

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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.1040** Parcel number(s):
- 2. Temporary resource no.: **N/A** **145033001**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Yampa Valley Co-op Association Building**
- 6. Current building name: **1103 Lincoln LLC Building**
- 7. Building address: **1103 Lincoln Avenue**
- 8. Owner name and address: **1103 Lincoln LLC c/o Jarrett D. Duty**
P. O. Box 774832
Steamboat Springs, CO 80477-4832



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**
NW ¼ of SE ¼ of SE ¼ of SW ¼ of section 8
10. UTM reference (NAD27)
Zone **13**; **344255** mE **4483322** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **1969** Map scale: **7.5'**
12. Lot(s): **1** Block: **33**
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: **109' NE-SW by 50' NW-SE**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood (Diagonal Siding), 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 single-story commercial building is supported by a poured concrete foundation, and its walls are primarily made of concrete blocks. The southeast (side) elevation wall is covered with painted cream color stucco, while the southwest (rear) and northwest (side) elevation walls are of unpainted concrete block construction. The facade wall faces Lincoln Avenue on the northeast elevation, and features an angled section which faces the intersection of Lincoln Avenue and 11th Street. The facade wall is clad with painted grey diagonal wood siding, and is penetrated by seven large fixed-pane storefront windows in metal frames. A painted red wood-paneled door, with four upper sash lights, enters the facade beneath a sign which advertises "PEAK FITNESS TRAINING." The facade also features a prominent Mansard style roof eave, with painted grey horizontal wood siding. Facing 11th Street, the long southeast elevation contains the following door and window openings: two beige color metal rollaway garage doors; a set of paired, painted pale brown, glass-in-wood-frame doors with flanking sidelights and a transom light; a painted pale beige glass-in-wood-frame door; a single-light fixed-pane window. Entrances on this elevation provide access to "Rummagers Thrift Store" and to "Rafting, Fishing, Tube, River & Horse Rentals." The southwest (rear) elevation faces an alley, and is penetrated by three 9-light industrial sash windows. The northwest (side) elevation is penetrated by a small, metal-framed, 2-light window.
22. Architectural style/building type: **Neo-Mansard**

23. Landscaping or special setting features:

This building is located at the western corner of Lincoln Avenue and 11th Street, near the northwest end of downtown Steamboat Springs. A small asphalt-paved parking lot is located between the building's facade and Lincoln Avenue. A narrow concrete sidewalk parallels 11th Street along the southeast elevation. An asphalt-paved alley parallels the southwest (rear) elevation. The McGill Law Corporation building at 1107 Lincoln Avenue abuts this building's northwest elevation.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1946** 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: **Yampa Valley Co-op Association**
- Source of information: **Routt County Assessor records and Routt County Clerk and Recorder records, Book 196, page 522**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
- This property was acquired by the Yampa Valley Co-op Association in April of 1943. This building was constructed a few years later to serve as a gasoline service station, and as a point of sale for oil products, automobile accessories, and agricultural feed products. The Yampa Valley Co-op Association was located here through the late 1980s before giving way to other retail uses. There have been no additions; however, the building has undergone changes in an effort to modernize it and to accommodate different retail uses. These changes include the Mansard roof eave, signage changes on the northeast and southeast elevations, possible alterations to door openings on the southeast elevation, and removal of three fuel pumps in front of the building. The Mansard roof eave dates from when the building was still owned by the Yampa Valley Co-op Association. The Mansard roof eave is depicted in a Routt County Assessor photo, probably dating from the late 1970s or early 1980s. This photo also shows three gas pumps in front of the building, and the Co-op sign fastened to the Mansard roof eave. Based on this photo and on a field estimate, the Mansard roof eave was probably installed in the early 1970s. Other changes, including new signage on the northeast and southeast elevations, possible alterations to door openings on the southeast elevation, and removal of three fuel pumps in front of the building, probably date to the late 1980s when the Yampa Valley Co-op Association gave way to new retail uses.**
30. Original location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce/Trade / Gas Station, Specialty Store**
32. Intermediate use(s): **Commerce/Trade / Gas Station, Specialty Store, Department Store**
33. Current use(s): **Commerce/Trade / Specialty Store**
34. Site type(s): **Commercial Building**
35. Historical background:
Sanborn Insurance maps reveal that this property was initially developed prior to 1911, with the construction of a small dwelling located directly at the corner Lincoln Avenue and 11th Street. The small dwelling is depicted on Sanborn maps published in July 1911 and June 1922, but it was razed at a later date. The Yampa Valley Co-op Association acquired the property in April of 1943, and built the extant building a few years later. As listed in the Yellow Pages, the Yampa Valley Co-op Association sold gasoline, oil products, automobile accessories such as tires and batteries, and agricultural feed products. "Patronize your Co-op build your savings when you spend" was a Co-op slogan in the 1960s. The Yampa Valley Co-op Association owned the building and was in business at this location until 1989 when it closed and the property was sold to John E. Sandelin. Mr. Sandelin then leased the building to Sears Roebuck & Company which was located in the building until the early 2000s. By 2003, the Sears store had moved to 1855 Shield Drive, while the Peak Fitness Center became this building's primary retail tenant. In 2012, the building's three retail tenants are Peak Fitness Training, Rummagers Thrift Store, and Rafting, Fishing, Tube, River & Horse Rentals.
36. Sources of information:
Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2009. On file at the Denver Public Library, Western History Department.
Routt County Assessor, Commercial Property Appraisal Record.
"Routt County Assessor/Treasurer Parcel Detail Information."
Sanborn Insurance maps for Steamboat Springs, July 1911, June 1920.
"Steamboat Springs, CO. About 1900." Retrospective plat map compiled by Marcellus Merrill, January 23, 1976.

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 property is historically significant, to a modest extent, for its associations with Steamboat Springs' commercial development during the latter half of the twentieth century. The building is also architecturally notable, again to a modest extent, for its mid-twentieth century architectural characteristics, including its Mansard roof eaves. The property's level of significance in these regards is not to the extent that it would qualify for individual listing in the National Register of Historic Places, and due to some loss of integrity, nor would it likely qualify for individual listing in the Routt County Historic Register.

43. Assessment of historic physical integrity related to significance:

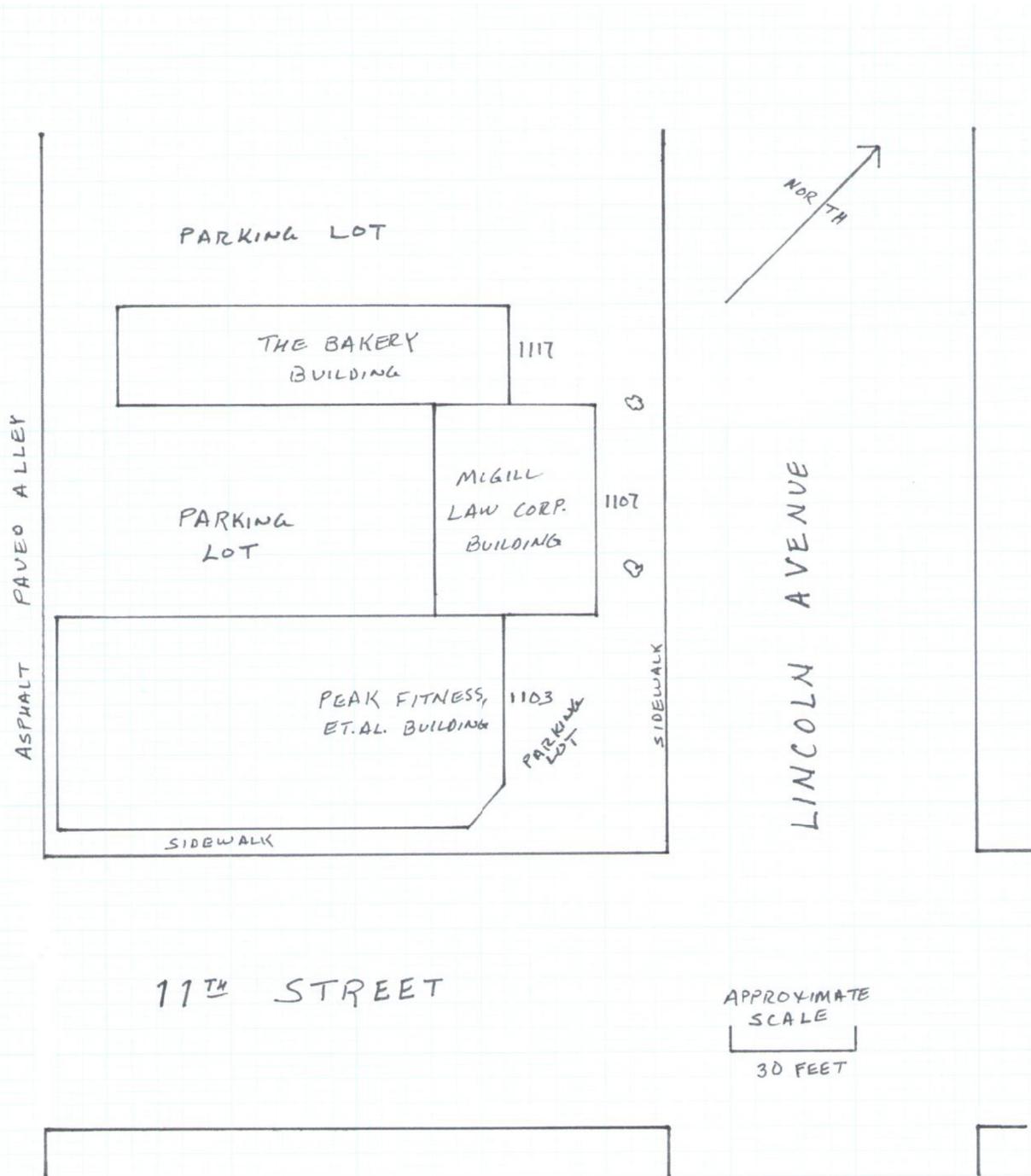
This property displays a less than optimal level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. There are no apparent additions to the building; however, there have been alterations, primarily to the facade, to modernize the building and to accommodate different retail uses. These changes probably occurred in the early 1970s and in the late 1980s. They include the Mansard roof eave, signage changes on the northeast and southeast elevations, possible alterations to door openings on the southeast elevation, and removal of three fuel pumps in front of the building. As a result, this property conveys only a limited sense of its historic and architectural significance relative to its original use by the Yampa Valley Co-op Association.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT44. 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 15, 16, 56; CD #3, Images 8-10**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

