

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.1028** Parcel number(s): **145030003**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Mock Building**
- 6. Current Building Name: **The Homesteader**
- 7. Building Address: **817 Lincoln Avenue**
- 8. Owner Name: **821 Lincoln Colorado, LLC**
- Owner Organization: **c/o Robert W. Christoph**
- Owner Address: **300 Alton Road, Ste. 303**
Miami Beach, FL 33139



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

Architectural Inventory Form

Page 2 of 8

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**
NW ¼ of NE ¼ of NE ¼ of NW ¼ of Section 17
10. UTM reference (Datum: NAD27)
 Zone: **13** **344509 mE** **4483140 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5**
12. Lot(s): **East ½ Lot 3 Block 30**
 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: **3500 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stone/Sandstone**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **N/A**
21. General architectural description:
This single-story commercial building features a symmetrical façade which fronts onto the wide concrete sidewalk paralleling Lincoln Avenue on the northeast elevation. The façade features a centered, recessed, entryway where a painted red glass-in-wood-frame entry door leads into the building's retail space, presently occupied by "The Homesteader A Gourmet Kitchen Shop." The recessed entryway is flanked on either side by large single-light fixed-pane storefront display windows, set in metal frames. Sandstone columns appear at either end of the façade, and the kick plate areas beneath the windows are finished with sandstone as well. Above the windows and recessed entryway, upper and lower portions of the façade are divided by a by a wide, painted cream yellow wooden belt course. The belt course is adorned with four sets of paired rosettes, and is topped by two horizontally-oriented fixed-pane windows at either end of the facade. The upper façade wall features a large segmental, or elliptical, arch, which extends across the full width of the façade. The arch features sandstone voussoirs, and the wall area outside the arch is also finished with coursed sandstone blocks. The interior of the arch is finished with red brick laid in running bond. A wooden signband, affixed to the brick advertises "the homesteader a gourmet kitchen shop," and is adorned with a picket fence gate motif. The top of the façade wall is flat, comprising a parapet which extends a short distance above the flat roof. Parapet walls also extend above the roof line on the northwest and south east (sides) elevations. The rear southwest elevation faces onto the alley. The wall surface here is composed of painted grey stucco over concrete (probably concrete block). This elevation is penetrated by a steel service entry door. A former garage door has been filled in and is no longer in use. The rear portion of the northwest (side) elevation is visible. It wall is composed of painted grey concrete blocks and painted grey stucco over concrete blocks. A painted red paneled door, with one upper sash light, opens from the northwest elevation onto a small concrete porch and wooden patio. The southeast (side) elevation abuts the Chief Plaza Theater building next door.

Architectural Inventory Form

Page 3 of 8

22. Architectural style: **Twentieth Century Commercial Style**
 Building type:
23. Landscape or special setting features: **This building is located on the southwest side of the 800 block of Lincoln Avenue, between the Chief Plaza Theater and the Urban Laundry building at 821 Lincoln Avenue.**
24. Associated buildings, features or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1941**
 Source of information: **"New Buildings Are Getting Along Rapidly." *Steamboat Pilot*, March 6, 1941. Located in clipping file at the Tread of Pioneer Museum.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Arthur E. Gumprecht**
 Source of information: **"New Buildings Are Getting Along Rapidly." *Steamboat Pilot*, March 6, 1941. Located in clipping file at the Tread of Pioneer Museum.**
28. Original owner: **F.E. Mock**
 Source of information: **"New Buildings Are Getting Along Rapidly." *Steamboat Pilot*, March 6, 1941. Located in clipping file at the Tread of Pioneer Museum.**
29. Construction history:
This building, and the building next door at 821 Lincoln Avenue, were constructed together in 1941, by venerable Steamboat Springs builder Arthur E. Gumprecht. This building's original owner was F.E. Mock, who opened the F.E. Mock and Son hardware store in the building. The façade has undergone multiple changes over the years to accommodate new retail uses.
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/Specialty Store**
34. Site type(s): **Single-story commercial building.**

Architectural Inventory Form

Page 4 of 8

35. Historical background:

This building, and the building next door at 821 Lincoln Avenue were both constructed in 1941 by venerable Steamboat Springs builder Arthur E. Gumprecht. Born in Germany circa 1882, Gumprecht immigrated to the United States with his family in 1886. He spent at least some of his formative years in Nebraska before moving to Steamboat Springs in the years prior to 1910. From the 1910s through the 1940s, Gumprecht was perhaps Steamboat Spring's best known and most prolific builder.

This building was originally owned by F.E. Mock who opened the F.E. Mock and Son store here in the 1940s. Primarily a hardware store, Mock and Son also sold furniture and general merchandise. From the mid-1950s through the early 1980s, the local Gamble's store was located in this building. The Gamble's store was operated by the Struble family who also owned the building for several years. During the latter part of the 1980s and in the 1990s, the 8th Street West store was located in this building. It is presently occupied by the "Homesteader a Gourmet Kitchen Shop." The Homesteader was previously located next door at 821 Lincoln Avenue.

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.

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.

"New Buildings Are Getting Along Rapidly." *Steamboat Pilot*, March 6, 1941. Located in clipping file at the Tread of Pioneer Museum.

Routt County Assessor, Commercial Property Appraisal Record.

Thirteenth Census of the United States, 1910, Routt County Colorado, Precinct 1, Steamboat Springs.

Architectural Inventory Form

Page 5 of 8

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:

Architectural Inventory Form

Page 6 of 8

42. Statement of significance:

This building is historically significant for its associations with Steamboat Springs' commercial development from the time of its construction in 1941. It is also architecturally notable for its architectural character - which is somewhat transitional between early twentieth century commercial styles, and the more modernistic styles of the 1960s and 1970s. 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. Due to a loss of integrity, the building also probably does not qualify for individual listing in the Routt County Historic Register. The building, though, would rate as a contributing resource within a potential National Register historic district.

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 present façade is substantially different from the original façade, so that a sense of time and place related to the historic F.E. Mock and Son Store is no longer evident.

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 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 #s 10, 12, 14, Images 190, 208, 257, 258** CDs filed at: **City of Steamboat Springs**

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

49. Date(s): **05/18/07** **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

