

COLORADO CULTURAL RESOURCE SURVEY

# Architectural Inventory Form

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_  
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- \_\_\_\_\_ 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.1039** Parcel number(s):
- 2. Temporary resource no.: **N/A** **145012015**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Steamboat Garage, Safeway, Double S Motors, Montgomery Ward et. al.**
- 6. Current building name: **The Old West Building**
- 7. Building address: **1104/1106 Lincoln Avenue**
- 8. Owner name and address: **Old West Commercial LLC**  
**259 I Street**  
**Los Banos, CA 93635-4114**



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

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

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**II. Geographic Information**

9. P.M. **6th** Township **6N** Range **84W**  
**N ½ of SW ¼ of SE ¼ of SW ¼ of section 8**
10. UTM reference (NAD27)  
Zone **13**; **344286** mE **4483376** mN
11. USGS quad name: **Steamboat Springs, Colorado**  
Year: **1969** Map scale: **7.5'**
12. Lot(s): **Part of 15, & All of 16-18** Block: **12**  
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: **100' NW-SE by 140' NE-SW**
16. Number of stories: **Two**
17. Primary external wall material(s): **Wood / Horizontal Siding, Stucco**
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 large rectangular-shaped commercial building of wood frame and concrete block construction. It is supported by a poured concrete foundation, and its exterior walls are primarily clad with painted blue horizontal wood siding with painted red corner boards. The northeast (rear) elevation wall (facing the alley) is clad with painted blue stucco over concrete block construction. The roof is flat, with gabled parapets extending above the roof line. A statue of a horse stands on the southern corner of the roof, overlooking the intersection of Lincoln Avenue and 11th Street. A narrow wooden sidewalk extends along the façade (facing Lincoln Avenue on the southwest elevation), and also covers the southeast elevation (facing 11th Street), and most of the northwest elevation (facing a parking lot). The wooden sidewalk is covered by a low-pitched hipped roof, supported by painted red square wood posts set on round concrete pedestals. The sidewalk covering's roof eave is decorated with painted pale blue wood panels. Window and door openings on the façade include the following, from northwest to southeast: a band of four single-light fixed-pane windows, each set over two smaller single-light fixed-pane windows; a stained brown wood-paneled door, with an oval-shaped upper sash light, and a sidelight; a band of four single-light fixed-pane windows, each set over two small single-light fixed-pane windows; a band of five single-light fixed-pane windows, each set over a smaller single-light fixed-pane window; a stained brown wood-paneled door, with an oval-shaped light, set within a recessed entryway; a band of five single-light fixed-pane windows, each set over a smaller single-light fixed-pane window. Window and door openings on the southeast elevation include the following, from southwest to northeast: a band of three single-light fixed-pane windows; one single-light fixed-pane**



29. Construction history (include description and dates of major additions, alterations, or demolitions):  
**This building was constructed in 1947, and initially housed an automobile repair and sales business. Portions of the building were later adapted for other retail uses including a Safeway grocery store, and a Montgomery Ward. The building was extensively renovated in the 1970s, with several new retail spaces, and with a new name "The Old West Building." Alterations to the building at that time included new horizontal siding, gabled parapets, new door and window openings, and new covered wooden sidewalks along the Lincoln Avenue and 11th Street sides.**

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

#### **V. HISTORICAL ASSOCIATIONS**

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

32. Intermediate use(s): **Commerce and Trade / Specialty Store**  
**Commerce and Trade / Department Store**  
**Commerce and Trade / Restaurant**

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

34. Site type(s): **Commercial Building**

35. Historical background:

**This building was constructed in 1947, and initially housed an automobile sales and repair company. Several automobile-related businesses were located in part of the building through the early 1970s. These include: Steamboat Garage (until the early 1960s); Craig Sales Company (mid-to-late 1960s); Jeep Sales and Service (early 1970s); Mueller Motor Company (early 1970s); Rambler Sales and Service (early 1970s), and Double S Motors (mid-to-late-1970s). Steamboat Springs' telephone directories indicate that automobile-related businesses occupied the entire building during some periods, and only part of the building during other periods. A Safeway grocery store occupied the west half of the building during the early 1960s, while Montgomery Ward was located elsewhere in the building in the mid-1970s, having previously been located at 831 Lincoln Avenue.**

**The property underwent and extensive renovation in the late 1970s, and was given a new name "The Old West Building." Among other new features, the newly-renovated edifice sported a covered wooden sidewalk, apparently intended to promote an image of the "old west." Advertisements published in the late 1970s touted the Old West Building as providing "a unique shopping experience" with several new retail tenants. These included: The Cowboys' Mercantile (sellers of "Stetson hats and Tony Lama boots"); the Green Grocer (sellers of "conventional and exotic plants"); Freedom's Choice (sellers of "custom leather and jewelry); Moon's Burger Barn (home of the "all meat superburger, juicy deli-style sandwiches, pork tenderloins, foot long hot dogs and thick shakes"); the Old West Steakhouse (selling "steaks, prime rib, shrimp, trout, and broasted chicken at a price anyone can afford"); the Rag Shack**

(selling "fine ladies fashions at wholesale prices"); and Steamboat Home Furnishings (selling "quality home furnishings at discount prices"). Other late 1970s retail tenants included the Yampa Valley Industrial Bank, a Sears Catalog outlet, the Rubboard Laundromat, and the Barrel O' Fun Game Room. The Old West Steakhouse opened for business in 1978, and remained here until its closure in December 2011. Riggio's Ristoranti, an Italian eatery, opened at this location in the mid-1990s, and remains in business as of 2012. The building is presently home to several other retail stores and businesses.

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 and 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:

**Constructed in 1947, this building is historically significant, to a limited extent, for its association with Steamboat Springs' commercial development during the post-World War II period. If not for a loss of integrity, the building would also perhaps be architecturally significant as a late-1940s automobile-related commercial building. The building was substantially altered in the late 1970s, however, and as a result, it no longer conveys a sense of its historical and architectural significance from prior to that time. This building, therefore, may be considered ineligible for listing in the state and national registers, and ineligible for local landmark designation by the City of Steamboat Springs.**

43. Assessment of historic physical integrity related to significance:

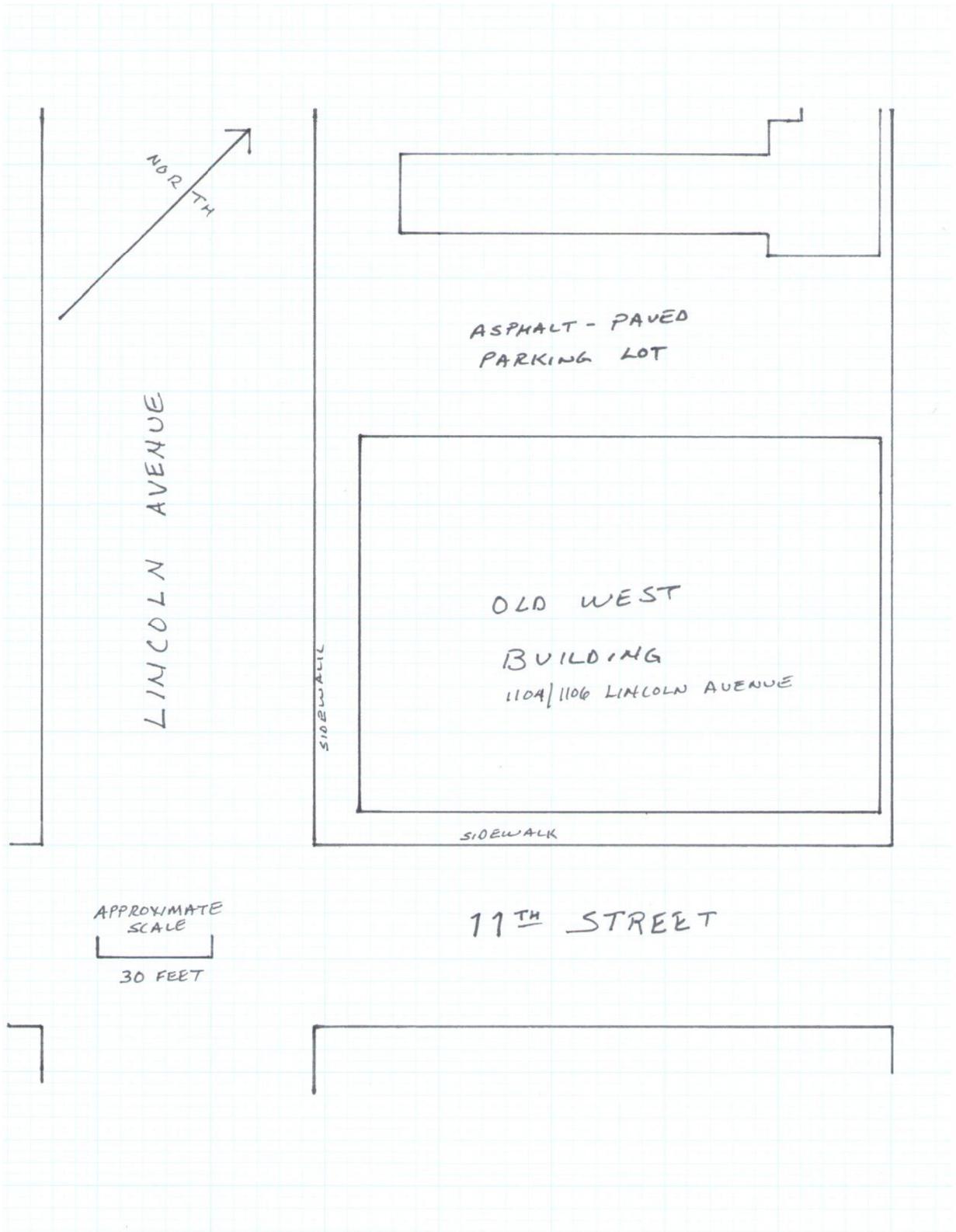
**This property displays a below level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. The building was renovated and substantially altered in the late 1970s. Alterations to the building at that time included new horizontal siding, gabled parapets, new door and window openings, and new covered wooden sidewalks along the Lincoln Avenue and 11th Street sides. A sense of time and place from prior to that time is no longer in evidence.**

**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 47-49; CD #3, Images 18-21**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

