

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination  
(OAH use only)

OAHP1403  
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.1043** Parcel number(s): **145014013**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Nelson Cleaners**
- 6. Current Building Name: **The Local Exchange**
- 7. Building Address: **115/117/119 9th Street**
- 8. Owner Name: **Toys and Moore, Inc.**
- Owner Organization:
- Owner Address: **P.O. Box 774583**  
**Steamboat Springs, CO 80477**



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

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**  
**SW ¼ of SE ¼ of SE ¼ of SW ¼ of Section 8**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **344477 mE** **4483232 mN**
11. USGS quad name: **Steamboat Springs, Colorado**  
 Year: **1969** Map scale: **7.5**
12. Lot(s): **North 40 Feet of Lot 12 Block 14**  
 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: 50 feet x Width: 40 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Window/Glass Block**
21. General architectural description:  
**This single-story commercial building is located on the northwest side of 9th Street, in the block between Lincoln Avenue (U.S. Highway 40) and Oak Street, in downtown Steamboat Springs. Featuring a basic rectangular plan, the building measures approximately 40' NE-SW (across) by 50' NW-SE (deep). The façade fronts directly onto a wide concrete sidewalk which parallels 9th Street on the southeast elevation. Two painted green glass-in-wood-frame doors enter the façade. One of these doors (with the address of 117 9th Street) leads into "The Silver Spur" sellers of "fine gold and silver custom jewelry. The other door (with the address of 119 9th Street) leads into "The Local Exchange" retail store. The façade wall is also penetrated by three single-light fixed-pane storefront display windows, with painted green wood frames and red brick rowlock sills. Surrounding the doors and windows, the façade wall is clad with wire-cut brown brick, laid in running bond. Decorative wire-cut red bricks appear in the upper façade wall, while the topmost course of bricks along the top of the façade wall are wire-cut red bricks laid as soldiers. The northeast (side) elevation features painted beige concrete pargeting over concrete block construction. This elevation is penetrated by a painted turquoise wood-paneled door with nine upper sash lights, and a small 3-light awning window. The painted turquoise wood-paneled door is set within a former garage door opening. The southwest (side) elevation abuts the building at 902/906 Lincoln Avenue at the corner of Lincoln Avenue and 9th Street. The unpainted concrete block wall is exposed on the northwest (rear) elevation, which is penetrated by a 20-light glass block window and by a single-light fixed-pane window.**

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22. Architectural style: **Twentieth Century Commercial Style**  
 Building type:

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

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

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1947** 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 1947. There have been no additions to the original building. Sanborn Insurance maps, and a replication of a circa 1910 plat map, indicate that the Sunset Telegraph and Telephone Company was located in a small earlier building on this site, dating from before 1911.**

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

### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Business**  
 32. Intermediate use(s): **Commerce and Trade/Professional**  
 33. Current use(s): **Commerce and Trade/Specialty Store**  
 34. Site type(s): **Commercial/ professional office building.**

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35. Historical background:

**Routt County Assessor records indicate that this building was erected in 1947. The building's earliest known use is as a dry cleaning business. Mountain States Telephone and Telegraph directories, and later Mountain Bell telephone directories, list Nelson Cleaners at this address from 1956 through 1970. (Directories from prior to 1956 are unavailable.) Nelson Cleaners was apparently no longer in business by 1975, as this building had become the law office of Nicholas "Nick" Magill. Routt County Assessor records indicate that Magill also owned the building between circa 1970 and 1987. In earlier years, Magill's law practice had been located at 815 Lincoln Avenue and at 104 9th Street, across the street from this location.**

**This building has been owned by Toys and Moore, Inc., from circa 1989 to the present (2007). Toys and Moore, and Mirror Images Hair Care, occupied retail space in the building during the 1990s. The current retail tenants are "The Silver Spur Fine Gold and Custom Jewelry" at 117 9th Street, and "The Local Exchange" at 119 9th Street.**

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.**

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

**"Steamboat Springs, Co. About 1910." Plat map, on file at the Tread of Pioneers Museum.**

## 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.  |
| <input checked="" type="checkbox"/> | 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 building is historically significant, to a modest extent, for its associations with Steamboat Springs' commercial development beginning circa 1947. Perhaps more important is the building's architectural significance as a representative 1940s-era brick commercial building. The building's level of significance in these regards is probably 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. However, the building may be considered eligible for local landmark designation, based primarily on its architectural significance.**

43. Assessment of historic physical integrity related to significance:

**This building displays a high level of integrity relative to the seven aspects of integrity as defined by the National Park Service and Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. There have been no additions, and only minor exterior alterations, to the building following its original construction.**

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### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**  
 Local landmark eligibility field assessment: **Contributes to designated or potential designated historic district**
45. Is there National Register district potential? Yes  No
- Discuss: **Historic buildings in downtown Steamboat Springs may collectively possess the historical and/or architectural significance, and display sufficient physical integrity to comprise a State or 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 279-281** 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

