

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHHP use only)

OAHHP1403
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.1029** Parcel number(s): **145030103**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Allen Building**
- 6. Current Building Name: **Urban Laundry**
- 7. Building Address: **821 Lincoln Avenue**
- 8. Owner Name: **Steven & Daniela Kennedy**
- Owner Organization:
- Owner Address: **P.O. Box 770518**
Steamboat Springs, CO 80477



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

Architectural Inventory Form

Page 2 of 9

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** **344503 mE** **4483144 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5**
12. Lot(s): **West 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: **Length: 94 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**
20. Special features:
21. General architectural description:
This single-story commercial building is located on the southwest side of Lincoln Avenue in downtown Steamboat Springs. The main portion of the building measures 25' NW-SE (across) by 80' NE-SW (deep), and there is also a lower, 14' by 9' extension to the SW (rear) elevation. The building is currently occupied by "Urban Laundry, a retail clothing store. The symmetrical façade fronts directly onto the wide concrete sidewalk which parallels Lincoln Avenue on the northeast elevation. A painted green wood-paneled entry door leads into the retail space from within a centered recessed entryway. The entry door has a long upper sash light, flanking sidelights, and is topped by a transom light, all with green metal frames. The recessed entryway is flanked on either side by large fixed-pane storefront display windows, also with green metal frames. Brown/ orange bricks, laid in running bond, comprise the kick plate areas beneath the windows. Stuccoed brown brick columns are located at either end of the façade. The upper and lower portions of the façade are divided by a wide stuccoed brown belt course, topped by a band of three horizontally-oriented fixed-pane windows. The center window is partially hidden behind a curved brown metal sign, with cutout letters advertising: "URBAN LAUNDRY." Above the windows and sign, the upper façade wall is made of brown/orange and blond bricks, laid in running bond, and with a course of rowlocks at the top of the wall surface. The rear (SW) elevation fronts onto the alley. The wall surface here is composed of painted beige stucco over concrete blocks. Two 8/8 double-hung sash windows, with painted white wood frames and surrounds, penetrate the main rear elevation wall. A painted green solid wood door, with one upper sash light, and covered by a small gable hood, enters the 14' by 8' rear extension. The rear portion of the NW (side) elevation is visible, revealing a painted cream white concrete block wall. The southeast (side) elevation is not visible because it abuts the adjacent building.

Architectural Inventory Form

Page 3 of 9

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, in downtown Steamboat Springs.**
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: **George Allen**
 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 George Allen. The building's 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/Organizational
 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 9

35. Historical background:

Sanborn Insurance maps reveal that the west half of Lot 3 on Block 30 (where this building was constructed in 1941), was initially developed in the years prior to 1911. The 1911 and 1920 Sanborn maps both depict a small building located at the front end of the lot. The building is labeled "Tailor" on the 1911 map, and it is labeled "Vac." (vacant) on the 1920 map. On a circa 1910 plat map, the building is labeled "Tailor Smith."

The property's extant building was constructed in 1941 by venerable Steamboat Springs builder Arthur E. Gumprecht. George Allen, the original owner, initially leased portions of the building for use as office space and as a barbershop. According to a March 6, 1941 Steamboat Pilot article, the building would be ready for occupancy by May 1st of that year, and would house the offices of the Colorado Utilities, the Commonwealth Utilities, and the Eagle River Electric Company. These three entities were to occupy the main rear portion of the building, while a 9' by 18' front portion would be occupied by Charlie's barbershop. Oral sources in Steamboat Springs recall that in some years the barbershop was operated by Sharley Pratt and Shorty Lawless.

Allen's a fashionable men's clothing store opened in this building in 1949. Born in Nebraska in 1897, George Allen came to northwest Colorado during the mid-1910s. He was married to Faye Tuttle in the early 1920s. Faye was the daughter of Lucian and Alice Tuttle whose family had homesteaded southwest of Craig some years earlier. By the early 1920s, Allen had become the manager of the Furlong Hardware Store in Hayden. (Edward O. Furlong and his wife Nellie "Nel" Furlong were George Allen's aunt and uncle.) By the mid-to-late-1920s, George and Faye had moved to Steamboat Springs where George continued his employment with the Furlong Hardware Company. While owning this building in the 1940s, George also became engaged in the car business at the southwest corner of 9th and Lincoln.

Allen's men's wear store opened at this location in 1949, with William "Bill" Allen (George's son) as the main proprietor, although George also maintained some involvement with the business. Allen's was moved across the street to 828 Lincoln Avenue in 1957 where it still remains in business today (in 2007).

From 1957 to the 1980s, the Dorothy Shop was located in this building. Dorothy Wither, who founded the business, also owned this building between circa 1957 and the late 1980s. Born in northwestern Colorado circa 1904, Dorothy was the daughter of Archie and Pearl Wither. Natives of Scotland, Archie and his brother George Wither had founded the A. & G. Wither general merchandise store in Hahn's Peak in the 1890s before moving the store to Steamboat Springs in 1901.

After the Dorothy Shop closed, this building was occupied by The Homesteader, a gourmet kitchen shop. This building is presently occupied by the Urban Laundry clothing store, while The Homesteader is now located next door at 817 Lincoln Avenue.

Architectural Inventory Form

Page 5 of 9

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.

Allen, Tod. Oral interview with Carl McWilliams, October 25, 2007.

Fourteenth Census of the United States, 1920, Routt County, Colorado, Precinct 1, Steamboat Springs; and Moffat County, Colorado, Precinct 1, Craig.

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.

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.

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

Twelfth Census of the United States, 1900, Routt County Colorado, Precinct 1, Steamboat Springs.

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.

Architectural Inventory Form

Page 6 of 9

Steamboat Springs Standards for Designation:

- | | | |
|-------------------------------------|--|--|
| <input checked="" type="checkbox"/> | | 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. |
| <input checked="" type="checkbox"/> | | C. Its identification with a person or persons who significantly contributed to the culture and development of Routt County. |
| <input checked="" type="checkbox"/> | | 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. |
| <input checked="" type="checkbox"/> | | F. Its embodiment of distinguishing characteristics of an architectural type or specimen. |
| <input checked="" type="checkbox"/> | | 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:

This building is historically significant for its associations with Steamboat Springs' commercial development from the time of its construction in 1941. In particular, the building is notable for its association with George Allen, its original owner, who made notable contributions to broad patterns of the history of Steamboat Springs and Routt County. The building is also architecturally notable because it was built by A.E. Gumprecht, and 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. However, the building may be considered eligible for listing in the Routt County Historic Register, and it would also 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 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. Although there have been modest alterations to the façade, the look and feel of an early 1940s single-story commercial building with a brick façade, is still intact.

Architectural Inventory Form

Page 7 of 9

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 #s 10, 12, 14, Images 188, 189, 209, 255** 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

