

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHF use only)

OAHF1403
Rev. 9/98

- Date _____ Initials _____
- Determined Eligible – National Register
- Determined Not Eligible – National Register
- Determined Eligible – State Register
- Determine Not Eligible – State Register
- Need Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District

I. IDENTIFICATION

- 1. Resource number: **5RT.2397** Parcel number(s): **145017001**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **A. W. Heyer Mortuary (probably)**
- 6. Current Building Name: **Routt County Department of Human Services Building**
- 7. Building Address: **135 6th Street**
- 8. Owner Name: **Routt County**
- Owner Organization:
- Owner Address: **P.O. Box 773598**
Steamboat Springs, CO 80477



44. National Register eligibility field 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**
SE ¼ of NW ¼ of NW ¼ of NE ¼ of Section 17
10. UTM reference (Datum: NAD27)
 Zone: **13** **344779 mE** **4483053 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5**
12. Lot(s): **Lot 1 Block 17**
 Addition: **Original Addition of 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.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **Length: 87 feet x Width: 40 feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Stucco**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Chimney**
21. General architectural description:
This distinctive two-story building is presently used as office space by the Routt County Department of Human Services and by the Routt County United Way. The building fronts directly onto the concrete sidewalk which parallels 6th Street on the southeast elevation, and measures 90' NE-SW (across) by 40' NW-SE (deep). It is supported by a low concrete foundation, the walls are of concrete block construction, and the roof is flat. A tall concrete covered chimney is located near the southwest end of the rear elevation. The façade wall is clad with troweled cream white color stucco, and is penetrated by two glass-in-metal-frame entry doors with sidelights. The entry door toward the southwest end of the façade is flanked on either side by bands of three vertically-oriented fixed-pane windows. The entry door toward the northeast end of the façade is the main entry into Routt County Department of Human Services, and is flanked on either side by a large single-light fixed-pane window. This door is covered by a gabled pergola type structure, and its flanking windows are covered by flat pergola type structures which project out over the front sidewalk. A hip-roofed rectangular bay is located near the northeast end of the façade. The building's second story, which measures 50' NE-SW by 30' NW-SE, is stepped well back from the first story, and features a blunted east corner. The stepped back second story on the façade is penetrated by four 1/1 double-hung sash windows. The northeast elevation, which faces Oak Street, is penetrated by a set of paired glass-in-wood-frame entry doors, and by a single painted green glass-in-wood-frame entry door. Both of these doors enter the building from a nicely-landscaped courtyard. The stepped back second story on the northeast elevation is penetrated by four 1/1 double-hung sash windows. The blunted east corner on the stepped back second story is penetrated by a single 1/1 double-hung sash window. The southwest elevation faces the alley, and its first story is penetrated by three 1/1 double-hung sash windows. The northwest (rear) elevation is penetrated by three 1/1 double-hung sash windows. A staircase at the southwest end of the rear elevation ascends to the first story roof.

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22. Architectural style: **Modern Movements**

Building type:

23. Landscape or special setting features: **This building is located on the northwest side of 6th Street, in the block between Lincoln Avenue (U.S. Highway 40) and Oak Street, in downtown Steamboat Springs. The Routt County Courthouse Annex is located directly across 6th Street to the southeast.**

24. Associated buildings, features or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1940** Actual:

Source of information: **Routt County Assessor, Commercial Property Appraisal Record.**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **Albert W. Heyer Mortuary (probably)**

Source of information: "History of Colorado Funeral Enterprises by City or Town." www.cofda.org/history

29. Construction history:

Sanborn Insurance maps for Steamboat Springs reveal that this property was first developed in the years prior to 1911. The July 1911 and June 1920 Sanborn maps both depict two buildings at this location. One building, labeled "Undertaker" fronts directly onto 6th Street, adjacent to the alley, at the southwest end of the lot. The other building, labeled "Log D" (dwelling) is set back from the street, to the northeast of, and slightly behind, the undertaker building. Both of these early buildings were apparently removed to make way for construction of the current building in 1940. Routt County Assessor records indicate that the original portion of the current building was erected in 1940. This original part is probably the main two-story block which measures 50' by 30'. Assessor photos show that three garage bay doors were historically located at the southwest end of the one-story portion's southeast elevation (facing 6th Street). These doors have been replaced by windows, and the former garage space has been converted to office space.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Funerary/Mortuary**

32. Intermediate use(s): **Funerary/Mortuary**

33. Current use(s): **Government/Government Office**

34. Site type(s): **Office building, currently utilized as office space by the Routt County Department of Human Services and Routt County United Way.**

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35. Historical background:

Sanborn Insurance maps indicate that this property was developed prior to 1911, and that an "undertaker" business was originally located here, along with a log dwelling. Routt County assessor records indicate that original portion of the current building was erected in 1940. It was probably built as the new mortuary building for the Albert W. Heyer Mortuary. The Heyer Mortuary began in business (perhaps at this location) in Steamboat Springs circa 1927. This building was erected circa 1940 or 1941, and was then probably the location of Heyer Mortuary until circa 1950, when it became the Heyer-Root Mortuary. By 1956, it had become Root Mortuary, owned by Edwin Howard Root. Root Mortuary was then located here through the late 1980s or early 1990s. Root Mortuary also served as the location of the Routt County Coroner for many years. Root Mortuary became Shearon Mortuary circa 1990, but by the early 1990s, the mortuary business was no longer located in this building.

Located across the street from the Routt County Courthouse, this building was converted to county office space in the 1990s, and was eventually purchased by the county, circa 2000. In the mid-to-late-1990s, the Northwest Colorado Visiting Nurses Association had its offices in this building. Currently (in 2007) the building is utilized as office space by the Routt County Department of Human Services and by Routt County United Way.

36. Sources of information:

"History of Colorado Funeral Enterprises by City or Town." www.cofda.org/history

Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2007. On file at the Denver Public Library, Western History Department.

Routt County Assessor, Commercial Property Appraisal Record.

Sanborn Insurance maps for Steamboat Springs, July 1911, June 1920.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation:

Designating authority:

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 possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;
 - 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.

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Steamboat Springs Standards for Designation:

- | | | |
|----------------|--|--|
| Not Applicable | | A. Its character, interest, or value as part of the development, heritage, or cultural characteristics of Routt County, the State of Colorado, or the United States. |
| Not Applicable | | B. Its location as a site of a significant historic event. |
| Not Applicable | | C. Its identification with a person or persons who significantly contributed to the culture and development of Routt County. |
| Not Applicable | | D. Its exemplification of the cultural, economic, social, or historic heritage of Routt County. |
| Not Applicable | | E. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. |
| Not Applicable | | F. Its embodiment of distinguishing characteristics of an architectural type or specimen. |
| Not Applicable | | G. Its identification as the work of an architect or master builder whose individual work has influenced the development of Routt County. |
| Not Applicable | | H. Its embodiment of elements of architectural design, detail, materials, and/or craftsmanship that represent a significant architectural innovation. |
| Not Applicable | | I. Its relationship to other distinctive areas that are eligible for preservation according to a plan based on an historic, cultural, or architectural motif. |
| Not Applicable | | J. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, a community, or Routt County. |

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National: State: Local:

42. Statement of significance:

This former mortuary building is historically significant for its contributions to Steamboat Springs' socioeconomic development, dating from the time of its construction in 1940. The building's level of significance in these regards is not to the extent that it would qualify for individual listing in the National Register of Historic Places or in the State Register of Historic Properties. Moreover, due to a loss of integrity, it also probably does not qualify for individual local landmark designation.

43. Assessment of historic physical integrity related to significance:

This property displays a somewhat below-average standard of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association. Although this is a well-maintained building, it is considerably altered from its historic appearance.

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Sketch Map



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Location Map

