

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAH use only)

OAH1403 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.1019** Parcel number(s): **145017009**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Daugherty Plumbing Shop**
- 6. Current Building Name: **Rio Grande Mexican Restaurant**
- 7. Building Address: **628 Lincoln Avenue**
- 8. Owner Name: **Pat and Mike, LLC**
- Owner Organization:
- Owner Address: **720 Austin Avenue, #204  
Erie, CO 80516**



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**  
**SW ¼ of NW ¼ of NW ¼ of NE ¼ of Section 17**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **344692 mE** **4483037 mN**
11. USGS quad name: **Steamboat Springs, Colorado**  
 Year: **1969** Map scale: **7.5**
12. Lot(s): **West ½ Lot 9 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: 134 feet x Width: 25 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Vertical Siding**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Wood Roof**
20. Special features: **N/A**
21. General architectural description:  
**The original portion of this single-story commercial building measures 25' NW-SE (across) by 84' NE-SW (deep). Comprising a single storefront, the asymmetrical façade fronts directly onto the wide concrete sidewalk which parallels Lincoln Avenue on the southwest elevation. A non-historic painted red glass-in-wood-frame door enters the building from within a recessed entryway which is offset toward the southeast end of the façade. The recessed entry is flanked on either side by large single-light fixed-pane storefront display windows, with painted green wood frames. The kick plate areas beneath the windows are finished with painted red brick laid in running bond. A painted red belt course separates the upper and lower portions of the façade. Above the belt course, the upper façade wall is clad with painted cream white board and batten. A projecting wood cornice, with painted green wood brackets extends along the top of the façade wall. Several canned lights are recessed within the cornice. A signband, with a saguaro cactus motif, is fastened to the upper façade wall, advertising "The Rio Grande Mexican Restaurant," the building's current retail tenant. The roof is flat, but has been adapted into an outdoor dining area, enclosed by a wood frame and wire railing. The lower front portion of the northwest (side) elevation is made of painted cream white concrete blocks. The upper front portion of the same elevation is clad with painted cream white board and batten, separated from the concrete blocks by the belt course which wraps around from the façade. A 50' NE-SW by 21' NW-SE concrete block addition has been built onto the original northeast (rear) elevation. The rear (northeast elevation) wall of the addition is clad with concrete pargeting over the concrete block construction. A metal staircase ascends to the roof, adjacent to the rear elevation. A white metal service door enters the addition's southeast (side) elevation.**

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22. Architectural style: **Twentieth Century Commercial Style**  
 Building type:
23. Landscape or special setting features: **This property is located on the northeast side of the 600 block of Lincoln Avenue (U.S. Highway 40), in downtown Steamboat Springs.**
24. Associated buildings, features or objects: **Not Applicable**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1938**  
 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 list 1938 as this building's year of construction. This date makes sense given the building's size, architectural character and building materials. The original building apparently measured 25' NW-SE (across) by 84' NE-SW (deep). A 21' by 50' addition to the northeast (rear) elevation may date to 1975, as the Assessor records indicate that the building was "remodeled" in that year. The façade has been changed from time to time over the years, along with the building's changing retail and business uses. The Rio Grande Restaurant has recently erected an outdoor dining area on the roof, enclosed by wire and wood post railings.**
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/Business**
33. Current use(s): **Commerce and Trade/Restaurant**
34. Site type(s): **Single-story commercial building.**

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35. Historical background:

Sanborn Insurance maps indicate that the west half of Lot 9 in Block 17, where this building is located, was initially developed in the years prior to 1911. The 1911 and 1920 Sanborn maps both depict a small, probably wood frame, building at the front end of this lot, with a dwelling attached to its rear elevation. On the 1911 map, the building is labeled "Gro." (Grocery), and on the 1920 map it is labeled "Plumbing."

Routt County Assessor records reveal that the property's current building was erected in 1938. Little of its early history has been uncovered; however, by 1956, F.E. Daugherty's plumbing shop was located in this building. In earlier years, Daugherty's shop was located at 521 Lincoln Avenue, across the street from the courthouse. The 1956 Mountain States Telephone and Telegraph yellow pages directory lists Daugherty's shop at this address, under both plumbing and electrical appliances.

This building was next occupied, during much of the 1960s, by the Eldon W. Brummett Agency. A long-time Steamboat Springs businessman, Brummett dealt in real estate broker, loans, and insurance. According to an advertisement in the 1965 yellow pages, the Brummett Agency offered "Real Estate, Residential and Commercial Properties, Ranches - Loans [and] Equitable Life Insurance." By 1970, the Brummett Agency had moved to 1041 Lincoln Avenue, and this building had become the accounting office of James Wither.

From circa 1980 to the present, the building has been a restaurant. Jeremiah's Fried Pastry Emporium was located here in the early 1980s, followed by the Pasta Emporium in the early 1990s. The building then sat vacant for a time in the mid-to-late 1990s. The Rio Grande Mexican Restaurant has been located in the building for the past several years.

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.

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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### 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.

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:

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42. Statement of significance:

**This building is historically significant, to a modest extent, for its associations with Steamboat Springs' commercial development beginning from the time of its construction in 1938. It is also architecturally notable, again to a modest extent, for its architectural character - which is somewhat transitional between early twentieth century commercial styles, and the more modernistic styles of the 1950s and 1960s. 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, nor would it likely qualify for individual listing in the Routt County Historic Register.**

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's physical integrity has been diminished by the construction of a rear addition, and by modest alterations to the façade to accommodate the building's changing business uses.**

### 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: **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 National Register historic district. This building would contribute to such a potential 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 #2, Images 34-37** CDs filed at: **City of Steamboat Springs**

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

49. Date(s): **06/22/07** **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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## Sketch Map



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## Location Map

