

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- 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.255** Parcel number(s): **145012001**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Steamboat Laundry Building**
- 6. Current Building Name: **Soda Creek Building/ Giovanni's Ristorante, et. al**
- 7. Building Address: **127/131 11th Street**
- 8. Owner Name: **Soda Creek Building Partnership**
- Owner Organization:
- Owner Address: **P.O. Box 772953**
Steamboat Springs, CO 80477



44. National Register eligibility field assessment:	Eligible
Local landmark eligibility field assessment:	Eligible

Architectural Inventory Form

Page 2 of 11

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**
SW ¼ of NW ¼ of SE ¼ of SW ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **344316 mE** **4483405 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5**
12. Lot(s): **Lots 1-3 Block 12**
 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: 106 feet x Width: 57 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: **Window/Stained Glass**
Window/Segmental Arch
21. General architectural description:
The Steamboat Laundry Building is a prominent brick commercial building located on the northwest side of 11th Street, between Lincoln Avenue and Oak Street, at the western end of downtown Steamboat Springs. The current building consists of three main elements: a main two-story brick portion with a blunted corner entry, erected in 1913; a single-story brick addition to the northeast (side) elevation of the two-story brick portion, erected in 1919; and a single-story river rock addition to the northwest (rear) elevation of the two-story brick portion, erected circa 1923. More recent wood-frame shed-roofed additions extend off the back (northwest) end of the single-story brick portion. The main two-story section is supported by a cut stone and concrete foundation, and features pressed red brick walls. The roof is flat, with corbelled brick work appearing at the top of the façade wall. The south-facing blunted corner entry is a prominent architectural element. A wood-paneled door, with a leaded glass upper sash light, is topped by a stained glass transom light and a concrete lintel. Above the door, a 1/1 double-hung sash window, with a concrete lintel, penetrates the second story. The blunted corner also features decorative "zippered" brick work to either side of the door and window. To the northeast of the corner entry, the façade wall (facing 11th Avenue) is penetrated by an entry door (currently leading into Giovanni's Ristorante), flanked on either side by a large single-light fixed-pane display window. This door and its flanking windows are covered by canvas awnings. Three 1/1 double-hung sash windows, with concrete lintels, penetrate the southeast elevation's second story. Five 1/1 double-hung sash windows, with segmental brick arches, penetrate the southwest elevation's second story (overlooking the alley). Above these windows a historic painted white sign is still visible:

Architectural Inventory Form

Page 3 of 11

STEAMBOAT LAUNDRY DRY CLEANING & PRESSING

Three 1/1 double-hung sash windows, with segmental brick arches, penetrate the northeast elevation's second story (overlooking the one-story addition). Three 1/1 double-hung sash windows, with segmental brick arches, penetrate the northwest (rear) elevation's second story (overlooking the river rock addition).

The brick façade of the 1919 single-story brick addition faces onto 11th Avenue on the southeast elevation, and is penetrated by a single entry door and a metal-framed display window. This portion of the building is presently home to the Creekside Cafe. The northeast (side) elevation of the 1919 one-story addition is built of concrete block, and is penetrated by a series of windows, and one door which provides access to an outdoor dining area.

22. Architectural style: **Late 19th And Early 20th Century American Movements/Commercial Style**
Building type:
23. Landscape or special setting features: **This property is located on the northwest side of 11th Avenue, in the block between Lincoln Avenue (U.S. Highway 40) and Oak Street, at the northwestern edge of downtown Steamboat Springs. Soda Creek flows generally east-to-west, a short distance from the building's northeast and northwest elevations. A paved alley abuts the building's southwest elevation. A concrete sidewalk along the southeast elevation (façade) parallels 11th Street.**
24. Associated buildings, features or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1904, 1913, 1919**
Source of information: **Steamboat Pilot and Routt County Sentinel** articles from 1904, 1913, and 1919 (listed in Section 36).
26. Architect: **Unknown**
Source of information: **N/A**
27. Builders: **Chris B. Cook (original 1904 construction – no longer extant)**
Robert Schulz and G.D. Larkin (main 1913 two-story building)
Thomas H. Frew (1919 one-story addition to the northeast elevation)
Source of information: **Steamboat Pilot and Routt County Sentinel** articles from 1904, 1913, and 1919 (listed in Section 36).
28. Original owner: **H.D. Moller**
Source of information: **"H.D. Moller of Colorado Springs...." [untitled article] Routt County Sentinel, April 22, 1904, p. 4.**

Architectural Inventory Form

Page 4 of 11

29. Construction history:

The April 22, 1904 Routt County Sentinel reported that H. D. Moller of Colorado Springs had purchased three lots on Soda Creek from John Dougherty [Daugherty], for the purpose of constructing a building for a steam laundry. To be constructed by C. B. Cook, the structure was built of lumber. Contractor Chris B. Cook was a Steamboat Springs carpenter and builder, who also sold real estate as needed. Less than a month later, on May 4, 1904, an advertisement appeared in the Steamboat Pilot, announcing that the Steamboat Springs Laundry and Dry Cleaning Works, at the corner of 11th and Oak, was "now ready for business" no need to send your laundry to Denver, as our work is unexcelled." By 1911, the Sanborn Map Company's drawing show that this building consisted of a one-story frame portion located in front of a two-story section. The rear section, which housed the engine room and much of the mechanical equipment, was built of brick or stone on the lower level, with a frame second story (according to the Sanborn map). Behind this were located two single-story frame structures, and a single story open shed or porch, also of frame construction.

Moller operated the laundry until October 1911. On the 25th of that month, he placed an announcement in the Steamboat Pilot stating that he had leased his business to Edward Kline, and requesting that customers pay any outstanding accounts. Kline subsequently became owner of the laundry business, with Moller retaining ownership of the building. In early January, 1913, the laundry suffered a fire, which fortunately was extinguished before much damage was done. The business was quickly back in service, largely due to the fact that the fire had not damaged the laundry's machinery, "and the front part will be partitioned off from the work room" until repairs were completed. The fire prompted owner H. D. Moller to make improvements to the building. The March 5, 1913 edition of the Steamboat Pilot invited potential contractors to examine the plans for the "new brick addition to the Steamboat Springs Steam Laundry" at the Onyx Hotel, and submit their bids.

The fire damaged front portion of the old building was moved across Soda Creek and was to be retrofitted as a residence. The new two-story brick front addition was to measure 24 x 31 feet. Contracts for the brick and carpenter work at the laundry were let on March 31st. The successful bidders were Robert Schulz of Steamboat and G. D. Larkin of Oak Creek. Additionally, it was announced that the laundry would sport a concrete floor.

In 1918, after owning and operating the business for four years, Edward Kline sold the steam laundry to Everett Cole, who had moved to Steamboat from Las Vegas, Nevada. The next year, Cole oversaw the construction of a new addition to the Steamboat Springs Steam Laundry. An article in the September 5, 1919 Routt County Sentinel titled "Era of Building Starts in Town," noted that four new business blocks were under construction, including a new building addition for the laundry. The main portion of the new addition would be 25 x 78 feet in size, more than doubling the size of the laundry. This addition would be constructed between the old building and Soda Creek, extending past the boiler room of the old building by an extra 25 feet to the alley line. As described in the article, "The Eleventh Street front will be of brick, duplicating the front of the present building, but the side wall, next to the creek, will be of white sandstone, with large factory windows, providing ample light for the employees." Thomas H. Frew received the contract for the masonry work on the building. The interior of the plant was also to be redesigned, "so arranged that all goods will be received at an alley door at the rear and will pass from one process to another until they will be delivered at the front door of the new building, all work being done on the first floor and avoiding the present inconvenient arrangement of having to move it up and down stairs." A November 11, 1919 Routt County Sentinel article described the building as requiring only one more week of good weather to be completed.

Architectural Inventory Form

Page 5 of 11

In the early 1920s a one story addition of river rock appears at the rear of the building. Many cobbled and mortar structures are located throughout alleys in Steamboat Springs. Close to numerous streams and rivers, Steamboat Springs has a natural abundance of river rock and cobblestone. The sandstone on the side wall of the addition, and utilized for decorative features and lintels, was quarried locally and is a common feature throughout the more permanent local building stock.

Painted on the side of the southwest elevation is historic signage, reading "Steamboat Laundry Dry Cleaning and Pressing." Two different versions of the historic sign have appeared over the years, as evidenced in historic photographs; however, both versions appear in the same location on the building and occurred during the 1913-1956 period of significance. The original two-story brick portion of the laundry building still clearly displays the painted sign, which dates to circa 1930.

Several interior remodels took place in 1979, 1982 and 1984 to modernize the building for its current commercial uses. The building now [in 2007] houses offices in the upstairs portion, and two restaurants on street level including Giovanni's Restaurant on the south corner and the Creekside Café in the one story addition on the east corner.

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/Professional**
Commerce and Trade/Restaurant
34. Site type(s): **Two story brick commercial building with a corner entry. Originally a steam laundry.**
35. Historical background:

The following historical background narrative is primarily quoted from the National Register of Historic Places Registration Form prepared by Ginger Scott and Laureen Schaffer. Additional information, which has come to light since the nomination was prepared, appears in italics enclosed in brackets.

Commercial History

The Steamboat Laundry Building has been a consistent presence in the commercial history of Steamboat Springs and qualifies for listing in the National Register under Criterion A. The Steamboat Springs Steam Laundry is noted to have been in operation *[at a different location]* as early as 1903 with William Fisher acting as proprietor. H.D. Moller purchased *[three lots on Soda Creek]* in 1904, *[where he contracted with Chris B. Cook to build the first rendition of the laundry at this location]*, and in 1908 changed the name to the Steamboat Springs Steam Laundry, Cleaning and Dye Works.

Early advertisements for the Steamboat Laundry boast of their customers extending throughout Routt and Eagle Counties as well as Southern Wyoming, and noted the fact that their agents 'worked throughout the country for 100 miles.' A search of the Colorado State Business Directories found that there were no other commercial

Architectural Inventory Form

Page 6 of 11

laundries in the greater Routt County and Moffat County area for much of the laundry's early existence. From 1908 until about 1915, the Steamboat Laundry appears to be the only commercial laundry business of its kind in Steamboat Springs, south to Oak Creek and Yampa, west to Hayden and Craig, and north to Columbine.

Steamboat's neighbor to the west, Hayden, recognized a need for its own local laundry business in the early 1900's; however it was 1950 before one was opened. Oak Creek, which rivaled Steamboat Springs in population size, saw local laundry businesses intermittently between 1916 and the early 1920s. Although there were several changes in ownership over the course of its existence, the Steamboat Laundry building operated regularly from 1903 until well into the latter half of the twentieth century, and thus represented a consistent, reliable source for laundry services for Routt County and beyond.

Moller owned the property until his death in 1919 when the building was then sold to Capitolia Deboer. A Steamboat Pilot advertisement from 1913 and an article in 1934 show that for several years during Moller's ownership of the property, it appears that first Ed Kline, and then Everett Cole owned and operated the laundry business. By 1920, the building looks as it does today, with brick additions including the front two-story portion adjoining the sidewalk on Eleventh Street, and the one-story addition towards the creek, which *[in 2007]* currently houses the Creekside Café. Both of these additions were built in similar style to the original structure, with identical color and shape of brick, as well as matching architectural detail like that located on the southeast elevation of the building near the roofline.

[Moller owned the property until his death in 1919 when the building was then sold to Capitolia Deboer. Following Deboer, the property was conveyed to G. A. Eisenhauer.] The Eisenhauer family owned the property for the later part of the 1920s and most of the 1930s. There is a short ownership period in 1940 by Fred Gibbs, and then J. A. Al Nelson took ownership from 1940-1946, when the building was sold to the Wither family. The Withers were descendents of early settlers of Steamboat Springs and owned the building for many years until 1962.

The current owners of Curt Weiss and the Soda Creek Building Partnership have owned the building since 1978. Several interior remodels took place in 1979, 1982 and 1984 to modernize the building for its current commercial uses. The building now houses offices in the upstairs portion, and two restaurants on street level including Giovanni's Restaurant on the south corner and the Creekside Café in the one story addition on the east corner.

The Steamboat Laundry Building has gone through several owners and changes in its 100-year history, but has consistently been an important piece of the evolution of Steamboat Springs as a northwest Colorado town. Despite the many changes, the building has maintained its structural integrity and its appearance still tells us a story of a booming Colorado western town in the early 1900s, and the key role the laundry played in the commercial history of Steamboat Springs. The original two-story brick structure of the laundry building still clearly displays the painted sign with the current lettering, which dates to circa 1930. The brick and stone structure is sturdy and maintains a classic look, while still offering distinctive details that highlight its originality and make it appealing to the eye. While the community's needs have changed over the years, the building has been able to meet these needs and remain integral to the commercial industry, while at the same time offering the visitor a glimpse into the past.

Architectural Inventory Form

Page 7 of 11

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.

Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>. [Please refer to the following articles arranged chronologically:

- "Carpenter and Builder...Chris B. Cook." [advertisement] *Routt County Sentinel*, April 22, 1904, p. 4.
- "H.D. Moller of Colorado Springs...." [untitled article] *Routt County Sentinel*, April 22, 1904, p. 4.
- "Now Ready For Business Steamboat Springs Laundry...." [advertisement] *Steamboat Pilot*, May 4, 1904, p. 4.
- "Announcement." *Steamboat Pilot*, October 25, 1911, p. 2.
- "Blaze at Laundry." *Steamboat Pilot*, January 8, 1913, p. 1.
- "Will Improve Laundry Building." *Steamboat Pilot*, January 22, 1913, p. 1.
- "Notice to Contractors." *Steamboat Pilot*, March 5, 1913, p. 8.
- "Contract Awarded for Laundry Improvement." *Steamboat Pilot*, April 2, 1913, p. 1.
- "Addition to Laundry." *Steamboat Pilot*, April 16, 1913, p. 1.
- "Chronology of 1913." *Steamboat Pilot*, December 31, 1913.
- "Steam Laundry Business Bought by Everett Cole." *Routt County Sentinel*, July 5, 1918, p. 4.
- "Era of Building Starts in Town." *Routt County Sentinel*, September 5, 1919, p. 1.
- "The masonry for the addition to the Steamboat Steam laundry..." [untitled article] *Routt County Sentinel*, November 14, 1919.
- "Sixteen Years Ago." *Routt County Sentinel*, April 23, 1920, p. 7

Routt County Assessor, Commercial Property Appraisal Record.

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

Scott, Ginger, and Schaffer, Lauren. "Steamboat Laundry Building." National Register of Historic Places Registration Form, August 28, 2006.

"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: **Routt County Board of County Commissioners**

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 9 of 11

area. At the time of its construction, this substantial two-story brick building stood out among the mostly one-story frame and residential neighbors. The Steamboat Laundry is a good example of the Twentieth Century Commercial style of architecture as it appeared in northwest Colorado and is distinguished from other local commercial structures by its southern corner entry. A very early river rock addition (circa 1923) appears at the rear of the building. Many cobbled and mortar structures are located throughout alleys in Steamboat Springs. Close to numerous streams and rivers, Steamboat Springs has a natural abundance of river rock and cobblestone. Often when a space was dug for a foundation or new construction, the rocks uncovered were saved for use in building a shed, outbuilding, or rear addition. The sandstone utilized for decorative features and lintels was quarried locally and features throughout the more permanent local building stock. The historic signage, "Steamboat Laundry Dry Cleaning and Pressing," is painted on the side of the building. Two different versions of the verbiage have appeared over the years as evidenced in historic photographs; however, both versions appear in the same location on the building and occurred during the 1913-1956 period of significance. The Steamboat Laundry Building combines locally available building materials with a simplified version of the prevailing architectural style of the period to create a property that is the product of its time and place, while illustrating aspects of local heritage to become part of the character of the region.

43. Assessment of historic physical integrity related to significance:

The Steamboat Laundry Building displays a high 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 look and feel of an early twentieth century brick commercial building, with an early 1920s river rock addition, remains very much in evidence.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Eligible**
 Local landmark eligibility field assessment: **Eligible**
45. Is there National Register district potential? Yes No
- Discuss: **Historic buildings in this area probably do not collectively possess the historical or architectural significance, and do not display sufficient physical integrity, to be part of a 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 #16; Images 282-289** 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**
 Karen McWilliams
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

