

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.3147** Parcel number(s):
- 2. Temporary resource no.: **N/A** **145033005**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Yampa Motel**
- 6. Current building name: **Boomerang Sports Exchange**
- 7. Building address: **1125 Lincoln Avenue**
- 8. Owner name and address: **Nunatak Development LLC**
2116 Vermont Road
Vail, CO 81657-3804



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 SW ¼ of SE ¼ of SW ¼ of section 8
10. UTM reference (NAD27)
Zone **13**; **344202** mE **4483371** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lot 5, E2 of Lot 6, & W 45 Ft of Lot 4** 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: **100' NE-SW by 40' NW-SE**
16. Number of stories: **Two**
17. Primary external wall material(s): **Wood / Horizontal Siding, Wood / Vertical Siding, Stucco**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **False Front, Porch**
21. General architectural description:

This is a two-story, rectangular-shaped, commercial building of concrete block construction. It is supported by a poured concrete foundation, and the roof is flat. The façade wall faces Lincoln Avenue on the northeast elevation, and is clad with stained brown vertical wood siding. The façade wall also features a symmetrical, stepped, false front parapet which rises above the roof line. The northwest and southeast (side) elevations, as well as the southwest (rear) elevation walls are primarily clad with stained brown horizontal wood siding, with 1" by 4" corner boards and with decorative buttresses. The rear portion of the building is taller, and the second story walls here are finished with grey color stucco. The façade's door and window openings are symmetrically arranged. A set of paired glass-in-wood-frame entry doors are flanked on either side by a 2-light casement window with decorative wood shutters. The façade's second story is penetrated by three large 2-light casement windows, also with decorative wood shutters. The southeast (side) elevation faces toward an asphalt-paved parking lot. This elevation's first story contains five painted salmon color entry doors, and two 2-light windows in metal frames. The entry to one of these doors is covered by a green canvas awning. The southeast elevation's second story wall is penetrated by five single-light awning windows, and by a set of paired single-light casement windows, all with metal frames and wood surrounds. The southwest (rear) elevation faces the alley. This elevation's first story is penetrated by four 2-light windows, and its second story is penetrated by a set of paired casement windows, all with metal frames and primarily with wood surrounds. The northwest (side) elevation faces toward 12th Street. This elevation's first story contains a paneled door with an upper sash light which enters the building from a 4-step concrete

porch with a wood railing. This entry is flanked by seven 2-light windows with metal frames and wood surrounds. The northwest elevation's second story wall is penetrated by four single-light awning windows, and by a set of paired casement windows, all with metal frames and wood surrounds. A low single-story structure of concrete block construction wraps around the building rear southern corner. The roof of this structure serves as an uncovered wood deck accessed by a short staircase.

22. Architectural style/building type: **Other: Neo-False Front Commercial Building**

23. Landscaping or special setting features:

This building is located at the southern corner of Lincoln Avenue and 12th Street at the northwest edge of downtown Steamboat Springs. A brick-paved patio comprises the area between the facade (northeast elevation) and Lincoln Avenue. The patio area features landscaping planters, benches, bike racks, and a free-standing wooden sign which advertises the Boomerang Sports Exchange. Asphalt-paved parking lots flank the building's southeast and northwest elevations. An asphalt-paved alley parallels the southwest (rear) elevation.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **Actual: 1961**

Source of information: **Routt County Assessor records; Mountain States Telephone and Telegraph directories**

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 first story section of this building was constructed as the Yampa Motel in 1961. Mountain States Telephone and Telegraph directories reveal that previously, in the 1950s, Luekens Used Car Sales was located at this approximate site. And, in much earlier years (circa 1910), an older lodging establishment named "Sweenys Hotel" was located here. The used car dealership was gone by 1961, and was replaced that year by the Yampa Motel, in a new building. As originally built, the Yampa Motel was a single-story building, of concrete block construction, with a flat roof and stuccoed exterior walls. A broad awning extended from the façade toward Lincoln Avenue, where a free standing sign advertised the "Yampa MOTEL" in blue and red lettering on a white background. Another awning extended along the southeast elevation where there were entry doors for six motel units. Entries to similar motel units were probably located along the northwest elevation.

The Yampa Motel closed in the late 1970s, and in 1982-1983, the building was extensively renovated. Among other changes, a second floor was added, the exterior walls were clad with vertical and horizontal siding, and most door and window openings were reconfigured. The building has since been used as office space for businesses, and as retail space.

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)**
Commerce and Trade / Business/Professional
33. Current use(s): **Commerce and Trade / Specialty Store**
34. Site type(s): **Commercial Building; originally a motel**

35. Historical background:

The original, first story, portion of this building was erected as the Yampa Motel in 1961. The motel business existed here until the late 1970s when it went out of business at this location. The building apparently sat vacant for a year or two, before it was extensively renovated in 1982-1983. Among other changes, a second floor was added, the exterior walls were clad with vertical and horizontal siding, and most door and window openings were reconfigured. The building was then used as professional office space by Hogue and Associates, the Richard M. Jezo Company, and other entities. Today (in 2012), the building's primary retail space is occupied by the Boomerang Sports Exchange. Other entities and individuals located in the building include the Double H Management Group, Hans Hochreiter, and the Stagecoach Townhouse Association.

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.

www.webstore.com/colorado-steamboat-springs. (circa 1961 postcard image of the Yampa Motel)

"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 for its original use as a motel along U.S. Highway 40 at 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:

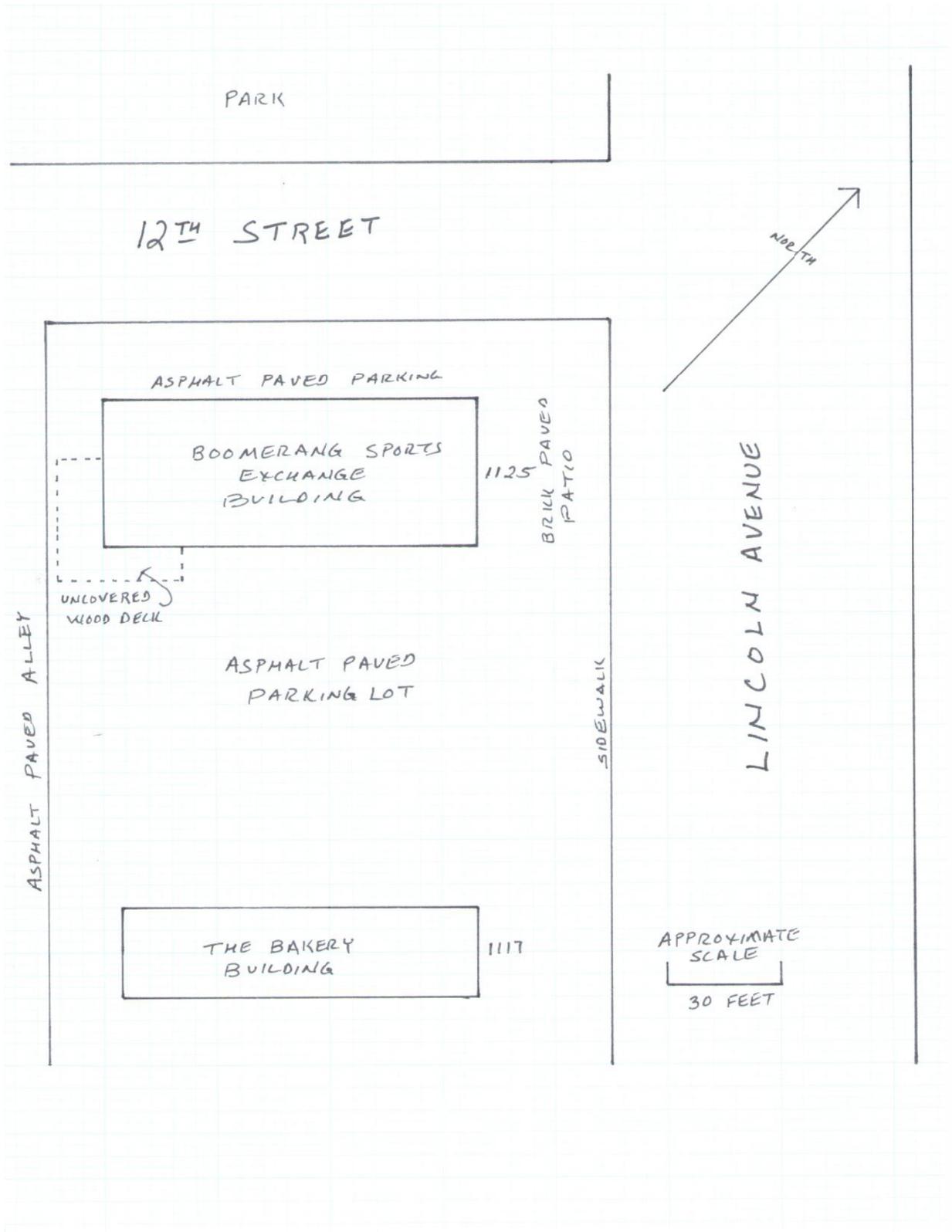
This property displays a below average level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. Originally a single-story motel, the building was extensively renovated in 1982-1983 (as described above in section 29). Virtually no evidence of the original motel building is now visible.

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 #1, Images 61-64; CD #2, Images 17, 18, 52-54**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

