

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAH 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.2394** Parcel number(s): **145030105**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Franklin Mall**
- 6. Current Building Name: **Franklin Mall**
- 7. Building Address: **833 Lincoln Avenue**
- 8. Owner Name: **D & D Properties, et. al.**
- Owner Organization:
- Owner Address: **P.O. Box 773867**
Steamboat Springs, CO 80477



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** **344479 mE** **4483163 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5**
12. Lot(s): **West ½ of Lot 4, East ½ of Lot 5, 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: 140 feet x Width: 50 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Window/Glass Block**
21. General architectural description:
The Franklin Mall is modernistic-appearing, single-story, commercial building located on the southwest side of Lincoln Avenue in downtown Steamboat Springs. Overall, the building measures 50' SE-NW (across) by 140' NE-SW (deep). A symmetrical façade fronts directly onto the wide concrete sidewalk which parallels Lincoln Avenue on the northeast elevation. Within the façade, a centered, recessed, entryway leads into an interior mall, with retail stores and professional offices located on either side. Current retail tenants include "Old Town Shooters," Ben's Boardwalk," Mountain Traditions," Old Town Shirt Company," and "Favorite Things." A set of paired, glass-in-wood-frame doors, lead from within the recessed entryway into the mall. The entry doors are flanked on either side by large fixed-pane storefront display windows, with silver metal frames. These windows are flanked on either side by an engaged column. The wall surface at either end of the façade is faced with red bricks, as are the kick plate areas beneath the display windows. The upper façade wall is clad with troweled stucco, culminating in a centered gabled parapet. Projecting stuccoed elements, accented with extensive use of glass block lights, cover the entryway and windows, and draw visual attention to the entrance. The rear (southwest) elevation is clad with painted pale green stucco. A set of paired glass-in-steel frame doors provide access for the public into the rear of the building. The rear portions of the southeast and northwest (side) elevations are visible. They too are clad with painted pale green stucco.
22. Architectural style: **Modern Movements**
 Building type:

Architectural Inventory Form

Page 3 of 8

23. Landscape or special setting features: **The Franklin Mall 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: **1975**
 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: **Unknown**
 Source of information: **N/A**
29. Construction history:
Sanborn Insurance maps for Steamboat Springs indicate that this property was developed in the years prior to 1911. The July 1911 and June 1920 Sanborn maps both depict a two-story building at this location, divided into two retail main level retail spaces, and with "rooms" in the second story of the building's west half. A reproduction of a circa 1910 plat map indicates that the Stukey Bros. general store was located at this site. A March 30, 1910, Steamboat Pilot article may contain a reference to the historic building. Titled "Metropolis of an Empire of Wealth," the article discusses the on-going or planned construction of several buildings, including "the Stukey block built of brick at a cost of \$7000..." The historic two-story brick building existed at least into the 1960s, but was reportedly damaged by fire at an unknown date. In the mid-1970s, the Franklin Mall, a substantially new building with multiple retail spaces was erected on this site. Routt County Assessor records indicate that the Franklin Mall received an addition and was remodeled in 1989.
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): **Commercial building with multiple retail spaces flanking an interior mall.**

Architectural Inventory Form

Page 4 of 8

35. Historical background:

Sanborn Insurance maps for Steamboat Springs indicate that this property was built on in the years prior to 1911. The July 1911 and June 1920 Sanborn maps both depict a two-story building at this location, with the main level divided into two retail spaces. The 1911 map denotes that the east half of the building housed a general store, while the first floor in the west half was vacant, with "rooms" in the second story. A reproduction of a circa 1910 plat map indicates that the Stukey Bros. general store was located at this site. A March 30, 1910, Steamboat Pilot article may contain a reference to the historic building. Titled "Metropolis of an Empire of Wealth," the article discusses the on-going or planned construction of several buildings, including "the Stukey block built of brick at a cost of \$7000..." The Stukey family, which included Chris, Daniel and Ira Stukey, were prominent Steamboat Springs' businessmen during the early 1900s. In addition to a mercantile store, the Stukeys were also engaged in the lumber business as co-proprietors of the Stukey-Welch Lumber Company.

The historic two-story brick building existed until the 1960s or early 1970s, although it was reportedly damaged by fire at an unknown date. Oral sources in Steamboat Springs indicate that the Stockman's Café was located in the building, while circa 1950s historic photos show the building was then occupied by the Larson (Larsen?) Furniture store. In the 1960s and 1970s the local Montgomery Wards store was located in the building, followed by the Ben Franklin in the late 1970s and early 1980s. The Ben Franklin store closed when Wal Mart came to Steamboat Springs.

The current Franklin Mall, named honor of the Ben Franklin store which previously existed here, includes space for multiple retail tenants. Accessed via an interior mall, current 2007 tenants include Old Town Shooters, Ben's Boardwalk, Mountain Traditions, the Old Town Shirt Company, and Favorite Things.

36. Sources of information:

Alexandroff, Marty. "Colorado Cultural Resource Survey Architectural Inventory Form." January 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>. "Metropolis of an Empire of Wealth." *Steamboat Pilot*, March 30, 1910, p. 1.

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.

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:

Dating to the mid-1970s, the Franklin Mall is of too recent construction to be considered for historical or architectural significance. It may be considered ineligible for listing in the National Register of Historic Places and ineligible for listing in the State Register of Historic Properties. It also does not qualify for local landmark designation, and it would be considered a non-contributing resource within a potential National Register historic district.

43. Assessment of historic physical integrity related to significance:

This building's exterior has not been substantially altered following a 1989 remodeling effort.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**

Local landmark eligibility field assessment: **Not 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 185, 186, 211, 252** 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

