

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAH use only)

- 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.240** Parcel number(s): **145016108**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Progressive Bakery**
- 6. Current Building Name: **Johnny B. Good's**
- 7. Building Address: **738 Lincoln Avenue**
- 8. Owner Name: **KMM-LLC**
- Owner Organization:
- Owner Address: **P.O. Box 772343**
Steamboat Springs, CO 80477



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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**
NE ¼ of NE ¼ of NE ¼ of NW ¼ of Section 17
10. UTM reference (Datum: NAD27)
 Zone: **13** **344588 mE** **4483118 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5**
12. Lot(s): **West ½ of Lot 8 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: 64 feet x Width: 25 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**
 Other roof materials:
20. Special features: **N/A**
21. General architectural description:
This single-story commercial building is located on the northeast side of Lincoln Avenue in downtown Steamboat Springs. It measures 25' NW-SE (across) by 64' NE-SW (deep), with a 15' by 18' outdoor dining area adjacent to the northeast (rear) elevation. The building features an asymmetrical façade which fronts directly onto the wide concrete sidewalk paralleling Lincoln Avenue on the southwest elevation. A painted grey wood door, with a nearly full length oval-shaped light, enters the southeast end of the façade from beneath a black canvas awning. Three fixed-pane display windows, divided by paneled columns, penetrate the façade wall to the northwest of the entry door. The window at the northwest end of the façade has been inset with a horizontal sliding "take out" window for "Johnny B. Good's Diner," which presently occupies the building. The kick plate areas beneath the windows are clad with square black ceramic or glass tiles, with single white diamond-shaped tiles centered below each of the windows. Painted grey brick columns appear at either end of the façade, and the upper façade wall is also made of painted grey brick with corbelled brickwork. A painted grey steel I-beam, adorned with painted red rosettes, extends over the doorway and windows, dividing the lower and upper sections of the façade. A prominent, diamond-shaped, signband advertising "Johnny B. Good's," is affixed to the center of the upper façade wall. The sign features black lettering and caricatures on a white background with a black border. The top of the façade wall is finished with a flat black metal cornice. The upper front portion of the northwest (side) elevation wall is minimally visible, but appears to be composed of painted beige coursed sandstone. The northeast (rear) elevation wall is made of painted bright green concrete blocks. A doorway leads from the center of the rear elevation to the outdoor patio dining area. The patio features a flagstone floor, and a painted red wood pergola roof, and partially enclosed vertical wood plank and latticed wood walls.

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22. Architectural style: **Late 19th And Early 20th Century American Movements/Commercial Style**
 Building type:

23. Landscape or special setting features: **This single-story commercial building is located on the northeast side of Lincoln Avenue in downtown Steamboat Springs. It is located between the "Steamboat Kids" Building at 734 Lincoln Avenue to the southeast, and the "Shack Café" at 740 Lincoln Avenue to the northwest. An outdoor patio dining area is located behind the building.**

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1914**
 Source of information: **"Work on the Bakery." Steamboat Pilot, April 29, 1914, p. 1.**

26. Architect: **Unknown**
 Source of information: **N/A**

27. Builder: **Unknown**
 Source of information: **N/A**

28. Original owner: **Louis Hessler**
 Source of information: **"Real Estate Transfers." Steamboat Pilot, December 31, 1913, p. 7.**

29. Construction history:
This building was constructed as the Progressive Bakery in the spring of 1914. Louis Hessler, the building's original owner, had acquired the west half of Lot 8 in Block 16 from Viola Barnum the previous December. On April 29, 1914, the Steamboat Pilot carried the following short article under the title "Work on the Bakery."

Work is progressing satisfactorily on the Progressive bakery building. The walls are almost completed. They are built of native stone, while the front will be of pressed brick and plate glass.

An iron clad storage building, erected to the rear of the original building at the end of 1914, is depicted on the 1920 Sanborn map. This early addition was later removed, however.

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/Restaurant**

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

34. Site type(s): **Commercial building; presently a diner.**

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35. Historical background:

This building's history dates to the early 1910s. On December 31, 1913, Louis Hessler acquired the west half of Lot 8, Block 16, in Steamboat Springs Original Townsite. Hessler then erected his Progressive Bakery building here the following spring. Barnum's general mercantile store, located next door to the east, was also erected in the spring and summer of 1914, by A.E. Gumprecht. This building's builder is unknown.

In August 1917, Hessler retired, selling both this building and the Progressive Bakery to brothers Maurice, Joseph, and John Sandoval. The Sandoval brothers then operated the business well into the 1920s, retaining the Progressive Bakery name. The building, in fact, remained a bakery until the early 1970s. It was possibly known as May Field's Bakery during the 1930s and/or 1940s; however, by the mid-1950s, the business was known as the Steamboat Bakery. The building then carried the Steamboat Bakery name until circa 1970 when it finally closed. John Worcester acquired the building soon after, and he remodeled it into The Sidestep Restaurant. Serving breakfast, lunch, and dinner, the Sidestep was a popular full-service restaurant. Worcester sold the business in 1983, and it closed a few years later. The Sidestep was then followed at this location by Johnny B. Good's diner.

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>. "Real Estate Transfers." *Steamboat Pilot*, December 31, 1913, p. 7; "New Building Planned." *Steamboat Pilot*, April 15, 1914, p. 4; "Work on Bakery." *Steamboat Pilot*, April 29, 1914, p. 1; "Local Happenings." *Steamboat Pilot*, May 67, 1914, p. 8; "Local Happenings." *Steamboat Pilot*, November 4, 1914, p. 8; "Business Changes." *Steamboat Pilot*, April 11, 1917, p. 7; "Progressive Bakery Sold." *Steamboat Pilot*, August 15, 1917. p. 1.

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.

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

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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:

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.

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.

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.

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 for its associations with Steamboat Springs' commercial development from the time of its construction in 1914. It is also architecturally notable as a good example of an early twentieth century, single storefront, commercial building. 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, or in the State Register of Historic Properties. The building, however, does appear to qualify for individual listing in the Routt County Historic Register.

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 façade has been periodically altered over the years; however, the look and feel of an early twentieth century commercial building remains largely intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

Local landmark eligibility field assessment: **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**

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 49, 56, CD #4; Images 70, 71** 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

