

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAH use only)

OAHP1403 Rev. 9/98

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- Determined Eligible – National Register
- Determined Not Eligible – National Register
- Determined Eligible – State Register
- Determine Not Eligible – State Register
- Need Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District

I. IDENTIFICATION

- 1. Resource number: **5RT.1862** Parcel number(s): **145016005**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Cary House**
- 6. Current Building Name: **Bap Bwear Action Products**
- 7. Building Address: **735 Oak Street**
- 8. Owner Name: **735 Oak LLC**
- Owner Organization:
- Owner Address: **P.O. Box 772133**  
**Steamboat Springs, CO 80477**



44. National Register eligibility field assessment:	<b>Not Eligible</b>
Local landmark eligibility field assessment:	<b>Not Eligible</b>

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**  
**NW ¼ of NW ¼ of NW ¼ of NE ¼ of Section 17**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **344644 mE** **4483181 mN**
11. USGS quad name: **Steamboat Springs, Colorado**  
 Year: **1969** Map scale: **7.5**
12. Lot(s): **Lot 5 Block 16**  
 Addition: **Original Addition of Steamboat Springs** Year of addition: **1884**
13. Boundary description and justification:  
**This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**  
 Metes and bounds?: Describe:

### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **Length: 50 feet x Width: 32 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Metal Roof**  
 Other roof materials:
20. Special features: **Porch**
21. General architectural description:  
**This is a former single-family dwelling which presently houses the B.A.P. (Bwear Action Products Manufacturers of Outdoor Gear) retail store. The building present consists of the original 1.5-story side-gabled dwelling, which measures 32' NW-SE (across) by 32' NE-SW (deep), and a two-story addition to the southwest (rear) elevation which measures 30' NW-SE by 18' NE-SW. The original dwelling is supported by a low unpainted concrete foundation, and its exterior walls are clad with painted red horizontal weatherboard siding with painted white 1" by 4" corner boards. The original portion of the building is covered by a moderately-pitched side-gable roof, with metal roofing material, and with exposed painted white rafter ends and a fascia board beneath the eaves. A shed-roofed dormer, with two 6-light hopper windows, overlooks the façade on the northeast-facing roof slope. The original dwelling features a symmetrical façade which faces Oak Street on the northeast elevation. A painted white wood-paneled door, with one upper sash light, enters the center of the façade from a 6' by 10' wood porch covered by a gable roof with 6" by 6" wood post supports. The entry porch is flanked on either side by a 1/1 double-hung sash window with painted white wood frames and surrounds. Windows on the original side (southeast and northwest) elevations are also symmetrically-arranged 1/1 double-hung sash with painted white wood frames and surrounds.**

**The large two-story addition to the rear elevation was constructed in 1999. It is supported by a concrete foundation, and its exterior walls are clad with painted red horizontal weatherboard siding with painted white 1" by 4" corner boards. The addition is covered by a low-pitched gable roof, with metal roofing material, and with**

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widely-overhanging, painted white, boxed eaves. A white metal-paneled door enters the addition's first story from a wood porch on the southwest elevation. A wooden staircase ascends to a wooden balcony where another white metal-paneled door leads into the second story, also on the southwest elevation.

22. Architectural style: **No Style**  
 Building type:

23. Landscape or special setting features: **This property is located on the southwest side of the 700 block of Oak Street in Steamboat Springs. Lincoln Avenue (U.S. Highway 40), Steamboat Spring's main street, is a block to the southwest. The property features a planted grass front yard, with narrow side yards along the southeast and northwest sides of the house. Flower beds are planted along the perimeters of the foundation. An asphalt parking lot is located behind the house.**

24. Associated buildings, features or objects: **Not Applicable**

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### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1917**  
 Source of information: **Routt County Assessor, Commercial Property Appraisal Record; Sanborn Insurance maps, 1911, 1920.**

26. Architect: **Unknown**  
 Source of information: **N/A**

27. Builder: **Unknown**  
 Source of information: **N/A**

28. Original owner: **Unknown**  
 Source of information: **N/A**

29. Construction history:  
**Routt County Assessor's records indicate that the building at 735 Oak Street was constructed in 1917. This date is consistent with the information on Sanborn Fire Insurance maps of 1911 and 1920. The original side gabled 1½ story house was converted to a commercial use circa 1980. Assessor's records show that a new dormer was added to the front elevation, in 1997. In 1999, a 1300 square foot two-story addition was built on the back of the building. This addition contained 520 square feet of additional ground level floor space, and 780 square feet of new second floor space. Measuring 30 feet across the back of the building, this addition is stepped in by one foot on either side from the original building's 32 foot width.**

30. Original location:  Moved: Date of move(s): **N/A**

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### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**  
 32. Intermediate use(s): **Domestic/Single Dwelling**  
 33. Current use(s): **Commerce and Trade/Specialty Store**  
 34. Site type(s): **Former single-family dwelling; presently utilized as retail space by B.A.P. (Bwear Action Products Manufacturer of Outdoor Gear).**

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35. Historical background:

The building at 735 Oak Street was constructed in the mid-1910s, originally as a residence. While much of its early history is obscure, by 1956 it was the home of the Gene Cary family. In the late 1960s, the Carys sold their home to Grant Bauer. In October 1977, the property was purchased by the Greens, and converted to a commercial use by 1980. In that year, it was the location of Unicorn Glass and the Yarnyard.

In January 1997, the property was acquired by William R. (Bill) Gamber Jr. The building now serves as the primary location of Bill Gamber's BAP! business, as well as supporting Gamber's two other companies, Honey Stinger and Big Agnes. An Ironman triathlete and avid outdoorsman, Gamber is in a unique position to identify new products aimed at outdoor enthusiasts. BAP!, which stands for B-Wear Action Products, is a manufacturer of custom outdoor clothing, including fleece vests, jackets, mittens, hats pants and shirts. Gamber founded this business in 1985, when he was still a student in college. In 2001, he launched Big Agnes, which specializes in sleeping bags, tents and pads. The following year, Gamber started a third business, Honey Stinger, which produces all natural honey-based energy bars and gels. This foray into honey came naturally for Gamber. His grandfather, Ralph Gamber, was fascinated by honeybees. In the spring of 1946, Ralph purchased three hives at a farm sale for nine dollars apiece. From these modest beginnings, Ralph and his wife Luella founded the Dutch Gold Honey company, in Lancaster, Pennsylvania, now the nation's largest independent honey packer. Interestingly, in 1957, Ralph Gamber created a small plastic honey-bear shaped bottle to better sell his product, never imagining how widespread his invention would become. All of the Gamber children were involved in the business, including Ralph's son, William (Bill Sr.). When Bill Gamber Jr. saw a need for an all natural high energy gel for performance athletes, he turned to his father, and Honey Stinger was formed. Bill Gamber Jr. lives with his wife Lisa and sons Ben and Max in a solar-powered house outside of Steamboat Springs.

36. Sources of information:

Alexandroff, Marty. "Colorado Cultural Resource Survey Architectural Inventory Form." February 1996, on file with the City of Steamboat Springs, and the Colorado Historical Society Office of Archaeology and Historic Preservation.

Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2007. On file at the Denver Public Library, Western History Department.

Routt County Assessor, Commercial Property Appraisal Record.

Sanborn Insurance maps for Steamboat Springs, July 1911, June 1920.

[www.bigagnes.com](http://www.bigagnes.com)

[www.dutchgoldhoney.com](http://www.dutchgoldhoney.com)

[www.honeystinger.com](http://www.honeystinger.com)

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### VI. SIGNIFICANCE

37. Local landmark designation:    Yes            No     Date of designation:

Designating authority:

38. Applicable National Register criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
  - B. Associated with the lives of persons significant in our past;
  - C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;
  - D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

Steamboat Springs Standards for Designation:

- |                |  |
|----------------|--|
| Not Applicable | A. Its character, interest, or value as part of the development, heritage, or cultural characteristics of Routt County, the State of Colorado, or the United States. |
| Not Applicable | B. Its location as a site of a significant historic event.   |
| Not Applicable | C. Its identification with a person or persons who significantly contributed to the culture and development of Routt County.   |
| Not Applicable | D. Its exemplification of the cultural, economic, social, or historic heritage of Routt County.  |
| Not Applicable | E. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.                                    |
| Not Applicable | F. Its embodiment of distinguishing characteristics of an architectural type or specimen.  |
| Not Applicable | G. Its identification as the work of an architect or master builder whose individual work has influenced the development of Routt County.                            |
| Not Applicable | H. Its embodiment of elements of architectural design, detail, materials, and/or craftsmanship that represent a significant architectural innovation.                |
| Not Applicable | I. Its relationship to other distinctive areas that are eligible for preservation according to a plan based on an historic, cultural, or architectural motif.        |
| Not Applicable | J. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, a community, or Routt County.  |

39. Area(s) of significance:                    **Not Applicable**

40. Period of significance:                    **Not Applicable**

41. Level of significance:    National:                    State:                    Local:



# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map

