

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.1031** Parcel number(s): **145030105**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Acacia Hotel**
- 6. Current Building Name: **DelHaute Building**
- 7. Building Address: **837 Lincoln Avenue**
- 8. Owner Name: **D & D Properties et. al.**
- Owner Organization: **P.O. Box 773867**
- Owner Address: **Steamboat Springs, CO 80477**



44. National Register eligibility field assessment:	<b>Not Eligible</b>
Local landmark eligibility field assessment:	<b>Not Eligible</b>

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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** **344471 mE** **4483167 mN**
11. USGS quad name: **Steamboat Springs, Colorado**  
 Year: **1969** Map scale: **7.5**
12. Lot(s): **West 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: 110 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: **N/A**
21. General architectural description:  
**The Del Haute Building is located on the southwest side of Lincoln Avenue, near the middle of the 800 block, in downtown Steamboat Springs. The building measures 25' NW-SE (across) by 110' NE-SW (deep). The two-story building features an asymmetrical façade which fronts directly onto the wide concrete sidewalk paralleling Lincoln Avenue on the northeast elevation. A deeply-recessed, offset, canted entryway forms the southeast portion of the façade. Two glass-in-steel-frame doors, with flanking sidelights and topped by transom lights, lead from within the recessed entry into the building. The doors are flanked on either side by large storefront display windows, set in steel frames, which angle outward toward the sidewalk. Another glass-in-steel-frame entry door enters the building directly from the sidewalk near the northwest end of the façade. This door provides access to an interior staircase which leads to the second story. The kick plate areas beneath the storefront display windows are finished with a brown brick veneer, while brown brick columns appear at either end of the façade. A slightly projecting secondary cornice, of metal construction and with fluorescent lighting, separates the upper and lower portions of the façade. "Epilogue Book Company," the name of one of the building's retail tenants, is printed on the secondary cornice in white block lettering. Other current retail tenants include "Del's Jewelry," and "The Cut Above." The upper façade wall is finished with a brown brick veneer, laid in running bond. Three, narrow, vertically-oriented, fixed-pane windows penetrate the upper façade wall, while white block lettering advertising the "DELHAUTE BLDG.," "DEL'S JEWELRY," and "THE CUT ABOVE," are affixed to the upper façade wall. The rear (southwest) elevation wall, which faces the alley, is of painted beige concrete block construction. A painted grey, solid wood, service door enters the near the center of the first story on the rear elevation. A long wooden staircase ascends to a wooden balcony, and a door which enters the northwest end of the second story on the rear elevation. The upper rear portions of the northwest and southeast (side) elevations are minimally visible. These walls are also composed of painted beige concrete blocks.**

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22. Architectural style: **Twentieth Century Commercial Style**  
 Building type:
23. Landscape or special setting features: **This property is located on the southwest side of the 800 block of Lincoln Avenue (U.S. Highway 40) in downtown Steamboat Springs.**
24. Associated buildings, features or objects: **Not Applicable**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1925** Actual:
- Source of information: **Sanborn Insurance map June 1920; Historic photos.**
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 reveal that this property was undeveloped through June of 1920. Not long after, though, the Acacia Hotel, a two-story brick edifice was erected on this site. Historic photos reveal that the building's ground floor was devoted to retail space, while the hotel rooms were in the second story. The Acacia's façade featured a single storefront on the ground level, with the entry to the hotel located beneath a large awning at the southeast end of the façade. The upper façade wall was made of brick, with extensive corbelling, and was penetrated by three 1/1 double-hung windows. The Acacia Hotel building burned sometime in the 1960s, and a substantially new building (or at least a new façade) was erected circa 1970.**
30. Original location:  Moved: Date of move(s): **N/A**

### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Hotel**
32. Intermediate use(s): **Domestic/Hotel**
33. Current use(s): **Commerce and Trade/Specialty Store**
34. Site type(s): **Two-story commercial building.**

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35. Historical background:

The west half of Lot 5 in Block 30, where this building is located was undeveloped through June of 1920. The Acacia Hotel, a two-story building with a brick façade, was then erected here in the early-to-mid-1920s. Oral sources interviewed during previous surveys indicate that the Acacia's ground floor retail space was occupied by the Everready Cafe and the Stockman's Cafe from the 1920s to the early 1950s. Ed Beeves reportedly owned the Everready Cafe.

Mountain States Telephone and Telegraph, and Mountain Bell, telephone directories indicate that the Brown-Shearer Insurance Agency was either located in this building, or in the building next door to the east, in the late 1950s and early 1960s. This business was owned by L.L. Brown and L.G. Shearer. The Yampa Music Company may also have occupied a portion of this building in the late 1950s. It appears that the hotel rooms in the second story gradually fell into disuse, or were eventually given over to professional office space.

The Acacia Hotel burned sometime in the 1960s, and a substantially new building, or at least a new façade, was erected circa 1970. Named the DelHaute Building, the new edifice has had retail space on the ground floor, and professional office space on the second floor from that time to the present. Del's Jewelry has occupied at least part of the ground level since the early 1970s. In 1975, Daniel Fouts, chiropractor, Dwight P. Green, attorney, and a mental health clinic all maintained offices in this building.

Tenants in 1980 included: Alpine Chiropractic, Altamount, Del's Jewelry, The Hayden Valley Press, Motorola Communications and Electronics Answering Service, Timothy B. Rinn, Chiropractor, Eric D. Shaw, Chiropractor, the USDA Research Service, and the Valley Answering Service.

Current (2007) tenants include Del's Jewelry, The Cut Above, the Epilogue Book Company, and Columbine Massage Therapy. The Cut Above has existed here since at least 1996.

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.

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. (Reference historic photos.)

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

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### 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:

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42. Statement of significance:

**The Acacia Hotel Building was historically significant for its associations with Steamboat Springs' commercial growth from the 1920s through the 1950s or early 1960s. The building was also architecturally significant for its early twentieth century commercial architectural style. This significance was lost, however, when the building burned in the 1960s, and when a substantially new building, or at least a new façade, was erected circa 1970. As a result, this building is ineligible for individual listing in the National Register of Historic Place, or State Register of Historic Properties. It may also be considered ineligible for listing on the Routt County Historic Register, 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 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. No tangible visual evidence of the historic Acacia Hotel building remains in evidence.**

### 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 184, 212, 250, 251** 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

