COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAHP use only) OAHP1403 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.245** Parcel number(s): **145015110**
2. Temporary resource number: **N/A**
3. County: **Routt**
4. City: **Steamboat Springs**
5. Historic Building Name: **Brotherton's Barber Shop; Del's Jewelry**
6. Current Building Name: **Moose Mountain Trading Company**
7. Building Address: **822 Lincoln Avenue**
8. Owner Name: **Jenni Moose, LLC**

   Owner Organization:

   Owner Address: **P.O. Box 775864**
   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**
   NE ¼ of **NE** ¼ of **NE** ¼ of **NW ¼** of Section **17**
10. UTM reference (Datum: NAD27)
    Zone: **13** **344526 mE** **4483170 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
    Year: **1969** Map scale: **7.5**
12. Lot(s): **West ½ of Lot 10 Block 15**
    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: 25 feet x Width: 97 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: **Not Applicable**

21. General architectural description:
    This single-story commercial building is located near the center of the 800 block, on the northeast side of Lincoln Avenue, in downtown Steamboat Springs. It measures 25' NW-SE (across) by 97' NE-SW (deep), with a symmetrical façade which fronts directly onto the wide concrete sidewalk paralleling Lincoln Avenue on the southwest elevation. A stained brown glass-in-wood-frame door, with flanking sidelights and a transom light, enters the center of the façade from within a recessed entryway. Large single-light fixed-pane storefront display windows, set in dark brown metal frames, flank the entry on both sides. The windows are enframed by red brick columns at either end of the façade, by red brick rowlock sills, and by a continuous red brick soldier course lintel The upper façade wall is also made of a red brick veneer, laid in running bond. The uppermost part of the façade wall forms a segmental-arch-shaped parapet, with a sandstone keystone and springers, which extends above the flat roof. A wooden signband, advertising the "Moose Mountain Trading Company," is affixed to the upper façade wall, centered over the entryway. The building's northeast (rear) elevation is clad with stained dark brown vertical wood siding. A concrete loading dock, or outside storage area, on the rear elevation, is excavated to approximately two feet below grade, and is covered by a flat roof. A painted brown steel utility door enters the southeast end of the rear elevation.

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

23. Landscape or special setting features: **This building is located near the center of the 800 block, on the northeast side of Lincoln Avenue, in downtown Steamboat Springs. The Cantina restaurant at 818 Lincoln Avenue abuts this building on its southeast elevation. Paradise Found of Steamboat at 824 Lincoln Avenue abuts this building on its northwest elevation. An asphalt paved parking area extends behind the building to the alley.**

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1909** Actual:

Source of information: **Sanborn Insurance maps, July 1911; June 1920; "Then and Now 1904-1916." *Steamboat Pilot*, April 19, 1916, p. 8.**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **Walter Brotherton (probably)**

Source of information: **"Then and Now 1904-1916." *Steamboat Pilot*, April 19, 1916, p. 8; "Local Happenings." *Steamboat Pilot*, October 20, 1909.**

29. Construction history:

Routt County Assessor records list 1918 as this building's year of construction. Sanborn Insurance maps and Steamboat Pilot articles, however, indicate that at least some portion of the building was constructed circa 1909. The 1911 and 1920 Sanborn maps both depict a small building on the west half of Lot 10. Both maps depict the building as divided into two spaces. On the 1911 map, the larger east space is labeled "Barber" and the smaller west space is unlabeled. On the 1920 map, the larger east space is also labeled "Barber" while the smaller east space is labeled "Off." (Office). Further, a retrospective article published by the Steamboat Pilot in 1916 appears to indicate that this building was constructed sometime prior to that date. A very small wood frame building is partially shown in a circa early 1920s historic photo of this block. The extant building, however, seems somewhat larger than the one in the photo. Thus, it is probable that the original building was significantly enlarged, or perhaps almost entirely rebuilt sometime after the early 1920s. County Assessor records indicate that more recently, the façade was remodeled circa 1976 and again in the late 1990s or early 2000s.

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**
Commerce and Trade/Business
33. Current use(s): **Commerce and Trade/Specialty Store**
34. Site type(s): **Single-story commercial building.**

35. Historical background:

Sanborn Insurance maps, early issues of the Steamboat Pilot, and historic photos, indicate that this building was initially constructed circa 1909, and that it was probably enlarged or substantially rebuilt sometime after the early 1920s. Its earliest known use was as Walter Brotherton's Barber Shop. Oral sources in Steamboat Springs have indicated that Charlie Eckstein's barber shop was located here in later years, possibly from the mid-1920s to the late 1930s or early 1940s. An advertisement in the August 16, 1922 edition of the Steamboat Pilot indicates that the "Eckstein and Lawlas Barber Shop" was then located in the Schaefermeyer building (on the south side of the 800 block of Lincoln Avenue).

Oral sources (interviewed for previous surveys) also indicate that Pat McGill's sporting goods business was in this building for a time, followed by Del's Jewelry by the mid-1950s. Telephone directories for Steamboat Springs list Del's Jewelry at this address from 1956 to the early 1970s. Del's later moved across the street, to the DelHaute Building at 837 Lincoln Avenue where it remains in business today. In more recent years, this building has been home to the Columbine (insurance) Agency (mid-1970s - early 1990s), Reidman Insurance (mid-1990s to circa 2000), and the Moose Mountain Trading Company.

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. "Local Happenings." *Steamboat Pilot*, August 18, 1909, p. 9; "News of the Week Condensed." S*teamboat Pilot*, October 20, 1909; "Thousands of Dollars In Many New Buildings" *Steamboat Pilot*, June 2, 1909, p. 1; Then and Now 1904-1916." *Steamboat Pilot*, April 19, 1916, p. 8

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.

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: ☑

42. Statement of significance:

This building was historically significant for its associations with Steamboat Springs' commercial development through the first half of the twentieth century. It was also architecturally notable as an example of a small, early 1900s, single-storefront commercial building. The building's level of significance in these regards was probably not to the extent that it would have qualified for individual listing in the National Register of Historic Places or in the State Register of Historic Properties. Moreover, due to a loss of integrity, at the present time, the building also appears ineligible for individual local landmark designation.

43. Assessment of historic physical integrity related to significance:

This building displays a below average 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 it appears very well-maintained, the façade has been altered and modernized to the extent that little evidence of the historic building is now apparent.

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. Although its façade is altered, this building probably retains sufficient integrity to contribute to a potential 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 #5: Image 98, CD #6; Image 112, 119** 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

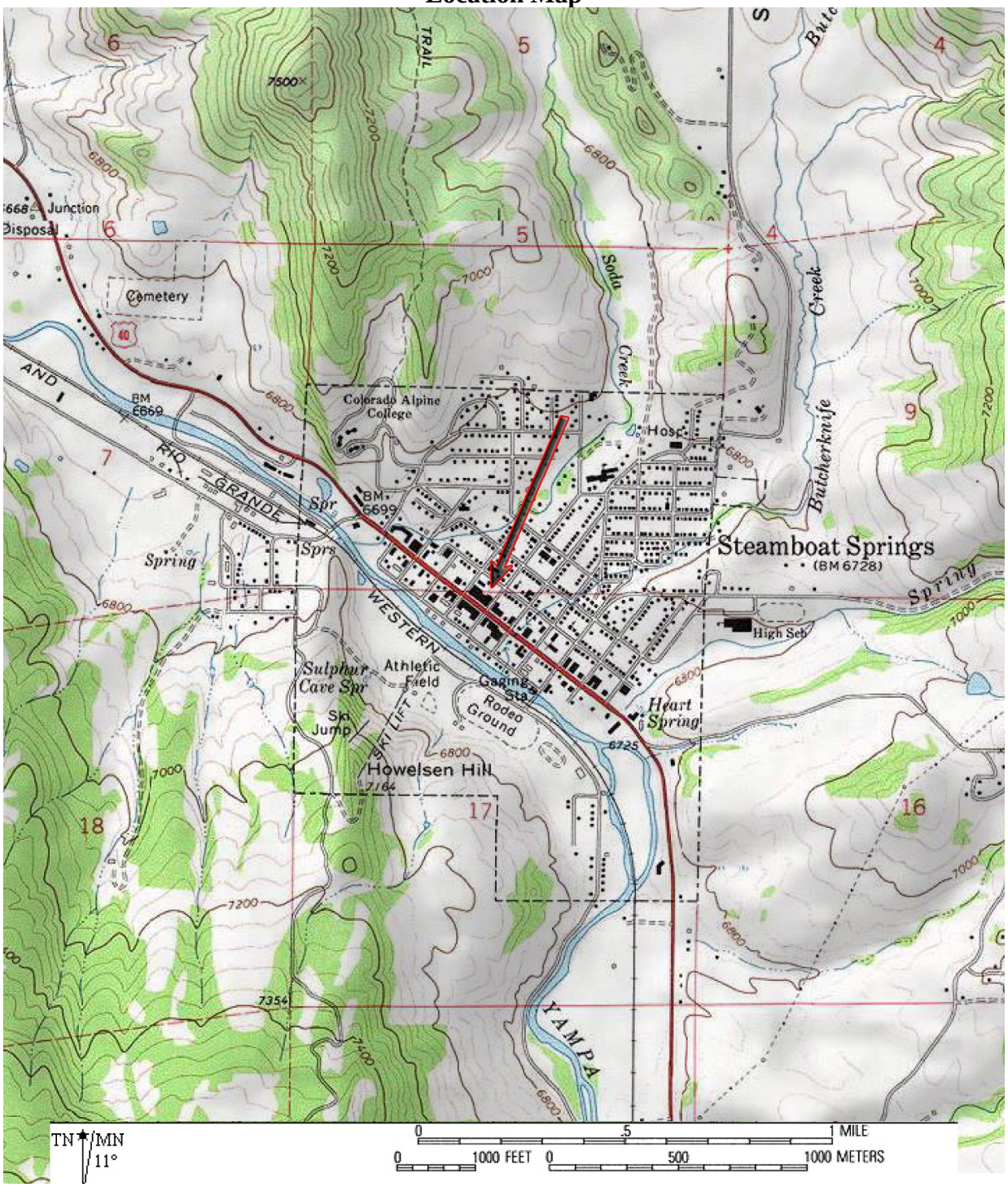
51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court**
Fort Collins, CO 80525

53. Phone number(s): **(970) 493-5270**

Architectural Inventory Form

Sketch Map

Architectural Inventory Form

Location Map