

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination  
(OAHN use only)

OAHN1403  
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.2400** Parcel number(s): **136888001**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Leukens Motor Garage**
- 6. Current Building Name: **Marahou Gallery**
- 7. Building Address: **56 9th Street**
- 8. Owner Name: **Lincoln Ridge Comm. THS Assoc.**
- Owner Organization:
- Owner Address: **845 Lincoln Avenue  
Steamboat Springs, CO 80477**



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

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**  
**NW ¼ of NE ¼ of NE ¼ of NW ¼ of Section 17**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **344446 mE** **4483148 mN**
11. USGS quad name: **Steamboat Springs, Colorado**  
 Year: **1969** Map scale: **7.5**
12. Lot(s): **Lincoln Ridge Comm. THS Dev. Common**  
 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:
16. Number of stories: **1**
17. Primary external wall material(s): **Concrete/Concrete Block**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Not Applicable**
21. General architectural description:  
**This single-story commercial building is located on the southeast side of 9th Street, in the block between Lincoln Avenue (U.S. Highway 40) and Yampa Street, in downtown Steamboat Springs. Featuring a basic rectangular plan, the building is supported by a low unpainted concrete foundation, its walls are made of concrete blocks, and it has a flat roof. The symmetrical façade fronts directly onto a wide concrete sidewalk which parallels 9th Street on the northwest elevation. A set of paired, stained natural brown, 15-light glass-in-wood-frame, entry doors, with flanking sidelights, penetrate the center of the façade. These doors are flanked on either side by two vertically-oriented fixed-pane windows. The kick plate areas beneath the windows are clad with beige color stucco. Otherwise, the façade wall is primarily clad with a weathered stained brown vertical wood plank veneer. The façade wall extends above the roof line, and features a centered gabled parapet. A wide belt course of beige color stucco visually separates the upper and lower portions of the façade. A signband advertising "Marahou Gallery" is centered on the belt course where it projects out over the sidewalk directly above the entry doors. The original unpainted concrete block walls are exposed on the building's southwest (side) and southeast (rear) elevations. The southwest elevation, which faces the alley, is penetrated by four non-historic single-light fixed-pane over awning windows, with steel security bars. The building's northeast elevation abuts 68 9th Street, which is currently vacant but until recently was occupied by the "Fiber Exchange."**
22. Architectural style: **Twentieth Century Commercial Style**  
 Building type:

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23. Landscape or special setting features: **This single-story commercial building is located on the southeast side of 9th Street, in the block between Lincoln Avenue (U.S. Highway 40) and Yampa Street, in downtown Steamboat Springs. The building's façade fronts directly onto a wide concrete sidewalk which parallels 9th Street on the northwest elevation. The southwest (side) elevation abuts the alley between Lincoln Avenue and Yampa Street.**

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

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1924** Actual:  
 Source of information: **Routt County Assessor, Commercial Property Appraisal Record; Sanborn Insurance maps.**

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:  
**Sanborn Insurance maps for Steamboat Springs indicate that the west half of Lot 5 and all of Lot 6, in Block 30 of Steamboat Springs' Original Addition, were undeveloped through June of 1920. A reproduction of a circa 1910 plat map indicates that all of Lot 6 comprised the "Auction Square." This building occupies the southwest end of Lot 6.**

**Oral sources in Steamboat Springs, interviewed during previous survey efforts, indicate that the Leukens Motor Garage occupied the west half of Lot 5 and all of Lot 6, at the corner of Lincoln Avenue and 9th Street, beginning circa 1924. The Leukens Motor Garage closed its doors in the late 1960s, and former auto showroom was then either entirely or substantially rebuilt. The southwest end of the former Leukens Motor Garage facility was then apparently later divided into separate retail spaces.**

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

### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Specialty Store**

32. Intermediate use(s): **Commerce and Trade/Specialty Store**

33. Current use(s): **Commerce and Trade/Business**

34. Site type(s): **Single-story commercial building.**

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35. Historical background:

Sanborn Insurance maps for Steamboat Springs indicate that the west half of Lot 5 and all of Lot 6, in Block 30 of Steamboat Springs' Original Addition, were undeveloped through June of 1920. A reproduction of a circa 1910 plat map indicates that all of Lot 6, where this building is now located, comprised the "Auction Square."

Oral sources in Steamboat Springs, interviewed during previous survey efforts, indicate that the Leukens' Motor Garage occupied the west half of Lot 5 and all of Lot 6, here at the corner of Lincoln Avenue and 9th Street, beginning circa 1924. Mountain States Telephone and Telegraph and Mountain Bell yellow pages (available from 1956 to the present) list the Leukens Motor Garage at this location until the late 1960s. In the late 1950s, Leukens Motor Garage was a Chrysler-Plymouth dealership, and also sold International Harvester trucks, tractors and farm machinery. In the mid-1960s, it was a Ford and Plymouth Dealership. Leukens Motor Garage was owned by Claude Leukens, who reportedly served as a Routt County Commissioner and as Mayor of Steamboat Springs during the 1950s and/or 1960s.

The Leukens Motor Garage closed its doors in the late 1960s, and the former auto showroom was then either entirely or substantially rebuilt. The rear portion of the former auto dealership/ garage building was then later divided into separate retail spaces fronting onto 9th Street. This building at 56 9th Street is currently the location of Marahou Gallery, a real estate firm.

36. Sources of information:

Alexandroff, Marty. "Colorado Cultural Resource Survey Architectural Inventory Form." February 1996, on file with the City of Steamboat Springs, and the Colorado Historical Society Office of Archaeology and Historic Preservation.

Klein, Naomi. "Colorado Cultural Resource Survey Inventory Record." May 1981, on file with the City of Steamboat Springs, and the Colorado Historical Society Office of Archaeology and Historic Preservation.

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.



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42. Statement of significance:

**The Leukens Motor Garage, which occupied lot 6 and part of lot 5 between circa 1924 and the late 1960s, was historically significant for its associations with Steamboat Springs' commercial growth. The building may also have been architecturally significant as an example of a 1920s era automobile showroom. This significance was lost, however, when the building was substantially rebuilt, probably in the early 1970s. As a result, this building is ineligible for individual listing in the National Register of Historic Place, or State Register of Historic Properties. It may also be considered ineligible for listing on the Routt County Historic Register, and it would be considered a non-contributing resource within a potential National Register historic district.**

43. Assessment of historic physical integrity related to significance:

**This building displays a 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. No tangible visual evidence of the historic Leukens Motor Garage remains in evidence.**

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

Local landmark eligibility field assessment: **Not yet determined**

45. Is there National Register district potential? Yes  No

Discuss: **Historic buildings in the core area of downtown Steamboat Springs may collectively possess the historical and/or architectural significance, and display sufficient physical integrity to comprise a potential 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 #8, Images 151-153** CDs filed at: **City of Steamboat Springs**

48. Report title: **Historic Building Inventory of Downtown Steamboat Springs** **137 10th Street**

49. Date(s): **09/09/07** **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**

# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map

