

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.1042** Parcel number(s):
- 2. Temporary resource no.: **N/A** **145001004**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Western Lodge, Steamboat Motor Inn**
- 6. Current building name: **Western Lodge**
- 7. Building address: **1122 Lincoln Avenue**
- 8. Owner name and address: **Peter Guler and Kathleen Ann Guler**
P. O. Box 770322
Steamboat Springs, CO 80477-0322



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

Local Landmark eligibility field assessment: **Eligible**

II. Geographic Information

9. P.M. **6th** Township **6N** Range **84W**
SW ¼ of NW ¼ of SE ¼ of SW ¼ of section 8
10. UTM reference (NAD27)
Zone **13**; **344250** mE **4483431** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **1969** Map scale: **7.5'**
12. Lot(s): **Pt of Lot 4, Lots 5-7, 10-14 Inc & Lot 15 Less A Tr 12 Ft X 100** 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): **U-Shaped Plan**
15. Dimensions in feet: **14,640 square feet**
16. Number of stories: **Two**
17. Primary external wall material(s): **Stucco**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **N/A**
21. General architectural description:

The Western Lodge is an expansive motel complex consisting of three wings which are arranged around a large motor court. The southeast and northwest wings, at either end, are both one story in height, with the northwest wing incorporating an angled connecting section. The long center wing, to the northeast, is two stories in height. These building elements incorporate 35 motel units, an office and living quarters for the owner/operator, and a small retail space. The office and living quarters are tucked into the eastern corner, while the small retail space (which is currently vacant and under construction), is located at the front end of the southeast wing, fronting onto Lincoln Avenue. The building's exterior walls are clad with painted white stucco, over concrete block and wood frame construction. The roof is flat, finished with distinctive blue composition shingle eaves. Each motel unit has a painted blue door and a 1x1 horizontal sliding window which face onto the motor court parking lot, as well as a smaller 1x1 horizontal sliding rear window. A second-story porch, with a wood railing, extends along the long two-story center section, accessed by two metal stairways, also with wood railings. A free-standing sign near the northwest entry to the parking lot advertises: "Western LODGE BEST PRICE \$ BEST RATE." The sign also features a neon lit "[NO] VACANCY" sign.
22. Architectural style/building type:
Mid-Twentieth Century Commercial Building / Mid-Twentieth Century Motel

23. Landscaping or special setting features:

The Western Lodge property comprises all or part of ten lots in Block 12 of the Original Addition to Steamboat Springs. This location is east of the intersection of Lincoln Avenue and 12th Street at the northwestern edge of downtown Steamboat Springs. The large motel building features an offset U-shaped plan. The interior of the "U" serves as an asphalt-paved parking lot which wraps around a planted grass lawn adjacent to the sidewalk along Lincoln Avenue. An outdoor swimming pool, which is no longer extant, was once located in this area. A free-standing sign near the northwest entry to the parking lot advertises: "Western LODGE BEST PRICE \$ BEST RATE." Soda Creek flows generally NE-SW between 12th Street and the motel building's northwest elevation. An asphalt-paved parking lot is located between this property and The Old West Building at 1104/1106 Lincoln Avenue.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Actual: **1942, 1948, 1951, 1968, 1978**

Source of information: **Peter Guler, 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):
The original Western Lodge was built in 1942, and was enlarged or altered in 1948, 1951, 1968, and 1978. Much of the building's construction history was gleaned from Peter Guler, who has owned and managed the motel since 1990. Mr. Guler, in turn, obtain his information from Norm Olsen, who owned and managed the motel for a number of years prior to 1980. According to these sources, the original southeast wing was erected in 1942, followed by the center section's first story in 1948. This then created an L-shaped building. The northwest wing was added in 1968, creating the present U-shaped configuration. A second story was built onto the center section in 1978. An outdoor swimming pool, which is no longer extant, was once located near the front of the property, within the interior of a U-shaped parking lot. The former swimming pool site is now a planted grass lawn

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Hotel (Motel)**
32. Intermediate use(s): **Domestic / Hotel (Motel)**
33. Current use(s): **Domestic / Hotel (Motel)**

35. Historical background:

A World War II era motel motor court, the Western Lodge is located along Lincoln Avenue at the northwestern edge of downtown Steamboat Springs. Lincoln Avenue is U.S. Highway 40, a major east-west route which extends from Denver, over Berthoud Pass, Middle Park, and Rabbit Ears Pass, and into the Yampa Valley. From Steamboat Springs west, U.S. 40 extends into Utah and to the vicinity of Salt Lake City. Western Lodge was one of numerous motor courts built along the route, all in response to strong growth in the automobile-related tourism industry during the post-war period. For traveling tourists, the motel was conveniently located, close to filling stations and within walking distance of downtown amenities. Features such as a swimming pool, added in the late 1950s or early 1960s, and a nicely-landscaped lawn in the courtyard area, helped create a resort setting. Motel themes of the era were often designed to inspire positive images of the old west, and the Western Lodge promoted this theme through its name and décor. The Western Lodge was owned by Norm Olsen for a number of years prior to 1980. The motel was then under corporate ownership for a time before it was perhaps foreclosed on, as in 1985, it was owned by the IntraWest Bank of Steamboat Springs under a Protected Trust Deed. The motel did well economically through the 1970s. In later years, however, it began to lose ground in competition with chain motels and hotels. The advent of the Steamboat Springs ski resort at the far opposite end of town also negatively impacted Western Lodge, and perhaps other area businesses.

From 1990 to the present, Western Lodge has been owned and operated by Peter and Kathleen Ann Guler. Mr. and Mrs. Guler make their home here as well. Kathleen Guler is an award-winning author of published historical fiction. She authored the four-part "Macsen's Treasure" series of historical spy thrillers set in fifth century Britain. In 2010, Mrs. Guler was a Colorado Book Award winner, as well as a National Indie Excellence Award winner, in the historical fiction category.

36. Sources of information:

Guler, Peter. Interview with Carl McWilliams, July 2012.

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)

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:

xx 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:

The Western Lodge is historically significant for its use as motel motor court along U.S. Highway 40 at the northwestern edge of Steamboat Springs, and its related association with automobile-related tourism during the post-World War II period. It is Steamboat Springs' only example of a large motel motor court dating from that time period. Due to a loss of integrity however, this property may be considered ineligible for inclusion in the National Register of Historic Places and in the State Register of Historic Properties. It may be considered eligible for local landmark designation, however, because it is Steamboat Springs' only motor court remaining from the post-World War II period.

43. Assessment of historic physical integrity related to significance:

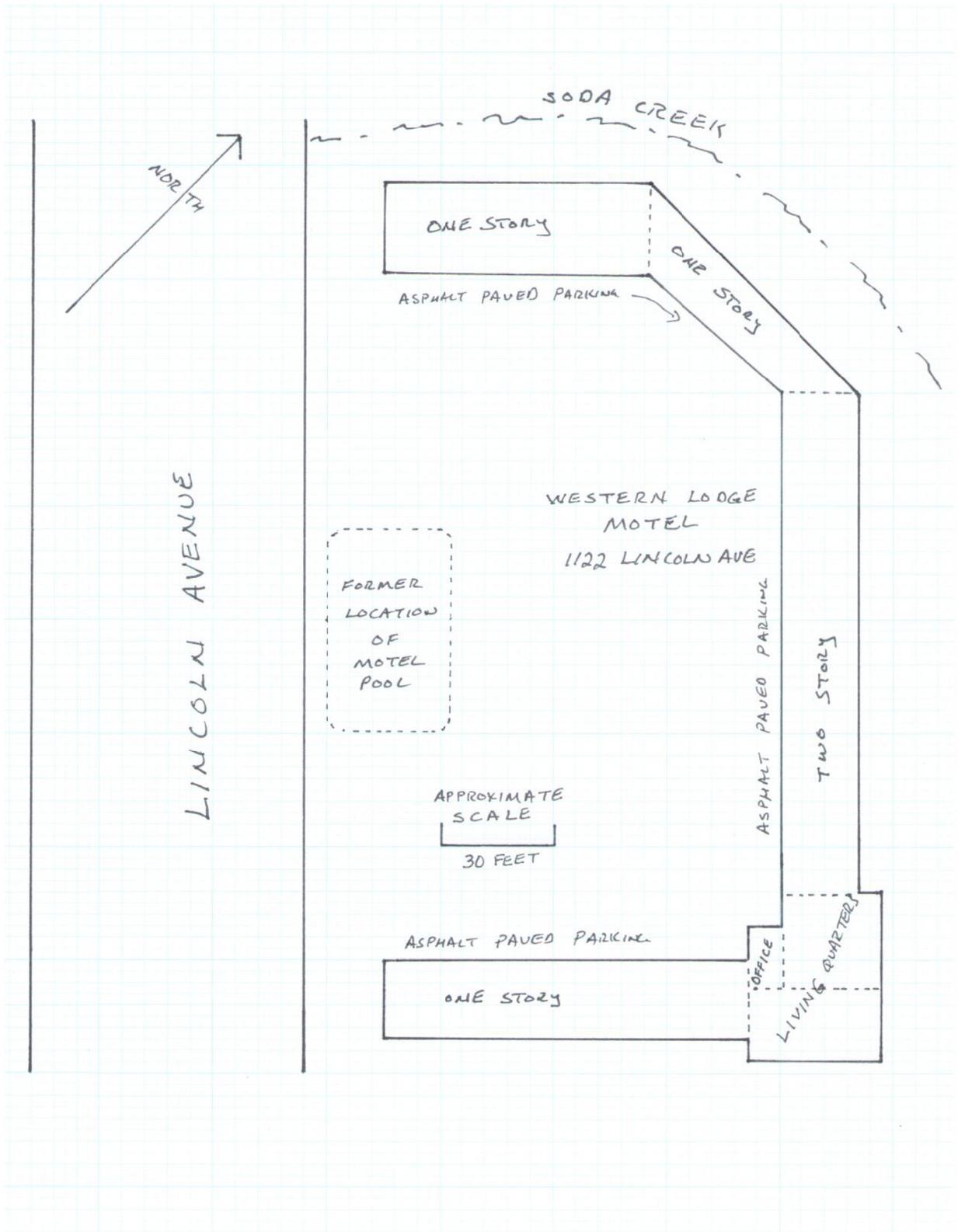
This property displays a less than ideal level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. The building has been enlarged and modified over the years, most recently in 1978 (as described in section 29 above). It still evokes a sense of time and place relative to how the motel appeared when it was a thriving business in the 1950s and 1960s.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT44. National Register eligibility field assessment: **Not Eligible**Local Landmark eligibility field assessment: **Eligible**45. Is there National Register district potential? **No**

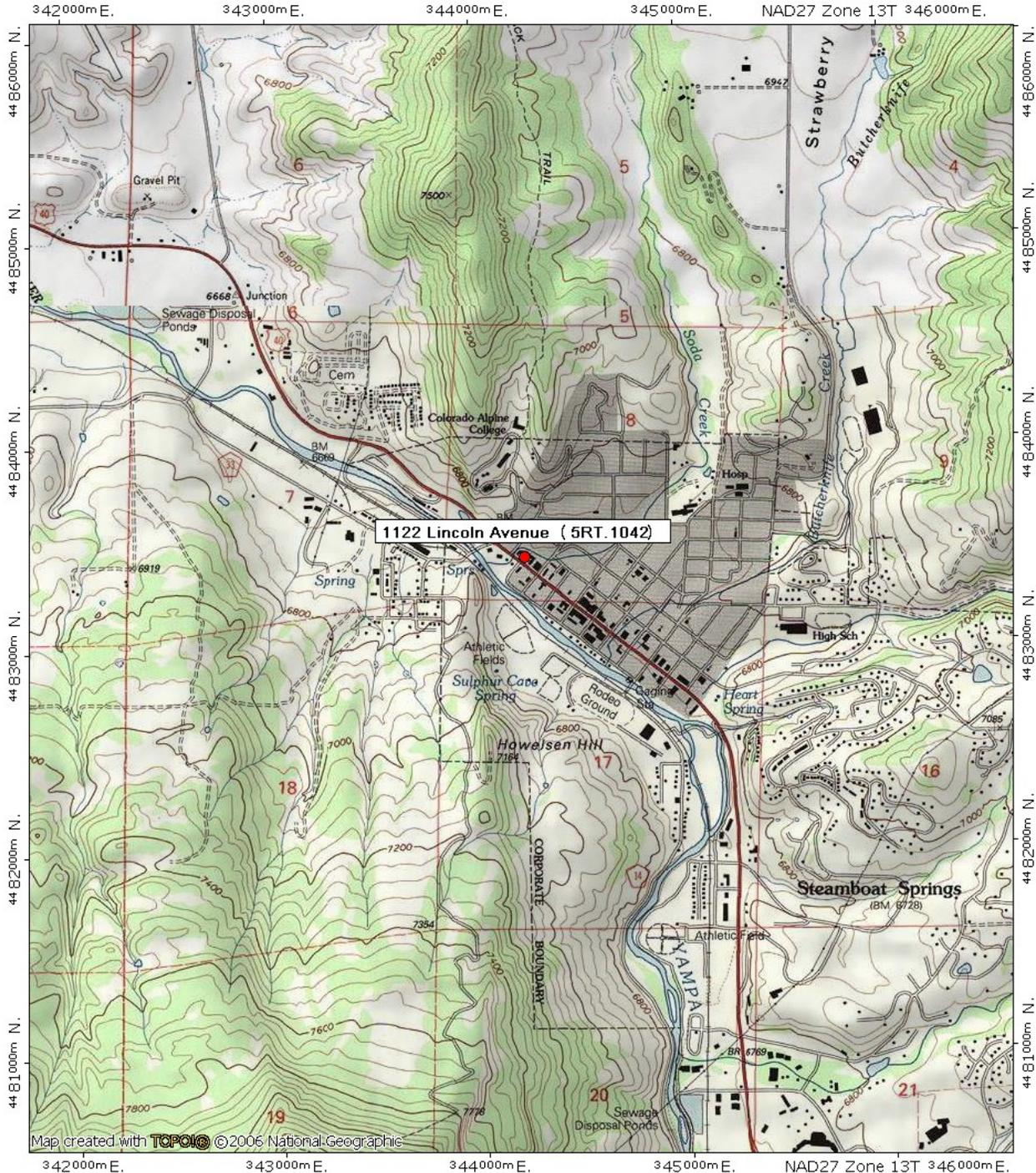
Discuss: This property is located outside the boundaries of a proposed Downtown Steamboat Springs National Register historic district.

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 43-46; CD #3, Images 22-32**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



Map created with TOPOIC © 2006 National Geographic

