

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.3146** Parcel number(s):
- 2. Temporary resource no.: **N/A** **145033002**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Warm's Body Shop, J&B Body Shop, Brummett Realty**
- 6. Current building name: **McGill Law Building**
- 7. Building address: **1107 Lincoln Avenue**
- 8. Owner name and address: **1107 Building Inc.**  
**P. O. Box 773058**  
**Steamboat Springs, CO 80477-3058**




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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**  
**W ½ of SW ¼ of SE ¼ of SW ¼ of section 8**
10. UTM reference (NAD27)  
Zone **13**; **344246** mE **4483323** mN
11. USGS quad name: **Steamboat Springs, Colorado**  
Year: **1969** Map scale: **7.5'**
12. Lot(s): **2** 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: **50' NW-SE by 40' NE-SW**
16. Number of stories: **Two**
17. Primary external wall material(s): **Brick, Stucco**
18. Roof configuration: **Gabled Roof / Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **N/A**
21. General architectural description:  

**This building is supported by a poured concrete foundation. Its walls are made of concrete blocks, and it is covered by a low-pitched gabled roof hidden behind parapets which extend above the roof line on the northeast, northwest, and southeast elevations. The facade wall faces onto Lincoln Avenue on the northeast elevation, and is faced with light brown wire-cut brick laid in running bond. The northwest and southeast elevation walls are covered with painted white stucco. The southwest (rear) elevation wall is covered with painted pale blue stucco. A glass-in-metal-frame door, with two large flanking sidelights, and three large square transom lights, enters the facade from the front sidewalk. A sign above the entry, with white letters on a brown background, advertises "McGILL LAW CORPORATION." A band of thirteen, narrow, vertically-oriented, single-light casement windows penetrate the facade wall southeast of the entry door. A band of five, narrow, vertically-oriented, single-light casement windows penetrate the facade wall northwest of the entry door. The facade windows also feature painted blue wood frames. The facade wall also features a motif of blindfolded "Lady Justice" with a sword and scale, and the date "MCMLXXXII". A painted pale blue door, with a sidelight, enters the southwest (rear) elevation. A set of paired single-light casement windows penetrate the first story on the southwest elevation. Two sets of paired single-light windows, with red brick rowlock sills, penetrate the second story on the southwest elevation.**
22. Architectural style/building type: **Mid-Twentieth Century Commercial Building**

23. Landscaping or special setting features:

**This building is located on the southwest side of Lincoln Avenue in the block between 11th and 12th Streets. A wide concrete sidewalk with brick pavers parallels the building's facade (northeast elevation) along Lincoln Avenue. Two deciduous trees are planted among the brick pavers. An asphalt paved parking lot and alley are located behind the building to the southwest. This building is located between the "Peak Fitness" building at 1103 Lincoln Avenue to the southeast, and the "Bakery" building at 1117 Lincoln Avenue to the northwest.**

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

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: **1948** 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: **Unknown**
- Source of information: **N/A**
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
**Routt County Assessor records indicate that this building was erected in 1948, while Mountain States Telephone and Telegraph directories reveal that it was originally an automobile body shop. The building was renovated into a real estate office in the early 1970s, and it was renovated again, in 1982, to become the McGill Law Corporation. Photos of the building when it was an automobile body shop were not uncovered. Notable alterations when the building was converted into professional office space include: the brick veneer on the façade with a false front parapet in front of the front gabled roof; the front entry; the façade windows; the "McGILL LAW CORPORATION" sign above the entry; the blindfolded "Lady Justice" motif with a sword and scale, and the date "MCMLXXXII."**
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 / Business/Professional**
33. Current use(s): **Commerce and Trade / Business/Professional**
34. Site type(s): **Mid-twentiethcentury commercial building**

## 35. Historical background:

**This building was constructed circa 1948, and was the location of Warm's Body Shop until the late 1950s. It then became the J&B Body Shop which existed at this location until the early 1970s. It was then renovated into office space for Brummett Realty Inc., which was owned and operated by Eldon W. Brummett. The building was renovated once again, in 1982, to become offices for the McGill Law Corporation, owned by Steamboat Springs attorney Scott A. McGill.**

## 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."**

**"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 building is historically significant , to a modest degree, for its historic use as an automobile body shop near the western edge of downtown Steamboat Springs. Due to a substantial loss of integrity, however, the building no longer conveys a sense of its significance. The building, therefore, may be regarded as ineligible for inclusion in the National and State Registers, and ineligible for local landmark designation.**

43. Assessment of historic physical integrity related to significance:

**This well-maintained building displays a below average level of historical 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 substantially altered when it was converted from its historic use as an automobile body shop into professional office space - first as a real estate office in the early 1970s and later as a law office in the early 1980s. Notable alterations include: the brick veneer on the façade with a false front parapet in front of the front gabled roof; the front entry; the façade windows; the "McGILL LAW CORPORATION" sign above the entry; the blindfolded "Lady Justice" motif with a sword and scale, and the date "MCMLXXXII." Virtually no evidence remains of the building's historic use as an automobile body shop.**

**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 13, 14, 55; CD #3, Images 11-14**

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**

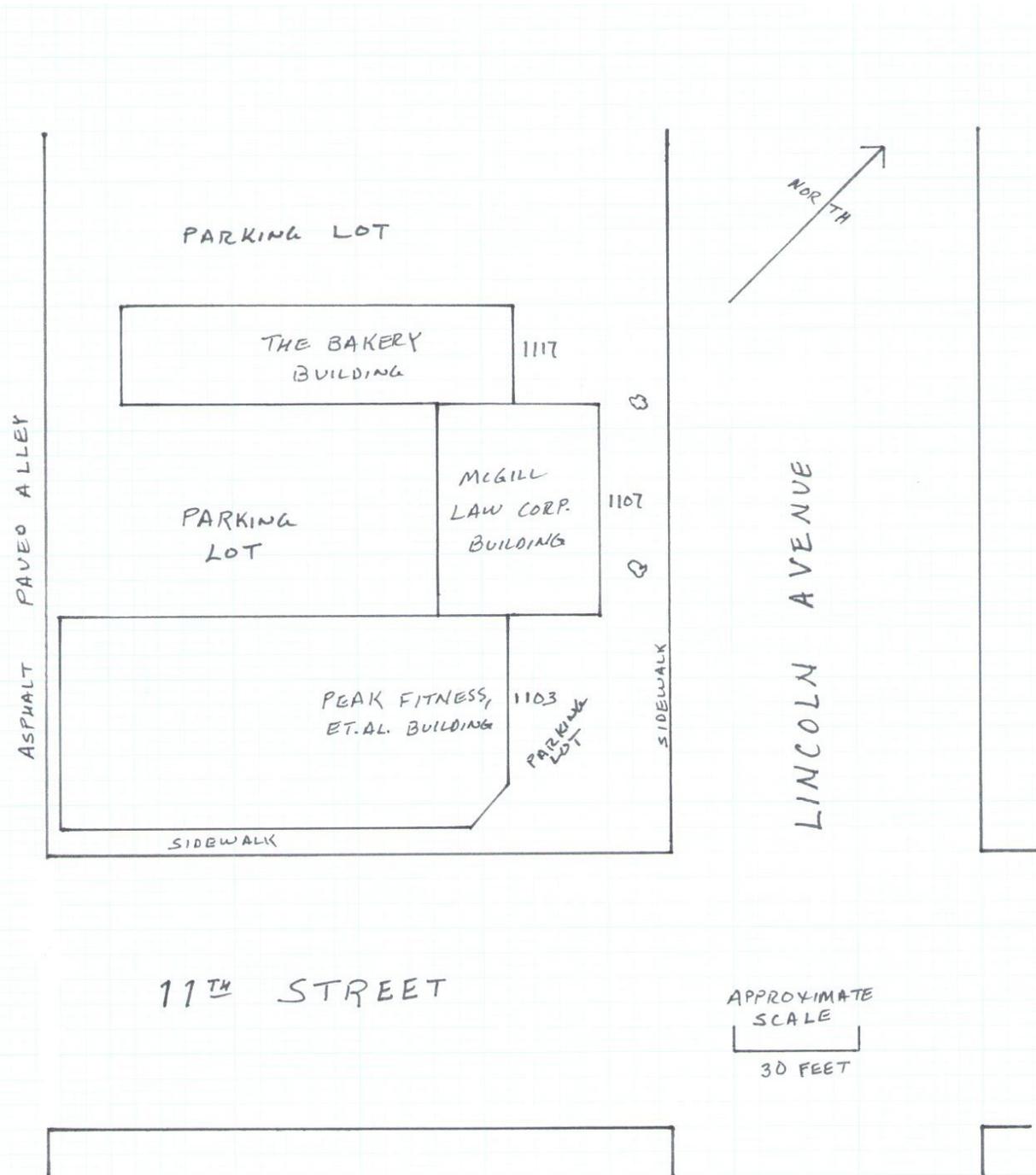
50. Recorder(s): **Carl McWilliams, Karen McWilliams**

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

