

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.2402** Parcel number(s): **243500011**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Ski-Vu Motel**
- 6. Current Building Name: **Cugino's**
- 7. Building Address: **41 8th Street**
- 8. Owner Name: **Charles D. Huber & Janice K. Huber, Trustees**
- Owner Organization:
- Owner Address: **P.O. Box 349**  
**Eaton, OH 45320**



44. National Register eligibility field assessment:	<b>Not Eligible</b>
Local landmark eligibility field assessment:	<b>Not Eligible</b>

## Architectural Inventory Form

Page 2 of 8

### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**  
**SW ¼ of NE ¼ of NE ¼ of NW ¼ of Section 17**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **344499 mE** **4483073 mN**
11. USGS quad name: **Steamboat Springs, Colorado**  
 Year: **1969** Map scale: **7.5**
12. Lot(s): **Lot A Cugino's Replat**  
 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: **4771 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **N/A**
21. General architectural description:  
**This building is located on the northwest side of 8th Street in the block between Lincoln Avenue (U.S. Highway 40) and Yampa Street in downtown Steamboat Springs. The building consists of a rectangular-shaped, two-story, original portion, and a tall projecting gabled foyer addition at the southwest end of the northeast elevation (façade). The building is supported by a concrete foundation which is considerably higher on the southwest side than the northeast side, as the building site slopes upward from the southwest to the northeast. The tall gabled foyer addition at the southwest end of the façade serves as the main entry for "Cugino's Pizzeria and Italian Restaurant. A stained natural brown glass-in-wood-frame door, with flanking sidelights and transom lights, enters the foyer from a concrete porch and sidewalk. Flanking the entry door, the foyer's lower exterior walls are clad with a stone veneer, while the foyer's upper exterior walls are clad with troweled beige color stucco. A distinctive sign position well above the entry door advertises: "Cugino's Pizzeria and Italian Restaurant." The original façade wall (visible to the northeast of the gabled foyer addition) is made of brown brick laid in running bond, and overlooks an outdoor dining area. A painted red glass-in-wood-frame door, and three sets of paired casement-type French windows, penetrate the first story of the original façade wall. The second story façade wall is penetrated by three 4-light windows. The southwest (side) elevation faces a concrete parking lot and Yampa Street. The original portion of this elevation also features a brown brick wall, laid in running bond, with an elevated outdoor dining area above the high concrete foundation. A stained brown vertical wood plank door enters the building near the rear (northwest) end of the southwest elevation. This elevation is also penetrated by 4-light windows. The northeast (side) elevation faces onto the alley. The wall on this elevation is made of red brick, laid in running bond. Two 6-light hopper windows with flagstone sills penetrate the first story on the northeast elevation. One set of paired 4-light windows, a single 4-light window, and a horizontally-oriented 3-light**

## Architectural Inventory Form

Page 3 of 8

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window penetrate the second story on the northeast elevation. The northwest (rear) elevation is primarily clad with stained brown vertical wood siding; however, the upper northeast quadrant is clad with troweled beige stucco. Three sets of paired 4-light casement windows penetrate the second story on the northwest elevation.

22. Architectural style: **Modern Movements**  
 Building type:

23. Landscape or special setting features: **This building is located on the northwest side of 8th Street in the block between Lincoln Avenue (U.S. Highway 40) and Yampa Street in downtown Steamboat Springs. The building is set well back from 8th Street, with a professionally-landscaped planted grass lawn between the building and the street. An asphalt parking lot extends from the building's southwest elevation to Yampa Street. The alley between Lincoln Avenue and Yampa Street flanks the building on its northeast elevation.**

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

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### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1945** 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: **Unknown**  
 Source of information: **N/A**

29. Construction history:  
**Routt County Assessor records indicate that this building was constructed in 1945. It apparently stayed largely as originally built until shortly after 2000 when the building was converted into a restaurant. At that time, a gabled foyer addition was built onto the southwest end of the façade.**

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

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### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Hotel**  
 32. Intermediate use(s): **Government/Government Office**  
 33. Current use(s): **Commerce and Trade/Restaurant**  
 34. Site type(s): **Restaurant building.**

## Architectural Inventory Form

Page 4 of 8

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35. Historical background:

**Routt County Assessor records indicate that this building was constructed in 1945. Its earliest known use is as the Ski-Vu Motel (later called the Ski-Vu Lodge), which is listed at this address in Mountain States Telephone and Telegraph Directories, and later Mountain Bell telephone directories, from 1956 to the early 1970s. (Telephone directories from earlier than 1956 are unavailable.) This building then became office space for the City of Steamboat Springs in the early 1970s. The city's administrative offices, police, and fire departments shared space in the building during much of the 1970s and early 1980s. By 1988, however, the city's administrative offices had moved to 137 10th Street, while the police department had moved nearby to 840 Yampa Street. This building was then remodeled as Cugino's Restaurant in the early 2000s.**

36. Sources of information:

**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.**

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### 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.

## Architectural Inventory Form

Page 5 of 8

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:

**Reportedly erected in 1945, this building was historically significant, to a modest extent, for its association with Steamboat Spring's socioeconomic development through the mid-1900s. The building was also architecturally significant, again to a modest extent, as a representative post-World War II commercial building. The building's integrity in these regards was probably not to the extent that it would have qualified for inclusion in the National Register of Historic Places, or in the State Register of Historic Properties. Moreover, due to a loss of integrity, the building may also be considered ineligible for local landmark designation.**

43. Assessment of historic physical integrity related to significance:

**This building displays a marginal 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. The building was substantially altered when it was converted into a restaurant.**

## Architectural Inventory Form

Page 6 of 8

### 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? Yes                      No                     

Discuss: **This building would probably be located outside the boundaries of a potential downtown Steamboat Springs National Register historic district.**

If there is National Register district potential, is this building:    Contributing                      Noncontributing                      N/A:

46. If the building is in existing National Register district, is it:    Contributing                      Noncontributing                      N/A:

### VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #15, Images 274-278**                      CDs filed at: **City of Steamboat Springs**
48. Report title: **Historic Building Inventory of Downtown Steamboat Springs**                      **137 10th Street**
49. Date(s): **08/08/07**                      **Steamboat Springs, CO 80477**
50. Recorder(s): **Carl McWilliams**  
**Timothy Wilder**
51. Organization: **Cultural Resource Historians**
52. Address: **1607 Dogwood Court**  
**Fort Collins, CO 80525**
53. Phone number(s): **(970) 493-5270**

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## Location Map

