

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.2392** Parcel number(s): **145016010**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Dairy King Building**
- 6. Current Building Name: **Canton Chinese Restaurant**
- 7. Building Address: **720 Lincoln Avenue**
- 8. Owner Name: **Eloise More**
- Owner Organization:
- Owner Address: **P.O. Box 770894**
Steamboat Springs, CO 80477



44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Not Eligible

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**
SW ¼ of NW ¼ of NE ¼ of Section 17
10. UTM reference (Datum: NAD27)
 Zone: **13** **344622 mE** **4483091 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5**
12. Lot(s): **East ½ of Lot 10 Block 16**
 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: 47 feet x Width: 40 feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Ceramic Tile Roof**
20. Special features: **N/A**
21. General architectural description:
This building consists of: a main two-story section which measures 40' NW-SE (across) by 30' NE-SW (deep); a single-story shed-roofed extension to the southwest elevation (façade) which measures 40' NW-SE by 12' NE-SW; and a single-story shed-roofed extension to the northeast elevation (rear) which measures 40' NW-SE by 5' NE-SW. The main two-story section features mottled brown brick walls laid in running bond, a flat roof, and a stepped side gable which extends above the roof line on the fully exposed southeast side elevation. The single-story shed-roofed addition on the façade also features mottled brown brick walls, and its roof is covered with red clay tiles. Two painted red glass-in-wood-frame entry doors, with flanking sidelights, are set within large rounded arches outlined with large bricks laid as rowlocks. A small outdoor dining area is located in front of the northwest half of the façade. A 3-light fixed-pane window, set in a rounded arch, penetrates the southeast elevation of the façade addition. Three single-light windows, with brick rowlock sills, penetrate the second story of the original building, overlooking the single-story addition on the façade. The original two-story portion is penetrated on its southeast (side) elevation by: a large single-light fixed-pane first story window; another single-light fixed-pane first story window, with flanking 1/1 double-hung sash windows; and two 1x1 horizontal sliding second story windows. Two similar 1x1 horizontal sliding windows penetrate the original second story on the northeast (rear) elevation. The 40' by 5' single-story, shed-roofed, rear extension is of wood frame construction with painted white vertical wood siding. It comprises a rear utility area
22. Architectural style: **Modern Movements**
 Building type:

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23. Landscape or special setting features: **This building is located on the northeast side of Lincoln Avenue in downtown Steamboat Springs. An asphalt parking lot is located behind the building and along its southeast side. The Boggs Building at 730 Lincoln Avenue abuts this building's northwest elevation.**

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1979**
 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:
Sanborn Insurance maps for Steamboat Springs reveal that this property was initially developed in the years prior to 1911. The 1911 and 1920 Sanborn maps both depict a small, rectangular-shaped, building here on the east half of Lot 10 in Block 16. On the 1911 map, the building is labeled grocery store and on the 1920 map it is labeled an auto repair shop. Both maps also indicate that the building had iron clad walls. The extant building on this lot was constructed much more recently - in 1979. The front, shed-roofed portion of the building was originally open, but was enclosed in 1983, according to Routt County Assessor records.

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

V. HISTORICAL ASSOCIATIONS

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

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35. Historical background:

Sanborn Insurance maps for Steamboat Springs reveal that this lot was initially built on in the years prior to 1911. The July 1911 and June 1920 Sanborn maps both depict a small, rectangular-shaped building on the property. On the 1911 map, the building's use is labeled "Gen'l S." (General Store), while on the 1920 map, its use is labeled "Auto Repair Shop." This early building existed here for an unknown time period.

In the 1950s, Keplinger's Jewelry Store was located in a building with the address of 722 Lincoln Avenue at this approximate location. By 1961, however, Keplinger's Jewelry was apparently no longer in business; it had been replaced by Graham's Dairy King at 722 Lincoln Avenue, according to Mountain States Telephone and Telegraph Company directory listings. Listed in the 1960s directories as "Graham's Dairy King", and later simply as "Dairy King," this business existed here until sometime in the 1980s. The extant building was constructed in 1979, with the Dairy King apparently as its primary occupant. The front shed-roofed portion, originally an open service counter, was enclosed in 1983. By the mid-1990s, Dairy King was no longer in operation, and at least a portion of this building (the west half), was occupied by a hair dressing business or beauty shop named "A Salon." In more recent years, the building has been occupied by the Canton Chinese Restaurant.

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.

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.
- 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:

Built in 1979, this building is of too recent construction to be considered for listing in the National and State Registers, or for local landmark designation.

43. Assessment of historic physical integrity related to significance:

This building displays a reasonably 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 originally open front service counter was enclosed in 1983. Otherwise, there have been no major exterior alterations following the building's original construction in 1979.

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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 presently be considered a non-contributing resource within 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 #3; Images 44, 45, 61, 62** 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

