

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

- 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.247** Parcel number(s): **145015008**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Orpheum Theater; Alden Theater; Safeway Store**
- 6. Current Building Name: **Allen's Clothing**
- 7. Building Address: **828 Lincoln Avenue**
- 8. Owner Name: **Remnant Investors, LLLP/ Tyrone R. Lockhart**
- Owner Organization:
- Owner Address: **830 Lincoln Avenue**
Steamboat Springs, CO 80487



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**
NW ¼ of NE ¼ of NE ¼ of NW ¼ of Section 17
10. UTM reference (Datum: NAD27)
 Zone: **13** **344505 mE** **4483191 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5**
12. Lot(s): **West ½ of Lot 9, 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: 98 feet x Width: 25 feet**
16. Number of stories: **2**
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 two-story commercial building is located on the northeast side of the 800 block of Lincoln Avenue in downtown Steamboat Springs. Overall, the building measures 25' NW-SE (across) by 98' NE-SW (deep). Included in these dimensions are a main, front, two-story section of brick construction, and a rear extension made of river rock with concrete mortar. The building's façade, featuring an asymmetrical first story and a symmetrical second story, fronts directly onto the wide concrete sidewalk paralleling Lincoln Avenue on southwest elevation. A deeply-recessed entryway is located near the center of the façade, where a glass-in-steel-frame door, with a transom light, leads into "Allen's Clothing" which occupies the ground floor retail space. Also within the recessed entryway, the door is flanked by a very large, floor-to-ceiling, fixed-pane storefront display window set in a silver metal frame. To the left (NW) of the recessed entry, the first story façade wall is penetrated by three single-light fixed-pane storefront display windows, with painted green wood frames and with a stone veneer kick plate area. To the right (SE) of the recessed entry, a stained natural brown wood-paneled door is located within a smaller deeply-recessed entryway. This door provides access to an interior staircase which ascends to professional office space in the second story. A shed roof, covered with asphalt shingles, extends out over the sidewalk, and visually separates the façade's first and second stories. The façade's second story features distinctive red and brown bricks laid in Flemish bond, with four evenly-spaced concrete crockets at the top of the façade wall. The façade's second story is penetrated by two 8/1 double-hung sash windows which flank a centered set of paired single-light casement windows. A wooden signband, advertising "Allen's Clothing" is centered on the upper façade wall just below the casement windows. A chimney of river rock construction is located on the rear (NE) elevation. The rear elevation is penetrated by two service entry doors.

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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 building is located on the northeast side of the 800 block of Lincoln Avenue, in downtown Steamboat Springs. Paradise Found of Steamboat at 824 Lincoln Avenue abuts this building on its southeast elevation. F.M. Light and Sons at 830 Lincoln Avenue abuts this building on its northwest elevation.**
24. Associated buildings, features or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1915**
 Source of information: **"Will Erect Modern Picture Theater." *Steamboat Pilot*, July 28, 1915, p. 6.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **W.J. Franz**
 Source of information: **"Will Erect Modern Picture Theater." *Steamboat Pilot*, July 28, 1915, p. 6.**
28. Original owner: **Unknown**
 Source of information: **N/A**
29. Construction history:
Articles in the *Steamboat Pilot* dated July 28, 1915, October 13, 1915, February 16, 1916, and April 12, 1916, indicate that the main front part of this building was erected in the summer of 1915, and that the rear river rock addition was erected in the spring of 1916. Sanborn Insurance maps provide corroborating evidence that the building was constructed sometime between 1911 and 1920.
30. Original location: Moved: Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Recreation and Culture/Theater**
32. Intermediate use(s): **Commerce and Trade/Grocery Store**
Commerce and Trade/Specialty Store
33. Current use(s): **Commerce and Trade/Specialty Store**
34. Site type(s): **Commercial building.**

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35. Historical background:

This building was erected as the Orpheum Theater in the summer of 1915. On July 28, 1915, the *Steamboat Pilot* reported the following on page 6, under the headline "Will Erect Modern Picture Theater:"

W.J. Franz will begin next week the construction of a modern moving picture theater between the creamery and the store of the Western Mercantile company. Frank Sharp and Harry Griffin have taken a lease on the building and will run up-to-date photo displays. The building will be twenty-five feet wide and will run the length of the lot. It will be constructed of brick and have a theater foyer in front. A sloping floor will be put in. The leasees have purchased the opera chairs and equipment of the Albany Theater from Ernest Campbell.

Interestingly, the page one headline in the same issue of the *Pilot* (July 28, 1915), reported that the community's one existing theater had been destroyed by fire the previous week. Under the headline "Heavy Loss From Fire In Town's Business Section," this article reported:

One of the most disastrous fires in the history of Steamboat Springs wiped out four business houses and damaged several other buildings early Friday morning. The Mutual theater, the Manhattan cafe, the Crosswhite confectionery store and the Burchfield barbershop were destroyed, and the A.N. Barnum store and Gus Maasen's residence were damaged but not completely destroyed.

This earlier theater which burned was located on the north side of the 700 block of Lincoln Avenue. In existence by 1909, it was then known as the Gem Theater, before its name was changed to the Mutual Theater in 1914.

The Orpheum Theater had its opening night in this newly-completed building on Saturday October 9, 1915, with the *Pilot* reporting an audience of "...something like 500 persons enjoying the show." The theater existed in this building until circa 1926, known originally as the Orpheum Theater, and later as the Alden Theater, owned by Mr. and Mrs. Alden Wessels. The theater closed, however, when Harry Gordon opened the new Chief Theater across Lincoln Avenue. This building then became the location of Steamboat Spring's Safeway store (circa 1926-1939), followed by a Ben Franklin store in the 1940s or early 1950s.

George Allen, and his son Bill Allen, then moved their men's wear shop into this building in 1957, and Allen's Clothing has remained at this location from that time to the present (2007). Previously, from 1949 to 1957, Allen's Clothing had been located across the street at 821 Lincoln Avenue. Born in Nebraska in 1897, George Allen came to northwest Colorado during the mid-1910s, and married 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.) George and Faye moved to Steamboat Springs circa 1923 where George was manager of Furlong's Hardware and Furniture store until circa 1943. George next became engaged in the car business at the southwest corner of 9th and Lincoln, before opening Allen's Clothing with his son Bill in 1949. Bill Allen, then age 27, became the primary owner/manager of Allen's Clothing, with his father, George, also involved in some capacity.

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Bill Allen and his wife Phyliss raised a family of two sons and one daughter - Tod, Lon, and Gina - in Steamboat Springs. Tod Allen began working in the store in 1977, and in time became its managing owner. Today (in 2007) Tod owns and manages the store with his wife, Robin. In the intervening years, Tod's grandfather, George Allen, passed away in 1979, and his father, Bill Allen, died in 1998.

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 27, 2007.

Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>. "Local Happenings." *Steamboat Pilot*, August 18, 1909, p. 9; "News of the Week Condensed." *Steamboat 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.

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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. |
| | Not Applicable | 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. |
| | 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. |
| <input checked="" type="checkbox"/> | | 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 original use as the Orpheum Theater, and for its subsequent uses as a Safeway grocery store. It is will also become increasingly notable for its use as Allen's Clothing store, which has existed here for the past fifty years. Built in 1915, the building is also architecturally notable as an example of an early 1900s two-story commercial building of brick construction. The 1916 river rock rear addition is also architecturally significant. The building's level of significance in these regards is probably 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, though, does 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. Modest changes have presumably been made to the façade over the years; however, the look and feel of an early 1900s commercial building is still largely in evidence.

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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 #5; Image 100, CD #6; Image 110** CDs filed at: **City of Steamboat Springs**
48. Report title: **Historic Building Inventory of Downtown Steamboat Springs** **137 10th Street**
49. Date(s): **08/08/07** **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

