

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.1030** Parcel number(s): **145030004**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Glenn's Café; Skee Inn Café**
- 6. Current Building Name: **8th Street West**
- 7. Building Address: **827 Lincoln Avenue**
- 8. Owner Name: **Donald C. Lufkin**
- Owner Organization:
- Owner Address: **P.O. Box 883001**
Steamboat Springs, CO 80488



44. National Register eligibility field assessment:	Eligible
Local landmark eligibility field assessment:	Eligible

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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** **344497 mE** **4483149 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5**
12. Lot(s): **East ½ of Lot 4 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: 120 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: **Chimney**
21. General architectural description:
This single-story commercial building measures 25' SE-NW (across) by 120' NE-SW (deep). The symmetrical façade fronts directly onto the wide concrete sidewalk which parallels Lincoln Avenue on the northeast elevation. A stained natural brown wood-paneled entry door, with an oval shaped light, a flanking sidelight, and topped by a transom light, enters the building from within a centered, recessed, entryway. The recessed entryway is flanked on either side by large single-light, fixed-pane, storefront display windows, set in pale beige color metal frames. Red brick columns appear at either end of the façade, and the kick plate areas beneath the windows are executed in red brick as well. Both display windows, and the recessed entryway are topped by a band of horizontally-oriented, fixed-pane, transom windows. A wide horizontal band of pebble-dash stucco, and a wooden belt course with four sets of paired rosettes, divide the upper and lower portions of the façade. The upper façade wall is made of red brick, laid in running bond, with extensive corbelling and decorative brickwork. The top of the façade wall is flat, although, the brick columns at either end project above the roof line. The façade wall may be illuminated by a total of five projecting lights which are fastened to the wall - three along the top of the wall surface, and two above the entryway. Two small, lower, shed-roofed additions have been built onto the original rear (SW) elevation. One of these additions is of concrete block construction, the other is of wood frame construction. The upper portion of the original rear elevation (visible above the additions) is made of painted white concrete blocks. A paneled rear service entry door enters the additions on the rear elevation. The NW and SE (side) elevations are not visible because they abut the adjoining buildings.
22. Architectural style: **Late 19th And Early 20th Century American Movements/Commercial Style**
 Building type:

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23. Landscape or special setting features: **This property 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: **1911**
 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: **NW Loan and Investment Company**
 Source of information: **"The Skee Inn Café." Routt County Application for Local Historic Designation," August 18, 2005.**

29. Construction history:
Routt County Assessor records list 1911 as this building's year of construction. The building's footprint is depicted on Sanborn Insurance maps for Steamboat Springs published in July 1911 and June 1920. Signage and applied facades have existed on the upper portion of the front elevation during much of the building's history; however, the historic façade has remained intact and was exposed in a 2004 restoration effort. When the Skee Inn Café was located in the building, a large signband with the word "CAFÉ" in large block letters extended across the upper façade. Another large sign with the words "SKEE INN CAFÉ" projected out over the sidewalk. There have been no additions to the original building. Restoration work on the façade was carried out in 2004 under the direction of owner Don Lufkin. Gary L. Moore Designs was in charge of the design work, while Steve Faulkner of Dobell Construction was in charge of the construction.

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/Specialty Store**
34. Site type(s): **Single-story commercial building.**

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35. Historical background:

Routt County Assessor records list 1911 as this building's year of construction. The building's footprint is depicted on the July 1911 and June 1920 Sanborn maps with the notation "Off." (Office). A circa 1910 (reproduction) plat map indicates that the Houston Bros. real estate office may have been located here in the early 1910s.

Oral sources in Steamboat Springs indicate that in the years prior to 1953, Glenn's Café was located in this building. Owned by Glenn (Glen?) Foster, Glenn's Café was replaced at this location by the Skee Inn Café in 1953. Owned by Virginia and Addie Franklin, the Skee Inn Café was a popular downtown landmark through the late 1970s. Featuring a casual atmosphere and a traditional American menu serving breakfast, lunch and dinner, the Skee Inn Café was perhaps Steamboat's most popular local eatery. In a 1956 Mountain States Telephone and Telegraph yellow pages advertisement, the Skee Inn Café was billed as "The House of Good Foods" offering "Steaks, Chops, Seafoods, Freshly Baked Pastries, Catering Services," and a "Special Merchant's Lunch."

More recent occupants of this building have included the F-Stop camera store, Steamboat Kids (now located at 734 Lincoln Avenue), and 8th Street West, a women's apparel shop.

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.

"Stepping Back in Time New Facades Designed with History in Mind." *Steamboat Pilot and Today*, November 28, 2004, p. B1.

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.

"The Skee Inn Café." Routt County Application for Local Historic Designation," August 18, 2005.

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

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VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: **08/18/05**

Designating authority: **Routt County Board of County Commissioners**

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.
- 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: **Architecture**

40. Period of significance: **1911**

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 growth during the early 1900s. It is also architecturally significant for its early twentieth century commercial style of architecture, and particularly for its single storefront façade with extensive brick corbelling on the façade's upper wall surface. Built a few years after the railroad arrived in Steamboat Springs, this building is representative of Lincoln Avenue structures constructed during the building boom of the early 1910s. With its restored façade, this building may be eligible for individual listing in the National Register of Historic Places and/or in the State Register of Historic Properties, based primarily on its architectural significance. It would also be considered a contributing resource within a potential National Register historic district. The building was listed on the Routt County Historic Register in August 2005.

43. Assessment of historic physical integrity related to significance:

This building displays a 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 building possesses a restored, intact, single storefront façade.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **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 187, 210, 253, 254** 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**

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Sketch Map



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Location Map

