

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.3150** Parcel number(s):
- 2. Temporary resource no.: **N/A** **167029006**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Mahaffey House**
- 6. Current building name: **Sweet Pea Restaurant**
- 7. Building address: **729 Yampa Street**
- 8. Owner name and address: **Benjamin Zambrana**
304 N. Meadow Street
Richmond, VA 23220-3518



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

Local Landmark eligibility field assessment: **Eligible**

II. Geographic Information

9. P.M. **6th** Township **6N** Range **84W**
NE ¼ of SE ¼ of NE ¼ of NW ¼ of section 17
10. UTM reference (NAD27)
Zone **13**; **344546** mE **4482951** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **1969** Map scale: **7.5'**
12. Legal Description: **TR 6, 51.5 FT X 101 FT OPPOSITE LOT 9, BLOCK 29 ORIGINAL ADD TO SS**
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): **Irregular Plan**
15. Dimensions in feet: **50' NE-SW by 39' NW-SE overall dimensions**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood / Vertical Siding. Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Side Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Fence**
21. General architectural description:
Originally a dwelling, but currently a restaurant, this is a single-story building of wood frame construction. The building consists of three components: a main side-gabled section which measures 21' NW-SE (across) by 29' NE-SW (deep); a shed-roofed rear section which forms the southwest elevation, and measures 36' NW-SE by 16' NE-SW; a shed-roofed section which forms the southeast elevation, and measures 11' NW-SE by 34' NE-SW. The front part of this section was originally an attached single-stall garage, but presently serves as kitchen space. The building is supported by a poured concrete foundation, and the foundation walls above grade are painted black. The exterior walls are primarily clad with painted red board-and-batten; however, painted red horizontal wood siding appears in the upper gable ends and in the upper portion of the rear shed-roofed section. The building's side-gabled and shed roofs are covered with metal roofing material, and the eaves are boxed with painted red and white wood trim. Window patterns include 1/1 double-hung sash, small 1x1 horizontal sliders, and small single-light fixed-panes, with painted white wood frames and surrounds. The building's asymmetrical façade faces toward Yampa Street on the northeast elevation. A painted white glass-in-wood-frame door enters the northwest end of the façade from a patio which is covered by an extended overhang of the roof eave supported by two painted red knee braces. The center portion of the façade wall contains a set of paired vertical wood plank doors. A painted black glass-in-wood-frame door on the northwest (side) elevation enters an enclosed, 7' by 11' shed-roofed porch. An oval-shaped sign advertising "CAFÉ" extends perpendicularly from the wall at this entry. A short concrete ramp descends to a painted black solid wood basement-level door on the southwest (rear)

elevation. A free-standing sign between the front sidewalk and the curb advertises "SWEET PEA RESTAURANT Fresh Healthy Happy."

22. Architectural style/building type: **Ranch Type**

23. Landscaping or special setting features:

This property is located on the southwest side of Yampa Street in the block between 7th and 8th Streets. A painted white picket fence partially encloses a small front yard and patio area in front of the building's northeast elevation (facade). The patio and front sidewalk along Yampa Street are paved with decorative stones and square concrete pavers. Twin deciduous trees are located in the front yard. A wooden deck, enclosed by a wooden fence comprises an outdoor seating area on the southwest (rear) elevation. The outdoor seating area features decorative, festive, colored awnings.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1940** 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 constructed in 1940. It was perhaps built at Mount Harris, a company coal mining town located west of Steamboat Springs, and moved here circa 1960. The possibility that this was originally a Mount Harris house is based on the following: the Routt County Assessor's office lists 1940 as the building's year of construction; its address on Yampa Street does not begin to appear in Steamboat Springs' telephone directories until circa 1960, during a time period when several other Mount Harris houses were moved to Steamboat Springs; this house is similar in size and scale to houses known to have been moved from Mount Harris; the Mahaffey family who resided in the home from circa 1960 to the 1980s lived at Mount Harris in earlier years. The attached single-stall garage is probably original to this location. The building was converted to commercial use in the 1980s.

30. Original location: **Possibly moved from Mount Harris** Date of move(s): **Circa 1960**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
Commerce and Trade / Specialty Store
33. Current use(s): **Commerce and Trade / Restaurant**

35. Historical background:

The river side of Yampa Street in this block remained undeveloped until the 1950s, although the Steamboat Fish Hatchery, and later the Steamboat Yacht Club, were located not far to the west. By circa 1954, Dorothy's Greenhouse was located in this vicinity. Originally owned by Dorothy Wither, this business later became Steamboat Floral and Greenhouse. Born in northwestern Colorado circa 1904, Dorothy was the daughter of venerable Steamboat pioneers Archie and Pearl Wither. Natives of Scotland, Archie and his brother George Wither founded the A. & G. Wither general merchandise store in Hahn's Peak in the 1890s before moving the store to Steamboat Springs in 1901. Dorothy Wither also owned and operated a women's clothing store, named the "Dorothy Shop" at 821 Lincoln Avenue from circa 1957 to the early 1980s. (For further biographical information on the Wither family, please refer to the inventory forms for 440 8th Street (5RT1065), and 821 Lincoln Avenue (5RT1029).

According to Routt County Assessor records, the extant building at 729 Yampa Street was built circa 1940. It may have been moved to this site from Mount Harris. It was the home of Jerry Mahaffey for more than three decades. Biographical sources at the Tread of Pioneer Museum and U.S. census records reveal that in 1940, Jerry Mahaffey, her husband, Mitchel Mahaffey, and daughter Joyce Mahaffey, lived in Mount Harris, a coal mining town located west of Steamboat Springs. Steamboat Springs telephone directories list Jerry Mahaffey at 729 Yampa Street from 1961 until the early 1980s.

This building was converted to retail use in the late 1980s. The "One Stop Ski Shop" which also had a store at 703 Lincoln Avenue, was located here until the early 2000s. Managed by John and Audrey Kole, by 2007, the One Stop Ski Shop had moved to 35 11th Street. This building then became the Sweet Pea Market, and it is presently (in 2012) the Sweet Pea Restaurant.

Sources of information:

"Interview with Adele Bert and Jerry Mahaffey Regarding Mt. Harris." Conducted by Alan Nelson and David Delhuate, edited by Lisa Dodson, Steamboat Springs, High School, 1979.

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.

U.S. Census records.

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:

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:

This building was probably constructed as a dwelling at the coal mining community of Mt. Harris located west of Steamboat Springs, and moved to this site circa 1960. Steamboat Springs telephone directories document its existence here in 1961. The building has lost its historical associations relative to Mt. Harris; however, it is representative of modest wood frame residences from the time period, a handful of which were located along Yampa Street. The building's significance is not to the extent that it qualifies for listing in the national or state registers. It may be considered eligible for local landmark designation, however.

43. Assessment of historic physical integrity related to significance:

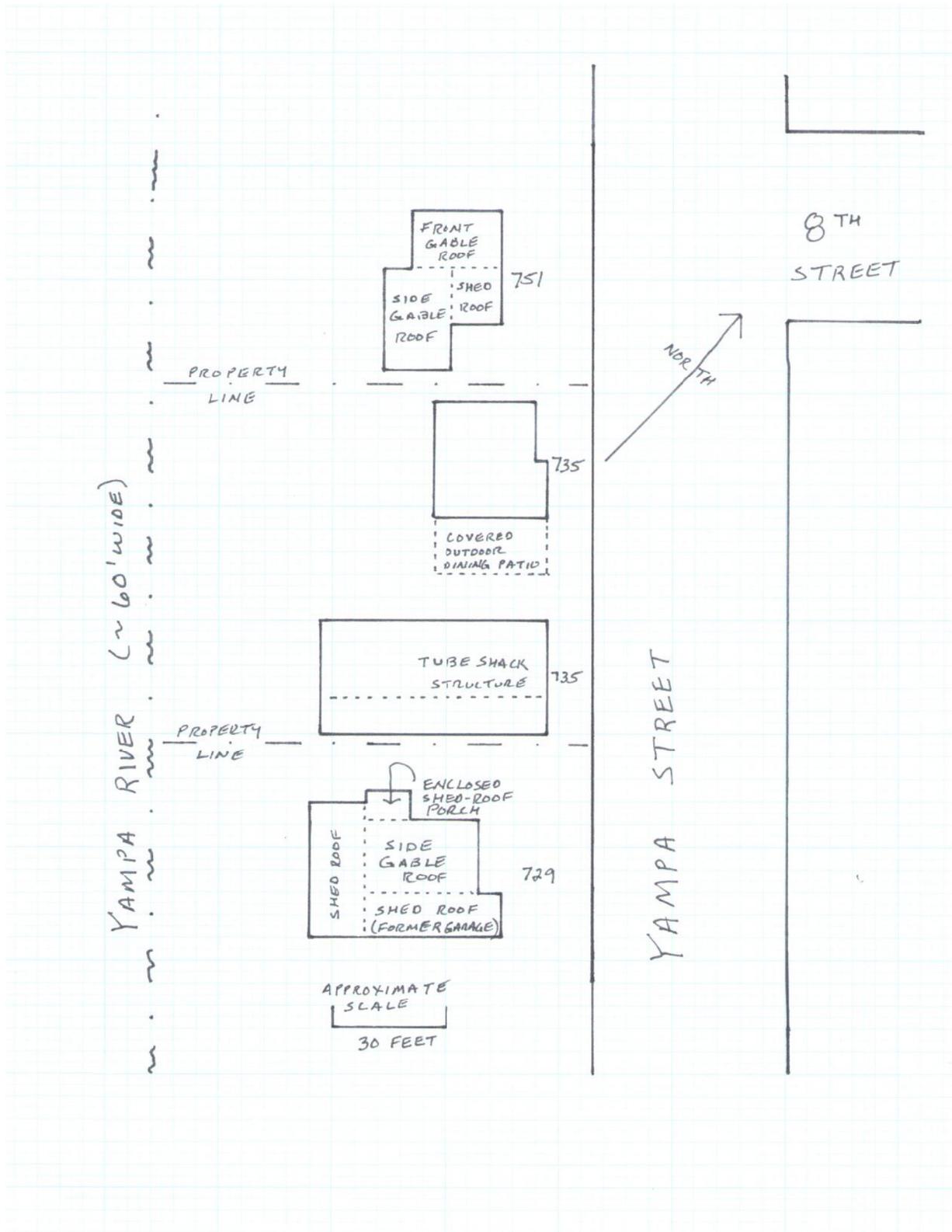
This property displays a somewhat less than ideal level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. Alterations to the building when it was converted to commercial use include enclosure of the attached garage, and new or modified door and window openings. These alterations, though, are all part of a well-conceived adaptive re-use. The look and feel of a modest single-family home with an attached garage remains mostly intact.

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**

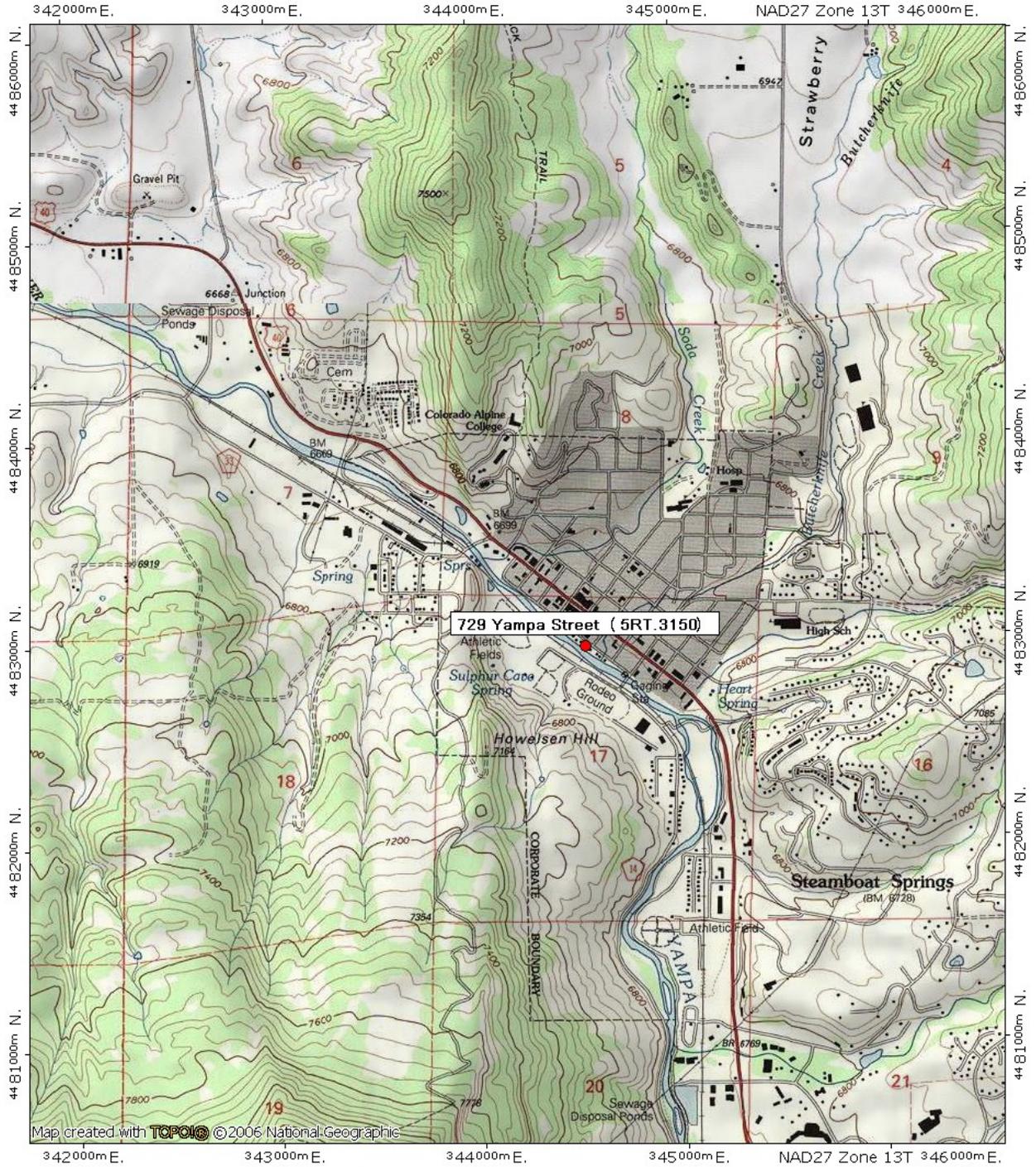
Discuss: Historic properties in this area along Yampa Street appear too dispersed, and are too few in number to comprise a National Register historic district.

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 24-27; CD #2, Images 32-33**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

