

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

- 1. Resource number: **5RT.3157** Parcel number(s):
- 2. Temporary resource no.: **N/A** **145015005**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Boys Super Market, Boys Market**
- 6. Current building name: **Oak Street Plaza Building**
- 7. Building address: **130 9th Street**
- 8. Owner name and address: **Oak Street Plaza LLC**
1333 Steamboat Blvd.
Steamboat Springs, CO 80487-8920



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

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

II. Geographic Information

9. P.M. **6th** Township **6N** Range **84W**
SE ¼ of SE ¼ of SE ¼ of SW ¼ of section 8
10. UTM reference (NAD27)
Zone **13**; **344531** mE **4483234** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **1969** Map scale: **7.5'**
12. Lot(s): **All of Lots 5 & 6, W 10 Ft of N 65 Ft of Lot 4, W 40 Ft of S 75 Ft of Lot 4** Block: **15**
Addition: **Original Addition to 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.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **124' NW-SE by 65' NE-SW**
16. Number of stories: **One**
17. Primary external wall material(s): **Stucco, Concrete Block**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **N/A**
21. General architectural description:

This is a single-story, rectangular-shaped, commercial building, of concrete block construction. It is supported by a poured concrete foundation. The northeast and northwest elevation walls are clad with peach color stucco, while the southeast and southwest elevation walls exhibit exposed, painted, concrete blocks. The roof is flat, with parapet walls extending above the roof line. The façade (northeast elevation) faces onto a large asphalt-paved parking lot which extends to Oak Street to the northeast and 9th Avenue to the northwest. The façade contains three entrances which respectively access the Western Slope Accounting Group, the Steamboat Vision Clinic, and Mister Money. Fenestration on the façade, from southeast-to-northwest, includes: a painted red wood-paneled door with nine upper sash lights, flanked on either side by two single-light fixed-pane windows; a band of five vertically-oriented fixed-pane windows; a painted red wood-paneled door with nine upper sash lights, flanked by a band of four vertically-oriented fixed-pane windows; a band of five vertically-oriented fixed-pane windows; a painted red wood-paneled door, with nine upper sash lights, flanking sidelights and a transom light. A glass-in-metal-frame door, with flanking sidelights and a transom light, on the northwest elevation is the primary entry into Mister Money. The northwest elevation is also penetrated by two sets of three large single-light fixed-pane windows. The southwest elevation faces the alley and contains three doors. The southeast elevation is penetrated by one 2-light window. The building's name "OAK STREET PLAZA" appears on the upper northeast and northwest elevation walls.
22. Architectural style/building type: **Commercial: Strip Mall / Shopping Center**

23. Landscaping or special setting features:

This building is set back from the southern corner of 9th Street and Oak Street. A large asphalt-paved parking lot is located between the building's facade and Oak Street to the northeast. A wide concrete sidewalk parallels 9th Street along the northwest elevation. An asphalt-paved alley parallels the southwest (rear) elevation. Another large asphalt-paved parking lot is located to the southeast.

24. Associated buildings, features, or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1950** Actual:

Source of information: **Routt County Assessor records**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder/Contractor: **Unknown**

Source of information: **N/A**

28. Original owner: **Robert C. Heid, Sr. and Walter H. Heid (probably)**

Source of information: **Robert C. Heid, Jr.**

29. Construction history (include description and dates of major additions, alterations, or demolitions):

Routt County Assessor records list 1950 as this building's year of construction. It was built as a grocery store, and was home to Boys Super Market until the late 1970s. The building was then renovated and converted into a mixed-use commercial building with multiple retail spaces. The newly-renovated building was given a new name "Oak Street Plaza."

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade / Grocery Store**

32. Intermediate use(s): **Commerce and Trade / Grocery Store**

33. Current use(s): **Commerce and Trade / Specialty Store**

Commerce and Trade / Business/Professional

34. Site type(s): **Mixed-use commercial building; originally a grocery store**

35. Historical background:

This building was constructed as Boys Super Market, a grocery store which existed here between circa 1950 and the late 1970s. Known later simply as Boys Market, this business was owned and operated by brothers Robert C. Heid Jr., and Walter H. "Timer" Heid. They were second generation grocers in Steamboat Springs, with their grandparents, Henry and Gladys Heid, having founded C&H Market (the forerunner of Boys Market) on Lincoln Avenue circa 1920. Henry Patrick Heid (aka Patrick Henry Heid) was born in Illinois on March 17, 1887. He came to Denver not long after the turn of the twentieth century where he and Gladys were married in 1905. At that time, Gladys (maiden name unknown) was only twenty years old, while Henry was just eighteen years of age. In 1910, the young couple resided on South Logan Street in Denver where Henry had found employment as a meat cutter.

Four children were born into the Heid family during the following decade: Robert Cyril (1910), Imogene (c. 1913), Henry P. Jr. (c. 1917), and Walter H. (1919). By 1920, the family had moved to Steamboat Springs where Henry and Gladys co-founded C&H Market on Lincoln Avenue. The C&H grocery store existed at that location for a number of years, before it was incorporated into the F. M. Light and Sons store. Henry P. Heid Sr. passed away on May 9, 1943, the age relatively young age of 56, while Gladys died two decades later, in 1963, at the age of 78. In the intervening years, the grocery business passed into the hands of their sons, Robert C. and Walter H. (who was nicknamed "Timer"). Robert and Walter created the marketing slogan :shop with the boys" and renamed the business "Boys Super Market," later shortened to "Boys Market." The grocery store was moved into this new building circa 1950, where it existed until the late 1970s.

Robert C. Heid was married to Ruby C. Ralston. She was the daughter of Routt County pioneers Wallace and Neva Ralston, and the sister of Hazel Ralston (Werner) and Bonita Ralston (Bristol). Robert and Ruby Heid were the parents of three sons, Robert C. Heid Jr. (nicknamed Corky), born in 1935, Raymond Gene "Ray" Heid, born in 1938, and Delbert Heid, born in 1940. Corky and Ray Heid were both Olympic skiers. Corky was a member of the 1956 U. S. Olympic ski team, participating in the ski jumping competition at the Winter games in Cortina d'Ampezzo, Italy in 1956, while Ray competed in the same event at the Squaw Valley, California Winter games in 1960. Delbert Heid passed away in 1985, at the relatively young age of 45, due to complications from diabetes. All three brothers worked in the family grocery business during their formative years.

By 1980, Boys Market at this location had given way to the newly-renovated Oak Street Plaza. New retail and business tenants at that time included Lasting Impressions, Big Bear Garden and Floral, Rocky Peak Boutique, Mountain Pets, and the Sleeping Giant Insurance Agency. Among these, Big Bear Garden and Floral and the Sleeping Giant Insurance Agency existed at this location into the 1990s. The building's current (2012) tenants are the Western Slope Accounting Group, Mister Money USA Pawn Loans, and the Steamboat Vision Clinic. Western Slope Accounting Group and Mister Money both located here between 1997 and 2003, while the Steamboat Vision Clinic has been in business at this location since the late 1980s.

36. Sources of information:

Heid family members, interred at the Steamboat Springs Cemetery, www.findagrave.com

Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2009. On file at the Denver Public Library, Western History Department.

Robert "Corky" Heid. Interview with Carl McWilliams, October 26, 2004.

Ross, Tom. "Ray Heid: Once a Cowboy Skier, Always a Cowboy Skier." *Steamboat Today*, March 15, 2006. www.steamboattoday.com

Routt County Assessor, Commercial Property Appraisal Record.

"Routt County Assessor/Treasurer Parcel Detail Information."

"Steamboat Springs, CO. About 1900." Retrospective plat map compiled by Marcellus Merrill, January 23, 1976.

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

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

U. S. census records, accessed through the HeritageQuest and the Denver Public Library at www.denverlibrary.org and at www.ancestry.com.

VI. Significance

37. Local landmark designation: **N/A** Date of designation: **N/A**

Designating authority: **N/A**

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

xx Does not meet any of the above National Register criteria

38A Applicable Steamboat Springs Landmark Criteria

A building, site, structure or object may be eligible for designation as an Historic Resource on the Local Register if it meets at least one (1) criterion in one or more of the following categories:

1. Historic Importance. The building, site, structure or object has character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation; is the site of an historic event with an effect upon society; is identified with a person or group of persons who had some influence on society; or, exemplifies the cultural, political, economic, social or historic heritage of the community.

2. Architectural Importance. The building, site, structure or object portrays the environment of a group of people in an era of history characterized by a distinctive architectural style; embodies those distinguishing characteristics of an architectural-type specimen; is the work of an architect or master builder whose individual work has influenced the development of the City or contains elements of architectural design, detail, materials and craftsmanship which represent a significant innovation.

3. Geographic Importance. The building, site, structure or object, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on an historic, cultural or architectural motif; or, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood, community or City.

39. Area(s) of significance: **N/A**
 40. Period of significance: **N/A**
 41. Level of significance: **Local**

42. Statement of significance:

This building is historically significant for its original use as Boys Market, a grocery store which existed at this location between circa 1950 and the late 1970s. The building, though, was extensively renovated and altered in the late 1970s when it was converted into a mixed-use commercial building. Little evidence of the original grocery store use remains, and as a result the building no longer conveys a sense of its historic significance. This building, thus, may be regarded as ineligible for listing in the National Register of Historic Places and in the State Register of Historic Properties. It may also be considered ineligible for local landmark designation.

43. Assessment of historic physical integrity related to significance:

Relative to its original, historic, appearance, this building displays a below-average level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. The building's current appearance dates primarily from the late 1970s when it was converted from a grocery store into a mixed-use commercial building.

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? **No**

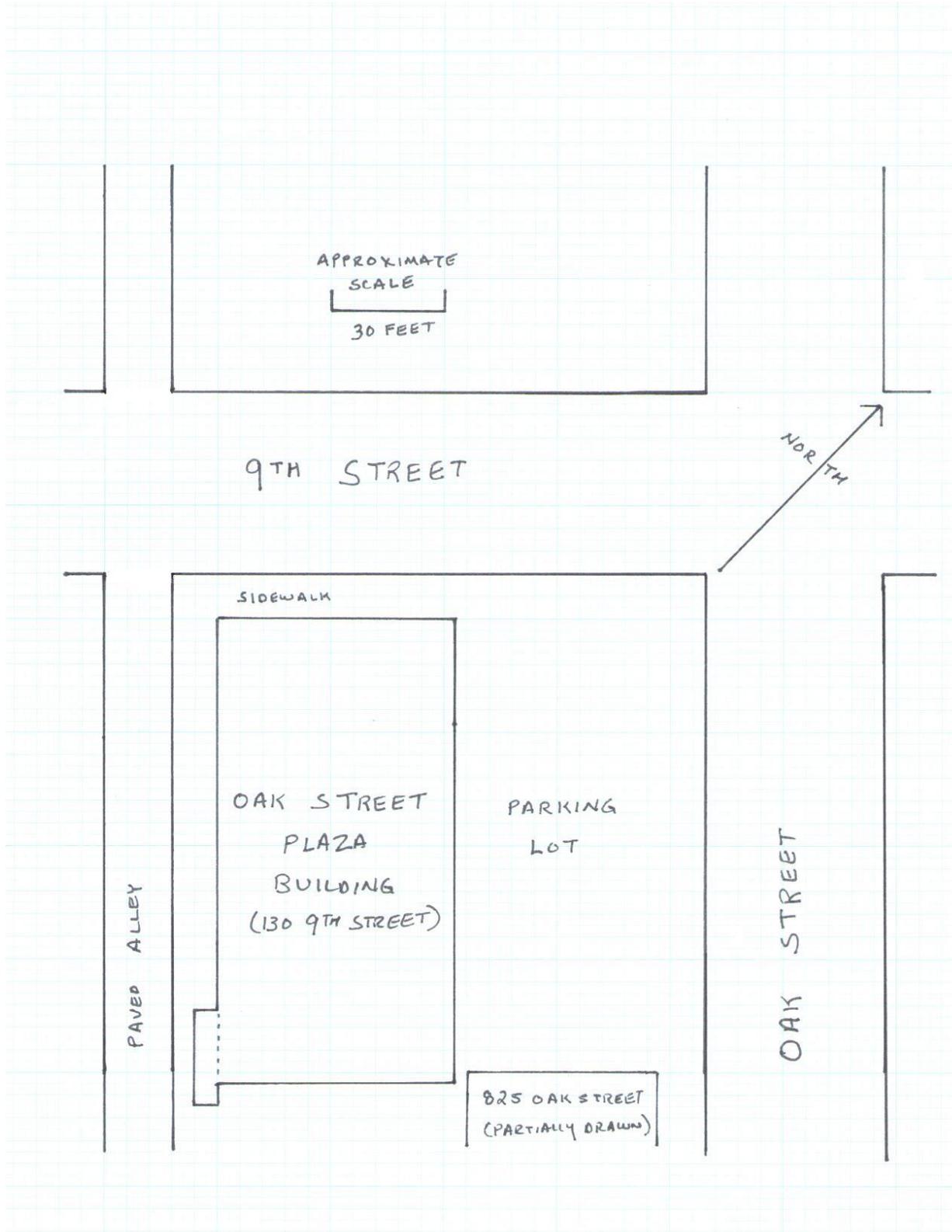
Discuss: This property is located outside the boundaries of a proposed Downtown Steamboat Springs National Register historic district.

- If there is N.R. district potential, is this building contributing or noncontributing? **N/A**
 46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #2, Images 9-12, 38-39; CD #3, Images 33-36**
CDs/Negatives filed at: **City of Steamboat Springs, 137 10th Street, Steamboat Springs, CO 80477**
48. Report title: **Old Town Steamboat Springs Residential Survey Phase IX**
49. Date(s): **July 31, 2012**
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**

Sketch Map



Location Map

