and Telegraph Company Building at 7<sup>th</sup> Street and Lincoln Avenue opened in December 1937 as a switchboard and office facility. The telephone company was the sole tenant of the one-story brick building until the late 1960s, when it occupied the rear portion of the building. Also occurring at about the same time, Mountain States Telephone and Telegraph became part of the huge Bell System and, regionally known as Mountain Bell. By 1970, the front portion of the building became a dentist's office until the late 1990s. The building's interior was remodeled in 2001 and converted to use as a restaurant (McWilliams, Preserve America Survey, 704 Lincoln).

The property at 628 Lincoln Avenue dates to 1938 with F.E. Daugherty's Plumbing Shop appearing as the occupant by the early 1950s. During most of the next decade the Eldon W. Brummett Agency occupied the site followed by James Wither's accounting offices in 1970. From the 1980s to the present the building has been the home of several restaurants. The Rio Grande Mexican Restaurant has used the building since the early 2000s.

The year 1938 also saw construction of the Boggs Building in the mid-700 block of Lincoln Avenue. A long-time local feature, the Boggs Hardware served at this downtown location until 2000. The family-owned business sold appliances, agricultural equipment, and a wide array of hardware supplies. In recent years, the building has housed Bucking Rainbow Outfitters and a photography studio.

By 1939, when the existing Safeway Building was constructed, Steamboat Springs experienced a local building boom, and what had previously been considered "tough times" had transformed and the healthy community supported an expanding service business that catered to the needs of the local population. The 1939 construction of a permanent brick building to house a retail business that served the increasing and recovering population reflected the slow economic success and growth occurring in the late Depression-era Routt County.

While most of the country was still feeling the effects of the lingering economic depression, 1939 was a banner year for local builders. Partially buoyed by federal economic stimulus monies, Steamboat Springs experienced its own building boom. Construction began on the Hotel Harbor in 1939 at 7<sup>th</sup> Street and Lincoln. In addition, a service station was constructed at 10<sup>th</sup> and Lincoln in the district, while a concrete block manufacturing plant

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opened (employing five) and the PWA-financed school gymnasium were completed outside of the district. Several "modern" new homes were constructed throughout town (*Steamboat Pilot*, 1939 and January 4, 1940). The brick building at 821 Lincoln Avenue, known originally as the Allen Building, was constructed in 1941. A.E. (Art) Gumprecht constructed it and the building next door at 817 Lincoln at the same time. By the time of completion, George Allen, the original owner, had leased portions as office space to three utilities companies and as a barbershop.

Commercial construction ceased in downtown Steamboat Springs during World War II and the immediate postwar years as material shortages followed. The national economy had been focused on winning the wars and then on recovery. However, by the late 1940s the economy was back on track. Tourism recovered and several substantial brick buildings were constructed in Steamboat Springs. The postwar years saw a need for expanded commercial spaces to meet the demands of the area's growing economy.

Allen's Clothing Store opened in the building in 1949. Allen's eventually moved across the street to 828 Lincoln in 1957 and remains in operation at that address. From 1957 through the 1980s, a small local business, the Dorothy Shop, operated from 821 Lincoln.

While erected concurrently and by the same master builder, the Mock Building at 817 Lincoln was constructed of local sandstone and originally housed the F.E. Mock and Son hardware store. From the mid-1950s through the 1980s, the local Gamble's store was located in here. The women's clothing store 8<sup>th</sup> Street West occupied the site until recent years, when the Homesteader, previously of 821 Lincoln, moved.

The Routt County Assessor's Office dates the one-story brick building at 117/119 9<sup>th</sup> Street to 1947. The one-story brick building has a similar feel to 1940s and 1950s construction located in the downtown area. The building abuts the alley and is located behind the newer commercial building at 9<sup>th</sup> and Lincoln. Its earliest known use is as a dry cleaning business. By 1975, the building became the law office of Nicholas "Nick" Magill. Magill owned the building until 1987 and the brick building has been owned by Toys and Moore from circa 1989 to the present. There have been no additions to the original building. The building remains in retail uses (McWilliams, Preserve America Survey, 117/9 9<sup>th</sup> Street).

Located on the southwest side of the 900 block of Lincoln Avenue, the property at 917 Lincoln dates to 1948. Various retail establishments had occupied a wood frame building on the site previously, including a restaurant, a cigar and confectionary shop, and a billiards hall. Everett Bristol constructed the two-story New Bristol Hotel, which has been known as the New Bristol, the Bristol Hotel, and the Hotel Bristol over the years. The hotel has changed owners a number of times in the 1980s to date, yet remains a downtown hotel. A restaurant, Mazzola's, has occupied the lower spaces for many years.

Accommodating the resurgence of visitors in the postwar era, local entrepreneurs constructed several hotels, motels, and travel courts in the downtown area. The no-longer extant Harbor Hotel at 7<sup>th</sup> Street and Lincoln Avenue (U.S. Highway 40) opened in 1940 and business warranted the addition of a second story in 1947. The Western Lodge, constructed in 1947 at the west end of town, expanded in the 1950s. The owners of the 1948 Bristol Hotel undertook a renovation project in 1953. The Nite's Rest Motel (demolished in circa 2005), built in 1946 and expanded in 1949, underwent remodeling in the spring and summer of 1953. During the remodel, the motel owners added a "drive-in" office, reflective of the automobile tourism age. Local businessmen remodeled or spruced up their storefronts, and many new neon signs drew the eye of the visitors. Steamboat Springs drew a record number of tourists in the 1950s (*Steamboat Pilot*, May 21, June 4, July 23, and September 3, 1953).

### **Late 1950s and 1960s Ski Area Related Development**

Tourism has long played an important role in the economy of Steamboat Springs. The varied amenities of the region, including the hot springs, hunting, skiing, and other opportunities for outdoor recreation attracted tourists to the region since the early 1900s. The arrival of the railroad in 1908 and the Victory Highway after World War I increased accessibility to the Yampa Valley. Twentieth-century tourism waxed and waned with national economic trends, rising in the 1920s, declining in the 1930s and early 1940s due to the Great Depression and World War II, and increasing

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again in the late 1940s and 1950s with the postwar economic boom. The late 1950s and early 1960s brought a dramatic increase in visitors to the area with the advent of large-scale commercial skiing and tourism.

Although skiing in Steamboat Springs originated as a form of travel, recreational skiing began in 1914 with the arrival of Norwegian Carl Howelsen and ski jumping at the first Winter Carnival. Soon after, a ski jump and ski runs were carved out on a steep portion of Emerald Mountain, later to be known as Howelsen Hill. Large-scale commercial skiing on Mount Werner (originally known as Storm Mountain) began in 1958. Between the late 1950s and 1961, James Temple acquired approximately 800 acres of land at the base of the mountain. Marketing and publicity efforts began in 1959; however, the ski area did not officially open until December 1961 with the operation of a poma lift. The ski area's name was changed to Mount Werner following the death of native Steamboat Springs Olympian Buddy Werner in 1964. The ski area's first Forest Service permit was issued in 1965. The ski area development and recreation related private speculative investments began in earnest in the late 1950s and continued through the 1960s (McWilliams, Preserve America Survey Report, 2007).

Constructed in 1956, Bob's Conoco service station was constructed one block north of the Yampa Valley Electric Association's office at 10<sup>th</sup> Street and Lincoln Avenue. The locally famous station provides a much needed service to residents and tourists alike. Located on the western edge of the downtown historic district at 942 Lincoln Avenue, the business balances the district, with the Space Station convenience store located at the eastern edge.

Constructed in 1962, the Pilot Office Building originally operated as an office supply store in association with the Steamboat Pilot newspaper. Located next-door to the newspaper building, the Pilot Office Building at 1025 Lincoln was later joined to the newspaper building with a connecting element at a later date. The brick building became the location of the Post Office in 1965 and served in that function for almost 20 years. When placed again into retail use, the building experienced an unfortunate updating, which included painting of the brick. The treatments were reversed in circa 2005 and the building was rehabilitated and returned to near-original appearance.

The Space Station convenience store is located on the corner of 7<sup>th</sup> Street and Lincoln Avenue and is perhaps the most notable feature of the downtown area relating to 1960s-era popular culture. The parcel consists of four improvements, the Space Station sign on the corner, the gasoline pumps under a service canopy, the Space Station convenience store at the rear of the lot, and a small building that abuts the restaurant at 628 Lincoln. However, it is the Space Station sign that was erected in the mid-1960s (estimate) that makes the intersection unique. The sign directly relates to automobile travel on the transcontinental highway in the modern space age.

Operators of roadside businesses depended heavily on signs to catch the attention of automobile travelers in the automobile golden age of the 1950s and 1960s. Merchants and sign designers used a variety of techniques to attract the traveling public, commonly employing eye-catching flashing lights or large directional arrows. The Space Station's unique design translated to the "modern traveler" of the time and supplies Steamboat Springs with part of its identity, both for residents and repeat visitors. With approximately a half-century of service, the sign at the Space Station signals ones arrival in downtown Steamboat Springs.

### **Recent Downtown Construction, Remodeling, and Infill**

The late 1950s and early 1960s in Steamboat Springs was characterized by ski area development. Motor tourist and recreational tourist-oriented businesses sprung up on Lincoln Avenue, such as the Space Station and Bob's Downtown Conoco. The 1970s, 1980s, and the 1990s brought redevelopment and redesign, including additions and altered lower level storefronts. Historic buildings were sometimes remodeled or demolished to foster an appearance of a pioneer, alpine lifestyle not always true to the actual place. The first decade of the 2000s witnessed restorations and rehabilitations that reversed much of the unfortunate previous trend.

Located in the 800 block of Lincoln on the south side of the street, the Franklin Mall hosts multiple retail spaces within and was constructed in 1975. It replaced the distinctive, two-story brick Stuckey Bros. Building that sustained extensive fire damage in the 1960s. The Dairy King Building was built in 1979 at 720 Lincoln. The site

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had been developed previously; as early 1911 and 1920, Sanborn Insurance maps detail a grocery store and auto repair shop, respectively. The Dairy King ceased operations by the 1990s, when the building became used for a beauty salon. The current tenant, Canton Chinese Restaurant, has occupied the building since the late 1990s. The Shack Café at 740 Lincoln Avenue was constructed in 1982. The parcel had been developed in the early portion of the 1900s and had been the location of millinery shop in the 1910s and a restaurant in the early 1960s. The building burned in a fire in the late 1970s. The extant building dates from 1982 and is located between the historic Safeway Building and Johnny B. Good's Diner (McWilliams, PA Survey).

The building at 902 Lincoln Avenue, on the northwest corner of 9<sup>th</sup> Street and Lincoln Avenue, was constructed in 1997. The lot was the location of three false-front wood buildings in the first half of the twentieth century according to Sanborn Insurance maps and an historic photo. By 1947, a one and one-half story Swiss chalet type building occupied the property. That building was replaced with the new extant building that operates in a retail capacity (McWilliams, PA Survey, 902/906 Lincoln). The stucco building located mid-600 block adjacent to the Campbell Building and Rio Grande Restaurant is of entirely new construction circa 2005. While the building named the Victoria (941 Lincoln Avenue) at the intersection of 10<sup>th</sup> Street and Lincoln Avenue is the newest construction in the downtown district, dating to 2008. The two-story, brick-veneer, mixed-use residential and commercial space replaced a combination liquor store and gas station.

Downtown businesses suffered during the economic recession of the early 1980s. Many buildings and businesses changed hands during this time. Additionally, some downtown property owners remodeled their buildings in an attempt to modernize. Many added stucco and faux Mansard roofs in an attempt by their owners to make them more appealing. Recent restoration efforts show a desire to attract people to the downtown area and to celebrate the many historic buildings in the district. In 2000, the City celebrated its centennial. In the first decade of 2000s, Steamboat Springs was designated as a Preserve America Community and a Main Street community.

**Steamboat Springs Downtown Architecture**

The Steamboat Springs Downtown Historic District includes many of the best local examples of late nineteenth and early twentieth century commercial, industrial, and governmental buildings in the city. The district features the original grid and layout of the city, with one of its earliest buildings, dating from shortly after the town site development period to the era of recreational development associated with the Steamboat Ski Area at Mount Werner. Ranging from the Victorian era's Romanesque Revival and Italianate styles to the mid-century modern movements displayed on Lincoln Avenue and 10<sup>th</sup> Street, the district physically reveals the continuum of the town's development. The district displays an eclectic mix of styles from various decades of growth, and most of the buildings within the district reflect the skills of local builders and craftsmen who utilized local building materials.

The Ernest Campbell Building – Albany Hotel (5RT.237) exhibits the Italianate style with character-defining features including paired narrow windows, bracketed cornice with a dentil course, molded holds, fluted corner boards and a flat roof. Ernest Campbell, constructed the building, which is aptly known by his name. Ernest Campbell was born in Canada to parents who had emigrated from England. In Routt County, Ernest Campbell owned and operated a sawmill through the early half of the twentieth century. The Ernest Campbell Building is notable and contributes to the architecturally distinctive 800 block of Lincoln Avenue. The building is recognizable for its local sandstone construction in the Twentieth Century Commercial style and its 1920s era river rock addition. Two other buildings known to have been constructed by Campbell exist on Oak Street, the National Register-listed Christian Science Society Building (NRIS.07000839, 5RT.1053) and the relocated Queen Anne style house occupied by the Tread of Pioneers Museum. However, both are outside of the district boundaries. Numerous businesses and institutions occupied the site during the first decades of the twentieth century, including: a hospital, the post office, a barber shop, a movie theater, and the library. The Independent Order of Oddfellows purchased the building in the 1920s and utilized the second floor as both a meeting space and a dance hall (US Census, Christian Science Society National Register nomination, *Steam Rails to Ski Trails*).

Master craftsman A. E. Gumprecht constructed many of the buildings in the downtown area. Additionally, renowned master architects worked on their share of landmark buildings within the district. Robert K. Fuller

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served as the architect for the Routt County Courthouse located on the 500 block of Lincoln Avenue. Noted architect Eugene Sternberg designed the offices for the Yampa Valley Electric Association.

The quarry on Emerald Mountain (originally called Quarry Mountain) supplied a distinctive light-colored sandstone for many buildings in Steamboat Springs such as the First National Bank (Rehder Building) in 1905, the National Register-listed Crawford House, the F. M. Light House in 1908, the Steamboat Springs Depot in 1908, the Pilot Building, St. Paul's Episcopal Church in 1913, the Routt County Courthouse, and the Furlong Building in 1925. Additionally, many river rock and mortar additions feature at the rear of downtown buildings. Many river rock and cobble buildings are located throughout the alleys in Steamboat Springs. Close to numerous rivers and streams, Steamboat Springs is supplied with a natural abundance of river rock and cobblestone. Often when space was dug for a foundation or new construction, the rocks uncovered were utilized in building a shed, outbuilding, or rear addition. The sandstone from the nearby quarry was saved for decorative features on the more permanent building stock. River rock additions and other building elements, once the hallmark of the town, are becoming increasingly rare.

### **Local Builders, Craftsmen, and Noted Architects**

#### *Ernest Campbell*

The intersection of 6th Street and Lincoln Avenue features the only known example in Steamboat Springs of the Italianate style of architecture. The building at 600 Lincoln was constructed by Ernest Campbell in 1904 as the Albany Hotel.

#### *Local master craftsman A.E. (Art) Gumprecht*

Gumprecht's accomplishments include: the National-Register listed Mesa Schoolhouse; the Main House at the local-register listed Hutchinson Ranch at U.S. Highway 40 and Highway 131; the Furlong Building; the Chief Theater; and, many of the Craftsman style residences within Steamboat Springs. Gumprecht immigrated to the United States from Germany in 1886, spent some years in Nebraska, and arrived in Steamboat Springs circa 1910. From that time through the 1940s, Art Gumprecht was Steamboat Springs' most prolific builder, specializing in river rock construction and the Craftsman style.

#### *Robert K. Fuller*

Robert Kenneth Fuller was born in 1886, the son of Fort Collins' first architect Montezuma Fuller. Robert Fuller graduated from Colorado A and M (now Colorado State University) and worked in his father's office the year following his graduation. He then studied architecture at Cornell University in Ithaca, New York. Upon returning home, he joined his father at the firm of M.W. Fuller and Son. He spent two years in practice with his father and then in Denver working with the prestigious Robert S. Roeschlaub. His first project for Roeschlaub was working on the Greeley High School, followed by the Isis Theater in Denver. When Roeschlaub retired in 1912, Fuller continued the practice with Roeschlaub's son, Frank. The firm was known as Roeschlaub and Fuller until 1917, and then as Robert K, Fuller, Architect. In 1949, Fuller, Fuller, and Fuller, Architects-Engineers formed to include Robert Fuller's two sons, Kenneth and Quentin. Still in operation today as Fuller, Fuller, and Associates, the Roeschlaub-Fuller office is the oldest architectural firm in Colorado and among the oldest in the United States.

A prolific architect, Robert Fuller designed many public buildings and schools. His works include the courthouses in Lamar, Hot Sulphur Springs, Glenwood Springs and Steamboat Springs. He designed schools in Denver, Lafayette, Brighton, Berthoud, Boulder, Loveland, Meeker, Carbondale, Oak Creek, and elsewhere in Colorado. He is credited with a dozen projects at the Colorado School of Mines in Golden and the Boettcher Center at the University of Denver. Robert Fuller served as president of the Allied Architects Association that designed and built Denver's City and County Building from 1924 to 1934 (Routt County Courthouse, Routt County Historic Register nomination, 2000).

#### *Eugene Sternberg*

In December 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

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guided the efforts of the Beautification Project and worked directly with the Kiwanis and Lion's Clubs on park projects. In 1959, the Town instructed Sternberg to develop plans for a permanent home for the Chamber of Commerce. Projects in Steamboat Springs documented to have Sternberg direction include the Methodist Church on Oak Street, the 1956 Yampa Valley Electric Association, the 1958 National Register-listed Steamboat Apartments, the Soda Creek Elementary addition (demolished 2007), the never executed Bristol Hotel and Howelsen Hill redesigns (Chamber of Commerce National Register nomination).

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 had 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 became associated with developer Edward Hawkins in the creation of the National Register listed Arapahoe Acres development in Englewood (NRIS.98001249, 5AH.1434). Sternberg was attracted to the project 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 in Littleton; Heritage High School, the Bemis Public Library, and the Arapahoe County Courthouse Building and Law Center in Littleton; and the major medical building at Denver General Hospital. Altogether, Sternberg is responsible for over 400 buildings in Colorado, Wyoming and Nebraska (Chamber of Commerce National Register nomination, NRIS.08001010, 5RT.2616).

**Steamboat Springs Administrative and Governmental Offices in the District**

Various administrative and governmental offices have occupied buildings within the Steamboat Springs Downtown District. Although the town hall has occupied various buildings, it has always maintained a presence in the district as has the Routt County Courthouse since 1912, along with several federal offices. Steamboat Springs Downtown District was the focus of most political decisions of the town and many decisions of the County.

*City Hall, 903 Lincoln Avenue (5RT.262)*

While the city hall offices moved as the need for larger offices or other factors evolved, it has always maintained a presence near Lincoln Avenue, in or near the core of the Steamboat Springs Downtown District. Its beginnings likely started in James Crawford's cabin and moved to early, no longer extant buildings. By 1920 it occupied the rear addition of the Milner Bank at 903 Lincoln Avenue (5RT.262), with construction completed in 1919 (Sanborn Insurance Map, June 1920). It continued operating at this location likely for the next five to ten years. The main building became an auto repair business when the bank closed. Over the next fifty to sixty years, it occupied various buildings, but not one officially designated as the City Hall and City offices

After a 1994 gas explosion destroyed the Good News Building where the City has been conducting business, the City settled into the Hunt Building (previously occupied by the Forest Service). The City of Steamboat Springs purchased the Carver Power Plant building with its adjoining lots and the Carver House, both across the street to the southeast of the Hunt Building, in the late 1990s with plans to rehabilitate the Carver Power Plant and construct new office and meeting facilities as part of the City's centennial celebrations. The Carver Power Plant was listed on the Routt County Register of Historic Places in 1999 and the City's historic register in 2009. In 2000, the State Historical Fund partnered with the City of Steamboat Springs to complete a rehabilitation on the historic building, while the new Centennial Hall addition was constructed. A recessed entrance with glass transitional element connects the new Centennial Hall with the Carver Power Plant. This resource serves as a city government building.

Located on Oak Street and completing the City's campus of offices, the Carver House, the former residential building turned City office space at 927 Oak Street, has an unclear early history, but was likely constructed in the late 1890s. Historic photos and maps depict a wood-frame building on the site as early as 1911. As the only

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residential building included in the downtown historic district, the resource at 927 Oak Street is associated with the Carver family, of the neighboring Carver Power Plant. The City of Steamboat Springs purchased the building in the late 1990s as part of the parcel that included the Carver Power Plant. City offices have been located within the resource since 2000. The Carver House is listed on the Steamboat Springs Register of Historic Places and the Routt County Historic Register.

*Routt County Courthouse, 522 Lincoln Avenue (5RT.236)*

Routt County was formed in 1877 through the division of Grand County and was named in honor of Colorado's first state governor, John L. Routt. Routt County comprised much of northwestern Colorado and included the present boundaries of Moffat and Routt Counties. Governor Routt appointed the first County Commissioners, with their first meeting held in Hayden, twenty-five miles west of Steamboat Springs, in 1877. Hayden maintained a temporary county seat in a log building until an election moved the seat to Hahns Peak, about 25 miles north of Steamboat Springs in northern Routt County. Development of Hahns Peak due to the successes in resource extraction created an area where the population grew. The county records were transferred to Hahns Peak in 1879, where they remained until the election of 1912.

An election in 1912 secured Steamboat Springs as the county seat, thus making its future as the governmental and political center of the area. By the end of the first decade of the 1900s, the railroad had arrived in Steamboat Springs and the combination of agriculture and commerce helped create an area where businesses flourished and the population increased. In December 1912, county offices were moved from Hahns Peak to the two-story brick building (now known as the Lorenz Building 5RT.253) at 928 Lincoln, with Steamboat Springs becoming the county seat. The offices remained at that location for the next decade.

In 1923, the three-story Routt County Courthouse was completed in the 500 block of Lincoln Avenue, four blocks east of the former brick two-story courthouse. The new courthouse created the anchor downtown building, to the growing commercial district. In September 1922, the cornerstone was laid with memorials placed in a sealed copper box for the landmark courthouse at 5<sup>th</sup> and Lincoln Avenue. When completed in 1923, the courthouse construction was proclaimed to be one of "beauty, permanence, and economical construction." The community was justly proud of the new building, as the *Steamboat Pilot* described the construction in its October 31, 1923 edition:

Sandstone ornamentations and exterior steps are from Routt County quarries. The building sets 80 feet back from the street line on Lincoln Avenue and is 58 by 118 feet, three stories. The first floor to be used principally by the sheriff's office has three large fireproof vaults, installed for the storage of county records. The main floor will be given over to other county officials, while the second floor is taken up almost entirely by the courtroom, judge's quarters and clerk's office.

The jail accommodations are sufficient to care for 50 prisoners, with separate sections for juveniles and women. The protective methods are of the latest design to overcome possibility of jail breaks, and the sanitary arrangements are complete. The new building cost \$122,000 and was erected by A. E. Danielson and Son of Denver from plans drawn by Architect Robert K. Fuller. The construction is classified as fireproof.

A physical symbol of the permanence of the county seat in Steamboat Springs, the courthouse also serves as a cornerstone for the community. Reflecting the needs and desires of the populace, the Routt County Courthouse is a tangible representation of the regional government and its location in the county. Prominently sited on Lincoln Avenue, the Routt County Courthouse is the community's most recognized building and serves as a local landmark. The previous courthouses in Hayden and Hahns Peak had been of temporary construction and served a somewhat transient population, while the 1923 courthouse represents the tastes of the community that built it and their desire for a permanent home for their county government. The County Commissioners listed the courthouse on the Routt County Historic Register in 2000.

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*Federal agency associations*

The federal government maintained a presence in downtown Steamboat Springs, as well. The U.S. Forest Service kept offices at several buildings over time. The U. S. Post Office operated out of many locations along Lincoln Avenue, including the Campbell Building, the Maxwell Building, and the Pilot Office Building. Unlike many communities, these functions rented space.

*Post Office - Maxwell Building, 842 Lincoln Avenue (5RT.249, NRIS 95001148).* In 1878, the U. S. Postmaster general appointed James Crawford as the first postmaster for Steamboat Springs to operate a weekly U. S. mail service and post office. Crawford ran the post office, along with other endeavors, from his cabin, which although is no longer extant was located. During some winter months, mail was delayed for weeks and in 1885 for four months Steamboat Springs received no mail due to the deep snow and the inability to travel. While it is not clear how long the post office stayed at this location, it relocated circa 1890-1900 to a building in the 700 block of Lincoln Avenue where Charlie Baer operated a sporting goods and served as postmaster from his store. Circa 1904, it moved again to a space in the newly constructed Albany Building - Campbell Building at 600 Lincoln Avenue (5RT.237). Finally, in 1909 it relocated to the newly constructed Maxwell Building. When the building opened in 1909, it housed the Maxwell Drug Store and the post office on the first floor with offices and apartment space on the second story. When completed, the Maxwell Building was hailed as the finest modern building in northwestern Colorado. The bricks needed for the construction, 20,000 in all, came from the local Trogler brickyard, while the sandstone utilized for the foundation and trim elements came from Quarry Mountain (located across the Yampa River and now known as Emerald Mountain) (*Steam Rails to Ski Trails*, page 20).

The post office operated at the Maxwell Drug Store location until circa 1962, when it relocated to a building solely dedicated as a post office building at 1025 Lincoln Avenue, about one block west of the Maxwell building. In 1920, Davis Chamberlain purchased the building from the Maxwell family and operated the drug store.

*Federal Land Bank Association Building, 708 Lincoln Avenue (5RT.1024).* The Federal Farm Loan Act created the farmer-owned Federal Land Bank System in 1916. It organized twelve district banks throughout the country. The Federal Land Bank Association of Wichita was one of the twelve established in 1917. The Wichita division then set up offices in Kansas, Oklahoma, Colorado and New Mexico. Through these banks, farmers and ranchers more easily applied for and received loans structured for the agricultural industry along with rural homeowners, and others whose work related to rural agricultural activities. Each borrower became a member and remained a member until the loan was paid in full. Once paid, the borrower was required to sell his/her stock, which represented five percent of the loan, back to the Association. The Federal Home Loan Bank arrived in Steamboat Springs by the 1940s, although the exact date and location is not known. In 1952, the bank constructed a new building at 708 Lincoln, where it continued to operate until the 1980s. Federal Land Banks were restructured nationwide in the late 1980s following the collapse of one of the association's operations in the southeast, resulting in the Steamboat Springs branch ceasing operations. In the late 1990s a fire burned the front of the building and the main façade was rebuilt to reflect more of a Victorian building rather than the Mid-Century Modern building that it was originally. The change in use and absence of the Land Bank signaled the change from a rural economy based primarily on agriculture to one based on recreational tourism.

*U. S. Forest Service Building, 57 10<sup>th</sup> Street (5RT.2284).* Built in circa 1937, the Forest Service's Hahns Peak Ranger Station Building, located at 57 10<sup>th</sup> Street, became one of two Forest Service buildings in Steamboat Springs. Due to the close proximity to the Medicine Bow National Forest and size of the community, the Forest Service used this building as a maintenance building. The Forest Service had the main offices for the Ranger Station approximately two blocks away in the 800 block of Lincoln Avenue. In 1961, the Forest Service constructed the Hunt Building at 137 10<sup>th</sup> Street (just west of the western nomination boundary) and moved from the 800 block of Lincoln Avenue and from the maintenance building to this new edifice. The Forest Service occupied this building until circa 1980s when it moved to its current location on U.S. Highway 40 (South Lincoln Avenue) which houses the Hahns Peak/Bear Ears Ranger District of the Medicine Bow-Routt National Forest. It is just outside the city limits and outside of the nomination boundary. Today the Hunt Building houses Steamboat Springs City Hall.



Steamboat Springs Downtown Historic District  
Name of Property

Routt, Colorado

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Alexandroff, Marty. *Historic Context of Routt County*, 1996.

*A Field Guide to Colorado's Historic Architecture and Engineering, 2<sup>nd</sup> Edition*. Denver: Office of Archaeology and Historic Preservation, 2008.

Archives, Museums, and Special Collections. Tread of Pioneers Museum. 800 Oak Street, Steamboat Springs, CO. Photographs, biographical and topical files

Colorado's Historic Newspaper Collection, 1859-1923,  
*The Steamboat Pilot*  
*The Routt County Sentinel*  
*The Routt County Republican*.

Denver Public Library, Western History Collection. 10 W. 14<sup>th</sup> Avenue Parkway, Denver, CO  
Colorado State Business Directories (1875-1900)  
On-line photograph collection

Exhibit Design Associates. *Steam Rails to Ski Trails: An Architectural Walking Tour of Downtown Steamboat Springs*, 2008\_ .

Fraser, Clayton B. and Jennifer Strand. *Railroads in Colorado, 1858-1948*. Denver: Office of Archaeology and Historic Preservation, 1997.

Gay, Elaine. *How Pleasant is the Valley: A Historical Perspective*. 1995.

Hafen, LeRoy R., ed. *Colorado and Its People, volumes I-IV*. New York: Lewis Historical Publishing Co., 1948.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.

Pearce, Sarah J. *A Guide to Colorado Architecture*. Denver: Colorado Historical Society, 1983.

Research and Reports Performed by Steamboat Springs Historic Preservation Office

Routt County Assessor's Office

Sanborn Insurance Company maps, 1911 and 1920.

Schaffer, Laureen Lafferty. National Register of Historic Places nominations for First National Bank, Routt National Bank, Steamboat Laundry, Crawford House, and Chamber of Commerce. Routt County Register nomination for Routt County Courthouse. Steamboat Springs Register nomination for Safeway Building, Rabbit Ears Motel Sign, and Model Shoes

Steamboat Springs Commercial District Architectural Inventory Forms, 2007 Preserve America Grant, Carl McWilliams

United States Census, 1880, 1900, 1910, 1920.

United States General Land Office, Bureau of Land Management, Homestead Records.

Steamboat Springs Downtown Historic District  
Name of Property

Routt, Colorado

**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 # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: Steamboat Springs City Office

\*\* NRIS 950011485, RT.249; NRIS.05000782, 5RT.473; NRIS.00001624, 5RT.259

Historic Resources Survey Number (if assigned): 5RT.3180

**10. Geographical Data**

**Acreage of Property** 19 acres

(Do not include previously listed resource acreage.)

The UTM reference point was derived from heads up digitization on Digital Raster Graphic (DRG) maps provided to OAHF by the U.S. Bureau of Land Management.

**UTM References (NAD 83)**

(Place additional UTM references on a continuation sheet.)

1	<u>13</u> Zone	<u>344 200</u> Easting	<u>4483 499</u> Northing	6	<u>13</u> Zone	<u>344 770</u> Easting	<u>4483 276</u> Northing
2	<u>13</u> Zone	<u>344 241</u> Easting	<u>4483 544</u> Northing	7	<u>13</u> Zone	<u>344 855</u> Easting	<u>4483 204</u> Northing
3	13 Zone	344 405 Easting	4483 563 Northing	8	13 Zone	344780 Easting	4483 110 Northing
4	13 Zone	344 405 Easting	4483 499 Northing	9	13 Zone	344 508 Easting	4483 333 Northing
5	13 Zone	344 730 Easting	4483 232 Northing	10	13 Zone	344 257 Easting	4483 384 Northing

**Verbal Boundary Description** (Describe the boundaries of the property.)

Lincoln Avenue (U.S. Highway 40) is the main artery of the district that is bound by 5<sup>th</sup> Street to the southeast and mid-block between 10<sup>th</sup> and 11<sup>th</sup> Streets to the northwest. The majority of the district is bound by the alley between Oak Street and Lincoln Avenue to the northeast and the alley between Yampa Street and Lincoln Avenue to the southwest, with a section between 5<sup>th</sup> and 6<sup>th</sup> Streets extending to Oak Street and a section between 9<sup>th</sup> and 10<sup>th</sup> Streets extending to Yampa Street and Oak Street.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundaries of the Steamboat Springs Downtown Historic District encompass the significant buildings in the core area flanking Lincoln Avenue that was the historic main artery of the downtown. The Routt County Courthouse, representative of Steamboat Springs's role as the county seat, pronounces the southeastern boundary. The northern and southern boundaries mainly follow the alleys in-between Lincoln Avenue and Oak Street and Lincoln Avenue and Yampa Street to include the significant buildings bordering Lincoln Avenue. The northwestern boundary includes the more modern buildings of the district, representative of the international influences associated with new designs and the ski mountain. The boundary travels through this evolution of time periods.

Steamboat Springs Downtown Historic District  
Name of Property

Routt, Colorado

**Sketch Map**



Steamboat Springs Downtown Historic District  
Name of Property

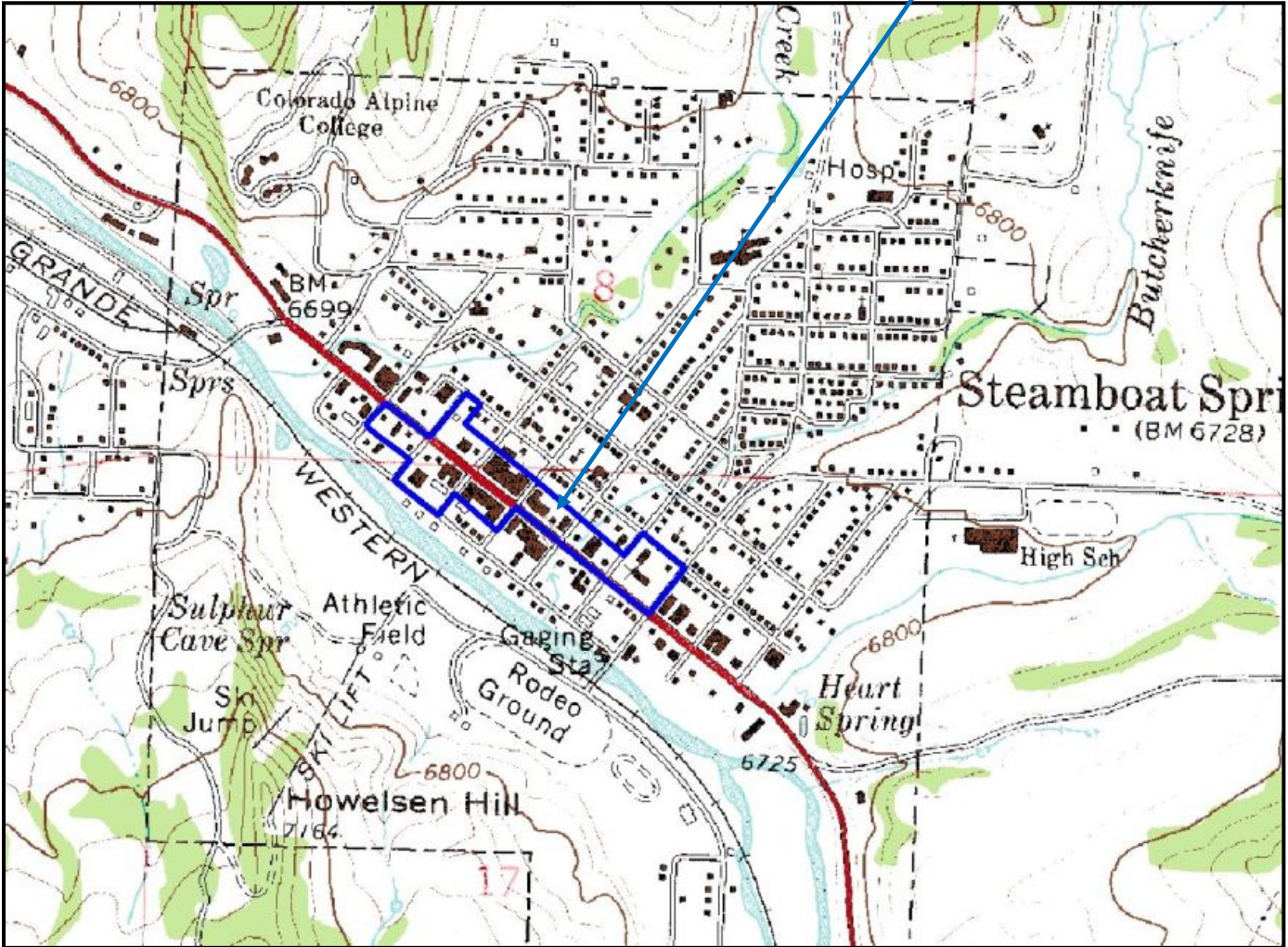
Routt, Colorado

**USGS – Regional Perspective**

**Elevation: 6720'**

**Steamboat Springs quadrangle (7.5 minutes series)**

Steamboat Springs Downtown  
Historic District



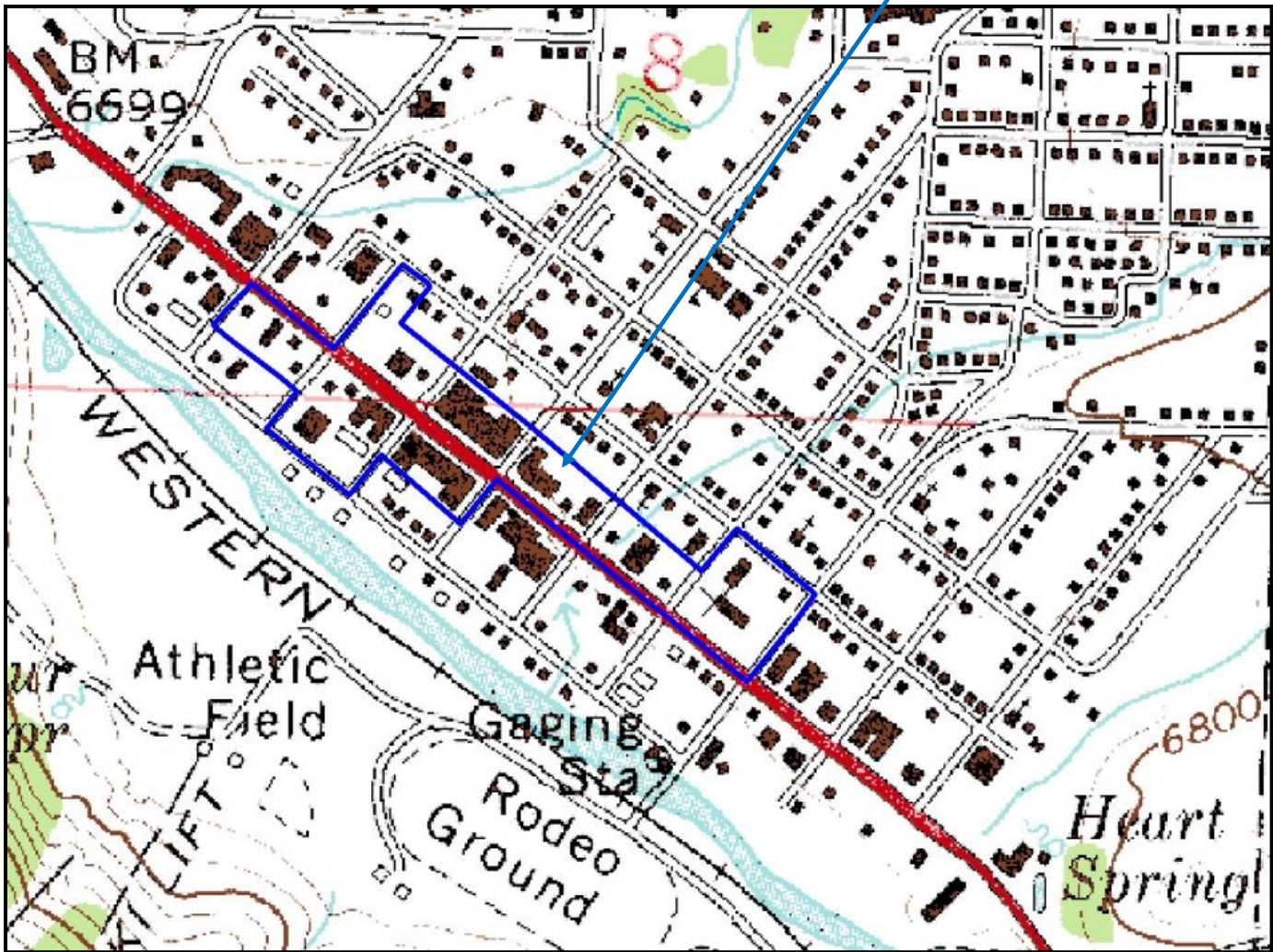


Steamboat Springs Downtown Historic District  
Name of Property

Routt, Colorado

**USGS – Regional Perspective**

Steamboat Springs Downtown  
Historic District



**11. Form Prepared By**

name/title Laureen Schaffer & Alexis Eiland/Consultants to the City of Steamboat Springs (for property owners)  
organization \_\_\_\_\_ date 10/5/2012  
street & number P O Box 770662 & P O Box 881115 telephone 970.879.2060  
city or town Steamboat Springs state CO zip code 80477 |80488  
e-mail laureen.schaffer@gmail.com | Alcasale12@gmail.com &

**Additional Documentation**

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Steamboat Springs Downtown Historic District  
Name of Property

Routt, Colorado

**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Steamboat Springs Downtown Historic District  
City or Vicinity: Steamboat Springs  
County: Routt State: Colorado  
Photographer: Alexis Eiland  
Date Photographed: August 13, 2012 & September 14, 2012  
Description of Photograph(s) and number:

**PHOTOGRAPH LOG**

Photo No.	Photo Description
1	Routt County Courthouse, 522 Lincoln Avenue – southeast and southwest sides - Looking North
2	Routt County Courthouse and Annex, 522 Lincoln Avenue – northeast side & southeast of Annex, - Looking West
3	Routt County Courthouse Annex, 522 Lincoln Avenue – northwest side - Looking Southeast
4	Old Town Pub, 600 Lincoln Avenue – southwest and southeast sides - Looking North
5	Lincoln Center, 612/624/626 Lincoln Avenue – southwest side - Looking East
6	6 <sup>th</sup> Street Southwest Streetscape, including Rio Grande, 628 Lincoln Avenue – Looking East
7	Space Station, 644 Lincoln Avenue – southwest side and canopy – Looking East
8	Mountain States Telephone, 704 Lincoln Avenue – southwest and southeast sides, Looking North
9	708 Lincoln Avenue – southwest side – Looking Northeast
10	Canton, 720 Lincoln Avenue – southwest side – Looking Northeast
11	Bogg's Building, 730 Lincoln Avenue – southwest side – Looking Northeast
12	Brown Barn, 734 Lincoln Avenue – southwest side – Looking Northeast
13	Johnny B Good, 738 Lincoln Avenue – southwest side – Looking Northeast
14	The Shack, 740 Lincoln Avenue – southwest side – Looking Northeast
15	Safeway, 744 Lincoln Avenue – southwest side – Looking Northeast
16	7 <sup>th</sup> Street Northeast Streetscape, including Tap House and Pioneer Building, 729 & 737 Lincoln Avenue – Looking west
17	J.C Penney, 743/745 Lincoln Avenue – northeast side – Looking Southwest
18	Mac Ranch, 117 8 <sup>th</sup> Street and Wildhorse Gallery, 802/806 Lincoln Avenue – southeast sides - Looking West
19	8 <sup>th</sup> Street Northeast Streetscape, including Rehder Building, 803/807 Lincoln Avenue – Looking West
20	Chief Plaza, 811/813 Lincoln Avenue – northeast side – Looking Southwest
21	Homesteader, 817 Lincoln Avenue – northeast side – Looking Southwest
22	OM Gallery, 821 Lincoln Avenue – northeast side – Looking Southwest
23	8 <sup>th</sup> Street West, 827 Lincoln Avenue – northeast side - Looking Southwest
24	Franklin Mall, Delhaute, Furniture Store, 831, 837 and 843 Lincoln Avenue - northeast sides - Looking South
25	Fuzziwig's, 845 Lincoln Avenue – northeast and northwest sides – Looking South
26	8 <sup>th</sup> Street Southwest Streetscape, Moose Mountain, Ortega, 822 and 824 Lincoln Avenue - Looking North
27	Wildhorse Gallery, 802/806 Lincoln Avenue – southwest side - Looking Northeast
28	Schaffnit Building ~ Cantina, 818 Lincoln Avenue – southwest side – Looking Northeast
29	Allen's, 828 Lincoln Avenue – southwest side – Looking Northeast
30	8 <sup>th</sup> Street Southwest Streetscape, including Furlong Building, 810 Lincoln Avenue – Looking East
31	8 <sup>th</sup> Street Streetscape – Looking Southeast
32	Maxwell Building, 840/842 Lincoln Avenue- southwest and northwest sides – Looking East
33	Schaffnit Building ~ Cantina, 818 Lincoln Avenue, northeast side along alley – Looking Southwest

Steamboat Springs Downtown Historic District  
Name of Property

Routt, Colorado

<b>34</b>	Smokeshop, 115 9 <sup>th</sup> Street, 902/906 Lincoln Avenue – southeast sides – Looking West
<b>35</b>	City of Steamboat Springs Office, 927 Oak Street – northeast side – Looking Southwest
<b>36</b>	Centennial Hall, 124 10 <sup>th</sup> Street – northwest and southwest sides – Looking Southeast
<b>37</b>	Calamity, 908 Lincoln Avenue – southwest side – Looking Northeast
<b>38</b>	Smokehouse, 912 Lincoln Avenue – southwest side – Looking Northeast
<b>39</b>	VFW, 924 Lincoln Avenue – southwest side – Looking northeast
<b>40</b>	Street View – Looking Northwest
<b>41</b>	9 <sup>th</sup> Street Southwest Streetscape, including Lorenz Building, 928 Lincoln Avenue – Looking East
<b>42</b>	Bob’s Conoco, 942 Lincoln Avenue – southwest and northwest sides and canopy – Looking East
<b>43</b>	Steamboat Art Company, 903 Lincoln Avenue – southeast and northeast sides – Looking West
<b>44</b>	9 <sup>th</sup> Street Northeast Streetscape, including Harwig’s, 907 Lincoln Avenue – Looking Southwest
<b>45</b>	Bristol Hotel, 917 Lincoln Avenue – northeast side – Looking Southwest
<b>46</b>	Sew What, 929 Lincoln Avenue – northeast side – Looking Southwest
<b>47</b>	Victoria, 941 Lincoln Avenue – northeast side – Looking Southwest
<b>48</b>	YVEA Building, 32 10 <sup>th</sup> Street – southwest and northwest sides – Looking East
<b>49</b>	Brooklyn’s Pizza, 57 10 <sup>th</sup> Street – northeast side – Looking Southwest
<b>50</b>	Pilot Building, 1009 Lincoln Avenue – northeast side – Looking Southwest
<b>51</b>	Steamboat Home, 1025 Lincoln Avenue – northeast side – Looking Southwest
<b>52</b>	Lincoln Avenue Aerial - Looking Northwest (Courtesy of Beauregard Aerials)

### Historic Image Log

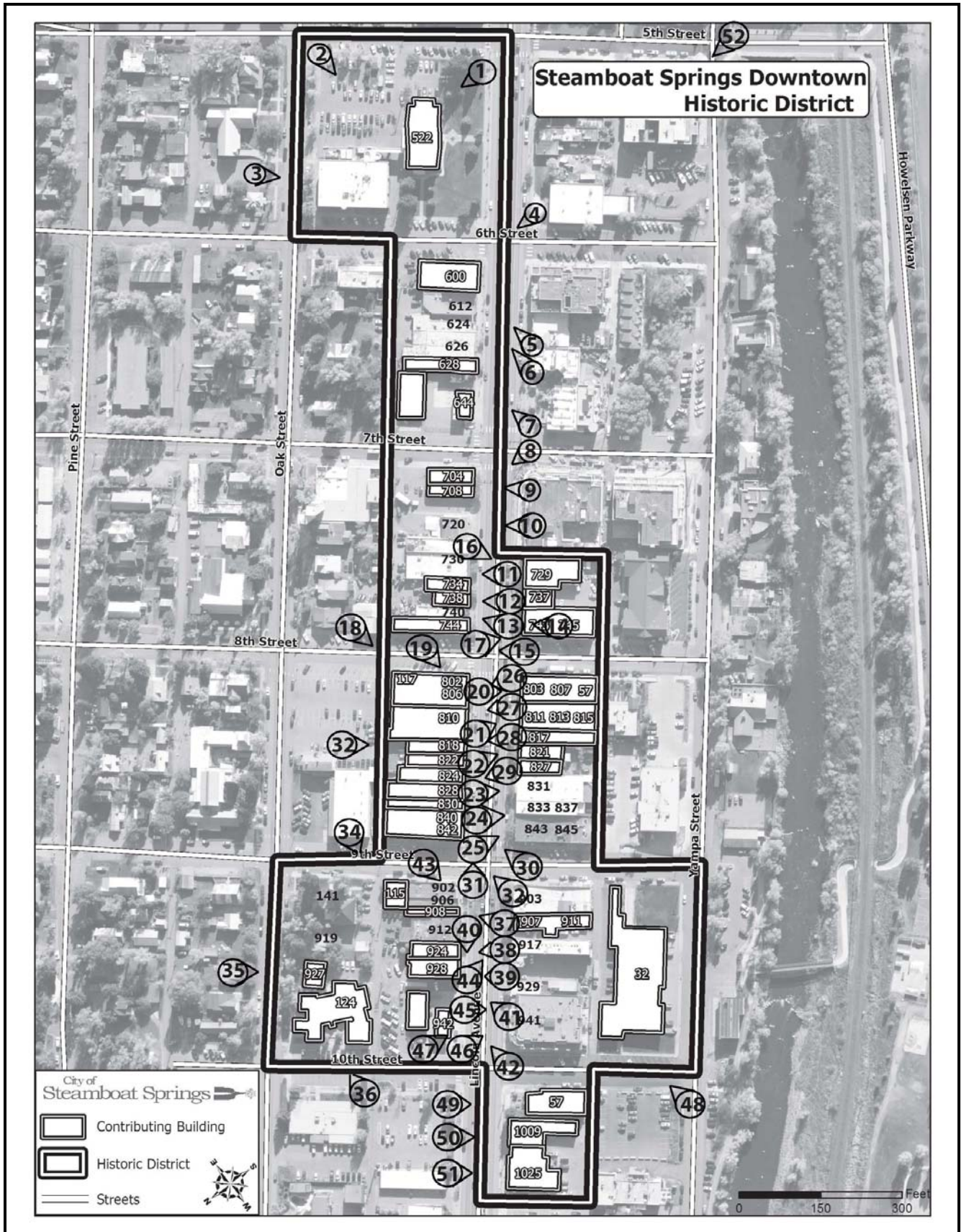
Figure 1	View of downtown Steamboat Springs during the filming of “The Wolves of the Street”, 1919. Courtesy History Colorado, #20004616.
Figure 2	View of downtown Steamboat Springs, circa 1940-1950. Courtesy Denver Public Library, F12809.
Figure 3	Ski Carnival in Downtown Steamboat Springs, circa 1945-49. Courtesy Denver Public Library, X13663.



Steamboat Springs Downtown Historic District  
Name of Property

Routt, Colorado

Photo Key





Steamboat Springs Downtown Historic District  
Name of Property

Routt, Colorado

**Figure 1**

**View of downtown  
Steamboat Springs  
during the filming of  
"The Wolves of the  
Street",**

**1919**

**Courtesy**

**History Colorado,  
#20004616**



Steamboat Springs Downtown Historic District  
Name of Property

Routt, Colorado

**Figure 2**

**View of downtown  
Steamboat Springs,  
circa 1940-1950**

**Courtesy**

**Denver Public Library,  
F12809**



**Figure 3**

**Ski Carnival in  
Downtown Steamboat  
Springs**

**Courtesy**

**Denver Public Library,  
X13663**

**Circa 1945-49**







ROUTT COUNTY

NO PARKING















4th Street

Lincoln Ave.

SAVE 20% OFF EVERY BOTTLE

Lincoln Ave.

Farmers Market







Artisans' Market

626

Borders

LINCOLN CENTER

OVERLAND

OVERLAND



ONLY







TURNING VEHICLES  
YIELD TO  
PEDESTRIANS

Space Station

GAS

Space Station

Space Station

UNLEADED  
379.9  
389.9

Soft  
Sweets





TURNING VEHICLES YIELD TO PEDESTRIANS



7th Street

Lincoln Ave.







FOR RENT

FOR RENT

SALES RENTALS

SALES RENTALS





PERRY  
HANFIELD

PLEASE  
DO NOT  
SMOKE  
OR  
DRINK  
ALCOHOL  
HERE

WALK  
IN  
PRICE





BO  
Est.

THOMAS D. MANN  
IMAGES OF NATURE

BUCKING RAINBOW

ROOF TOP  
RELATES





LUCKING RAINBOW

Small white sign with illegible text on the left side of the image.





JOHNNY B. GOODS  
DINER

BUCKEYE PEPSI

OPEN

LUNCH 7 AM - 9 PM DAILY DINNER  
BREAKFAST

708 LIN



ALLERGEN INFORMATION  
PEPSI





N W E S

The Shack Café

Specializing in Breakfast & Lunch

740

USA TODAY

POSS





# Straightline

OUTDOOR SPORTS

Straightline

Straightline

Finest Quality Footwear  
Professional Fishing Guide Service  
Hunting & Fishing Licenses

Topographic







THE  
TAP  
HOUSE  
SPORTS BAR

PROTECT THIS HOUSE

OPEN

THE  
TAP  
HOUSE  
SPORTS BAR  
& GRILL

ALUMINIUM

WINE

The Pioneer Building

WINE





**JEWELRY &  
FOSSIL SHOP**  
*of Steamboat*

T-SHIRTS

SOUVENIRS

CRYSTALS

JEWELRY

FOSSILS

Lincoln Ave.

745

SALE





WILD HORSE GALLERY

The Moccasin

ONE WAY

SLOW





ONLY

TURNING VEHICLES YIELD TO PEDESTRIANS

SAM

SAM

BRAVE TO THE CAMPION OF SPIDERMAN



# CHIEF PLAZA

BRAVE 2D 3D PG  
THE CAMPAIGN R  
SPIDERMAN PG-13  
TED R

FOR SALE

970.871.0002



THE MOUNTAIN REALTY GROUP

PG BRAVE 2D 3D  
R THE CAMPAIGN  
PG-13 SPIDERMAN  
R TED





A GOURMET KITCHEN STORE



CALPHALON  
SUPER  
PROMO  
Homesteader Kitchen Store

Zips Cantaloupe 12" x 12"	Mustick Squid Wet
Regular \$228.00	
Sale price \$109.99	







om  
GALLERY

821

Kirchen Store

Ma. Sarc  
Ladies A  
Purses-Boots-Sho





8th Street West  
Ladies Apparel

Purses - Bags - Shoes - Socks - Tights

Silver Jeans - Dresses - Jewelry - Lingerie

2 hr parking  
1 AM - 4 PM

NO PARKING  
BUS STOP





FOR SALE  
LEASE SPACE  
AVAILABLE

YES

TATTOO Center for Visual Arts

CARE





CANDY FACTORY

CANDY FACTORY

TAMPA RIVER  
→

TURNING VEHICLES  
YIELD TO PEDESTRIANS

Paper's Runners

Red Star  
Mountain Center









WILD HORSE GALLERY

Lincoln Ave.

WILD HORSE GALLERY

Open

TRADING C





CANTINA



MOUNTAIN TRADES

OP



# ALLEN'S CLOTHING

**THE RIDERS**  
SIZES 13 3/4 OZ. DENIM  
COWBOY PANTS  
**SMITH & SONS**  
GAY, CRAIG, COLO.

JOE PATRICK  
ROBBINS  
ARTIST

*Ortega's*

Since 1944  
Native American  
Owned & Operated

SALE  
\$39.95







ONLY

Lyon Drug

F.M. Light & Sons

ALLEN'S CLOTHING



F.M. Light  
& Sons  
Established 1908

Lee R  
LIGHT

1-800-RENT-CAT

FRANKLIN

MARKET

FRANKLIN

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TURNING VEHICLES YIELD TO PEDESTRIANS

HISTORIC ROUTE COUNTY

HAIR SALON

Lyon Drug

Lyon Drug

Lyon Drug

SQUIR BUILDING



WILEY BROS. & CO.  
KNOXVILLE  
CAMPING

168

CANTINA  
RESTAURANT  
BAR







STEAMBOAT  
SMOKE SHOP

ROOM  
SMOKE SHOP

119

The Steamer's Shop







927

NO PARKING  
IN FRONT  
OF THIS PROPERTY







CALAMITY

908







THE  
**SMOKEHOUSE**  
REAL HICKORY SMOKE PIT & BBQ

  
**Steamboat  
Smokehouse**







VFW  
4264

SCHUBRING - CRUSE



2 HR. PARKING  
NO PARKING  
BUS STOP



LORENZ  
INSUR Me Now  
Health & Fitness Zone













conoco

conoco  
389  
399  
409  
389

POPCORN  
CANDY  
SODA  
COFFEE  
SNACKS  
ICE

DRINKS  
WIND BALANCING  
ALIGNMENT





TURNING VEHICLES YIELD TO PEDESTRIANS

STEAMBOAT ART COMPANY  
HOME • GIFTS • JEWELRY • ART

STEAMBOAT ART COMPANY  
HOME • GIFTS • JEWELRY • ART

EMBELLISHMENTS

LEFT TURN ONLY







Steamboat Shoe Market

HARVISON'S

HOTEL BRISTOL

MAZOLA'S ITALIAN RESTAURANT





HOTEL BRISTOL

MAZZOLA'S PIZZERIA

Mazzola's





Sew Steamboat  
Fabric Yarn Sewing Center

Sew Steamboat  
Fabric Yarn Sewing Center

Sew Steamboat  
Fabric Yarn Sewing Center

600-VTU

FREE  
L'Espresso





941

The business









Brooklyn's  
PIZZERIA  
EST. 1996  
OPEN LATE (970) 871-1000

VOTED "BEST OF THE BOAT"  
PIZZA BY THE SLICE  
FREE DELIVERY AFTER 5:00PM  
Brooklyn's Pizzeria  
EST. 1996  
OPEN LATE (970) 871-1000

ICE CREAM  
THE SLICE



PILOT

★ LOCAL ARTISTS ★ FINE ART ★

PAINTING ★ ETCHINGS ★

PASTEL ★ JEWELRY ★ POTTERY

SCULPTURE ★ GLASS ★ WATERCOLOR

PHOTOGRAPHY ★ MONOTYPE





STEAMBOAT HOME  
CONSIGNMENT & ANTIQUES

1025







UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Steamboat Springs Downtown Historic District

MULTIPLE NAME:

STATE & COUNTY: COLORADO, Routt

DATE RECEIVED: 5/29/14      DATE OF PENDING LIST: 6/20/14  
DATE OF 16TH DAY: 7/07/14      DATE OF 45TH DAY: 7/15/14  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000387

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    7-11-14 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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.





OFFICE of ARCHAEOLOGY and HISTORIC PRESERVATION



May 23, 2014

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

Re: National Register Nomination for the Steamboat Springs Downtown Historic District, Lincoln Avenue roughly bounded by 5<sup>th</sup> Street to 11 Street, Steamboat Springs, Routt County, Colorado (5RT.3180)

Dear Ms. Shull:

We are pleased to submit for your review the enclosed National Register of Historic Places nomination of the Steamboat Springs Downtown Historic District. In accordance with the new submission policy, enclosed please find:

- CD with PDF nomination for the Steamboat Springs Downtown Historic District  
Note: **The enclosed disk contains the true and correct copy of the nomination for the Steamboat Springs Downtown Historic District to the National Register of Historic Places.**
- CD with TIF images
- USGS map
- Physical nomination with original signature

The State Review Board reviewed the nomination at its meeting on January 18, 2013. The board voted unanimously to recommend to the State Historic Preservation Officer that the nomination met the criteria for listing in the National Register.

We look forward to the listing of this nomination. If you have any questions, feel free to contact me at (303) 866-4684 or at [heather.peterson@state.co.us](mailto:heather.peterson@state.co.us).

Best regards,

Heather Peterson  
National & State Register Historian

Enclosures above noted