

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHF use only)

OAHF1403
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.2458** Parcel number(s): **144003004**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Lockhart House**
- 6. Current Building Name: **Lockhart House**
- 7. Building Address: **1006 The Boulevard**
- 8. Owner Name: **Annabeth Light Lockhart Rev. Trust and Lloyd G. Lockhart Rev. Trust**
- Owner Organization:
- Owner Address: **830 Lincoln Avenue
Steamboat Springs, CO 80477**



44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Not Eligible

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84 W**
SE ¼ of NE ¼ of NE ¼ of SW ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **344640 mE** **4483754 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lot 4 and West 20 FT. of Lot 5, Block 3**
 Addition: **North Highlands Addition** Year of addition: **1905**
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: **2930 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**
Chimney
21. General architectural description:
This single-story, rectangular-shaped, wood frame dwelling is supported by a painted pale green concrete foundation, and its exterior walls are clad with painted pale green horizontal wood siding. The front gable roof is moderately-pitched, and is covered with green metal roofing material. Painted pale green rafter ends are exposed beneath widely-overhanging eaves, and a red brick chimney is located on the west-facing roof slope. A stained brown solid wood door, with nine small upper sash lights, and covered by a silver metal storm door, enters the house from an 11' by 13' front porch at the east end of the south elevation. This porch is recessed under the front southeast corner of the house's front gable roof, is approached by five carpeted concrete steps, and features a carpeted concrete floor, a white wrought iron railing and a white wrought iron support. A painted white wood-paneled door, with three upper sash lights, and covered by a white metal or synthetic storm door, enters the east end of the north (rear) elevation from a concrete stoop. A rectangular bay, with a band of three 8-light casement windows, is located on the west elevation. Windows elsewhere are primarily paired and tripled 8-light casements with painted white wood frames and painted green wood surrounds. However, a large single-light fixed-pane picture window penetrates the south elevation. A formerly open 8' by 13' porch at the east end of the north elevation has been fully enclosed.
22. Architectural style: **Modern Movements**
 Building type:

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23. Landscape or special setting features: **This spacious property is located at the northwest corner of The Boulevard and Yahmonite Street. A large planted grass lawn, with mature well cared for landscape features, surrounds the house. A large grove of aspen trees is located west of the house.**

24. Associated buildings, features or objects:

Garage

A single-story wood frame garage, which measures 26' by 24', is located north of the house. This building has a concrete slab foundation, and painted pale green horizontal exterior wood siding. The garage is covered by a low-pitched front gable roof, with green metal roofing material and with painted pale green rafter ends exposed beneath the eaves. Solar panels are on the south-facing roof slope. A painted pale green wooden roll-away garage door opens onto a concrete driveway on the garage's east elevation, providing vehicular access via Yahmonite Street. A painted white wood-paneled door with three upper sash lights is located at the south end of the east elevation. A painted white 15-light glass-in-wood-frame door enters the garage at the west end of the south elevation. This entry is covered by a gable hood with knee brace supports.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1947** Actual:

Source of information: **"Routt County Assessor/Treasurer Parcel Detail Information."**

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 records indicate that this dwelling was erected in 1947. A variety of modest upgrades and alterations appear to have been made to the original dwelling,

30. Original location: Moved: _____ Date of move(s): _____

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**

32. Intermediate use(s): **Domestic/Single Dwelling**

33. Current use(s): **Domestic/Single Dwelling**

34. Site type(s): **Single family dwelling**

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35. Historical background:

This house was built circa 1947, and from circa 1953 to the present, it has been the home of Lloyd G. and Annabeth (Light) Lockhart. Annabeth is the daughter of Clarence and Anna (Shearer) Light, and the granddaughter of Francis Marion Light who founded the famed F.M. Light and Sons store in Steamboat Springs. Lloyd and Annabeth were the store's principal operators and owners for many years, and it is now operated by their sons Ty and Del Lockhart. In 1905, Francis Marion (Frank) Light brought his wife and seven children to Steamboat Springs, establishing one of Colorado's best known business enterprises. Light, a native of Ohio, was at one time a teacher, before turning to farming to support his large family. He reportedly had a life-long dream to have his own business, and read everything he could on various business approaches and case histories. After saving for twenty years, in March, 1905 Light and his family headed west, both to seek relief from asthma and to realize his dream.

The Light family, which consisted of his wife and seven children, sons Clarence W., Olin F., Emerson Day, and R. Wayne, and daughters Hazel, Marie, and Audrey, took the Rio Grande Railroad as far west as Wolcott, 78 miles south of Steamboat Springs. The family then undertook a two-day journey to Steamboat by stagecoach, finally arriving here on April 2, 1905. Three days later, Light paid Yampa resident William C. Crowner \$850 for two 100-foot lots near Soda Creek, at what is today 204 Park Avenue. Shortly thereafter, he hired carpenters Tom and Elmer Baer to build an 18 x 36 foot building. (This building later became the family's horse barn, and then a garage.) For the first four years of their life in Steamboat, the nine members of the Light family lived in this building, with no sewer, no electricity, and no running water.

At the time, Steamboat Springs was a small town serving only a few hundred people, with sporadic mail service and no rail line. Looking for a good business opportunity, Light soon decided to open a men's shoe and clothing store. As one Pilot article describes it, "Up to this time, Light had never been behind a store counter, nor inside the doors of a wholesale house or factory." From his readings, Light gleaned his winning formula: "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." Light located and purchased this lot on Lincoln Avenue, and set about building a 25 x 50 foot store. Stocked with \$2,000 worth of merchandise, the F. M. Light store opened for business on November 9, 1905. Initially, the store's wares consisted primarily of shoes, freighted in by wagon from the railroad stop at Wolcott. Store records show that the first customer was Robert M. Van Deusen. Reportedly, the store brought in \$11.50 on the first day, and the second day's receipts were even less.

Despite this bleak outlook, Light and his two oldest sons, Clarence and Olin, persevered. (A third son, E. Day, was only 1 year old at the time. He took on an active role in the firm in 1923.) Their success was due in large measure to three hallmarks: hard work, integrity, and innovative marketing practices. F. M. Light recognized the value of keeping his name uppermost in the minds of his potential customers. From the very first day, he never missed running an ad in any issue of the *Steamboat Pilot*. In 1928, Clarence Light devised a new means of advertising that cemented the firm's name in the minds of thousands of travelers: he made use of the then uncommon roadside sign. That year, Clarence and his brothers erected 260 black and yellow signs in a 150 mile radius of Steamboat Springs. Eventually, the number of signs grew to 300. The results were truly remarkable. Travelers throughout Colorado, Utah and Wyoming were well-acquainted with the store and its wares long before arriving in town. More than merely advertising the business, the signs generated anticipation in the motoring public, virtually guaranteeing that every traveler passing through Steamboat Springs would stop. Over the years,

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the store became famous nationwide for these signs, several of which were written in rhyme, emulating Burma Shave ads. Despite their popularity, during the 1970s and 1980s, the signs were challenged by environmentalists, and more than half were removed. A store brochure from the early 1980s stated, "The biggest challenges in keeping the road signs up have been cows and environmentalists. After 40 years, we've figured out how to outsmart the cows by using 2 x 4's; but after fighting environmentalists and the government bureaucracy, we've discovered that 2 x 4's don't work well with them. The road signs will have to be taken down shortly." Fortunately, many still remain, today recognized as historic icons. Each spring, continuing a tradition dating back to the business' early days, Light family members spend two weeks refurbishing and repainting the road signs.

Around 1930, the Lights implemented their famous "stores on wheels," traveling salesmen who would drive specially modified trucks, equipped with shelves, hangers, and merchandise, to outlying ranches and communities. In doing so, they took their merchandise directly to their best customers, the ranchers, sheep men and farmers. Soon, F. M. Light salesmen were covering a 1,000 square mile area. Sons Clarence and Olin were alternating weeks on the road, traveling as far north as Jackson Hole, Wyoming, and as far west as Utah. According to Clarence Light, quoted in a 1980s store brochure, "Twice each year (3 times in good years), our company representative, armed with an abundance of samples, called on hundreds of homes throughout the area. Most of the selling in the territory was done with the aid of two trucks. The trucks were practically traveling stores. They were paneled trucks affording space for a great deal of sample merchandise. Included in the sample stocks were representative items from virtually every line and price range carried in regular stock and a good many specially made items on which orders were solicited."

Fully half of the store's business was secured in this manner. Few actual sales were made from the trucks. Instead, the Lights combined their innovative stores on wheels with a very large mail-order business. Orders were taken and mailed to the store every day so they could be filled and shipped immediately. The plan was for the salesman to spend the night at a ranch, getting to know the family and hired men. The company always insisted upon paying for lodging when visiting customers. This "scheme," according to Clarence Light in 1934, often resulted in sales of \$100 or more.

Upon F. M. Light's death in 1937, the store was taken over by Clarence, Olin and E. Day. Olin Light retired from the business in 1954, and for many years operated a women's ready-to-wear shop known as Olin's. Day passed away unexpectedly in 1963, leaving the business solely to Clarence. In 1964, Clarence's daughter Annabeth and her husband Lloyd Lockhart bought the business. Maintaining the family tradition, they soon enlisted the help of their son, Tyrone R. (Ty) Lockhart in managing the firm. Clarence Light continued to take an active role in the day to day operations, and as late as 1974, when he was 87 years old, he was still taking merchandise to customers. Ty's brother, Del joined the company in 1979. Today, more than 100 years after the store's founding, Ty's son, Brandon is the fifth generation to be associated with this true western icon.

Lloyd and Annabeth, who both grew up in Steamboat Springs, had their first date at a marshmallow roast while still in high school. They were married on November 20, 1941, and celebrated their 65th wedding anniversary in November of 2006. Following the bombing of Pearl Harbor, less than three weeks after their wedding, Lloyd was drafted into the Army and subsequently spent three years overseas. Following the war, Lloyd and Annabeth moved to Denver while Lloyd attended college at the University of Colorado. (Annabeth had previously attended Texas Tech University.) Mr. and Mrs. Lockhart returned to Steamboat Springs in 1953, and have remained here from that time to the present.

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36. Sources of information:

"Annabeth and Lloyd Lockhart Happily Ever After." *Steamboat Pilot* (supplement), January 26, 1995. Located in clipping file at Tread of Pioneers Museum.

"Clarence Light Services Held Pct, 29." *Steamboat Pilot*, October 31, 1974. Located in clipping file at Tread of Pioneers Museum.

Fourteenth Census of the United States, 1920, Routt County, Colorado, Precinct 1, Steamboat Springs.

"Lloyd and Annabeth Lockhart Anniversary." *Steamboat Pilot*, November 14, 2006. Located in clipping file at Tread of Pioneers Museum.

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

"Pioneer Firm Observes Anniversary: F. M. Light and Sons Store Celebrates 47 Years in Business Here This Week." *Steamboat Springs Pilot*, November 13, 1952.

"Routt County Assessor/Treasurer Parcel Detail Information."

"Routt County Assessor, Residential Property Appraisal Record."

"Routt County Burial Index." <http://yampavalley.info/history>

Since 1905." F. M. Light & Sons company brochure. n.d (c. 1983). From historical society vertical files.

Thirteenth Census of the United States, 1910, Routt County, Colorado, Precinct 1, Steamboat Springs.

Twelfth Census of the United States, 1900, Routt County, Colorado, Precinct 1, Steamboat Springs.

Web page <http://fmlight.com/history/>. 2007.

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.

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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:

42. Statement of significance:

This property is historically significant for its associations with Steamboat Springs' residential development dating from the time of its construction, circa 1947, and in particular for its association with Lloyd and Annabeth (Light) Lockhart. Due to some loss of integrity, however, the property should probably be considered ineligible for inclusion in the National and State Registers, and ineligible for local landmark designation in the Routt County Register of Historic Places.

43. Assessment of historic physical integrity related to significance:

This property exhibits a less than optimal standard of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association. The front porch and some windows appear to have been upgraded from their original appearance, and the front part of the house is likely an addition.

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**

Local landmark eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? Yes No

Discuss: **Historic buildings within the survey area do not collectively possess sufficient historical or architectural significance, and/or display sufficient physical integrity, to comprise a State or National Register historic district.**

If there is National Register district potential, is this building: Contributing Noncontributing N/A:

46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #1, Images 22-26** CDs filed at: **City of Steamboat Springs**

48. Report title: **Old Town Steamboat Springs Residential Survey** **137 10th Street**

49. Date(s): **Phase V** **05/10/08** **Steamboat Springs, CO**
80477

50. Recorder(s): **Carl McWilliams**
Karen McWilliams

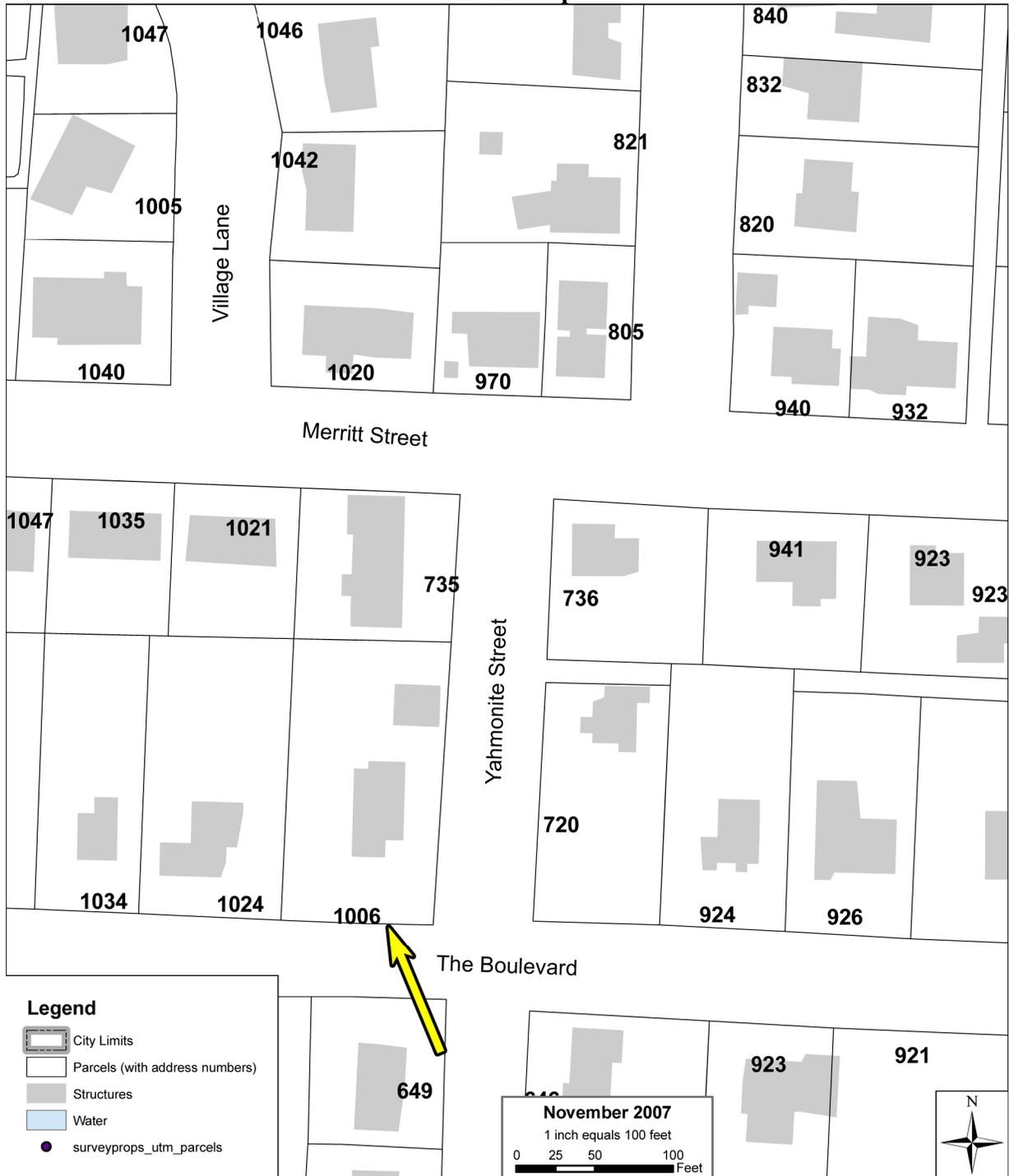
51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court**
Fort Collins, CO 80525

53. Phone number(s): **(970) 493-5270**

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Sketch Map



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Location Map

