

- 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

Architectural Inventory Form

I. IDENTIFICATION

- 1. Resource number: **5RT.263** Parcel number(s): **145031002**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **The Springs Drug Store; Harwig's Saddlery**
- 6. Current Building Name: **Harwig's Grill/ Lapogee**
- 7. Building Address: **911 Lincoln Avenue**
- 8. Owner Name: **Jenny Holdings Limited Partnership, LLLP**
- Owner Organization:
- Owner Address: **P.O. Box 460**
Steamboat Springs, CO 80477



44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Eligible

Architectural Inventory Form

Page 2 of 9

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** **344422 mE** **4483194 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5**
12. Lot(s): **East 1/2 of Lot 2 Block 31**
 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): **L-Shaped Plan**
15. Dimensions in feet: **Length: 64 feet x Width: 50 feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **N/A**
21. General architectural description:
This building is composed of a historic wood frame building, with multiple historic, and non-historic, concrete block additions to the southwest (rear) elevation, and a more modern addition to the northwest (side) elevation. The original building measures 25' NW-SE (across) by 33' NE-SW (deep). A 25' by 20' one-story addition has been built onto the rear of the original building, and there is also an 11' by 11' square concrete block addition built onto the rear of the 25' by 20' Addition. The more modern addition to the northwest (side) elevation measures 25' NW-SE (across) by 40' NE-SW (deep). The original building historically featured a gable roof, behind a false front façade; however, at some point in time a full second story was built behind the false front. The original building features a nearly symmetrical façade which fronts directly onto the wide concrete sidewalk paralleling Lincoln Avenue on the northeast elevation. A non-historic, stained natural brown, wood-paneled door enters the building near the center of the façade. This door is flanked on either side by single-light sidelights, and by nearly square storefront display windows. Painted green and blue wood-paneled kick plates are located beneath the windows, while a small metal plaque, with the date "Circa 1886" is fastened to the façade wall. A secondary cornice, covered by a canvas awning, separates the façade's first and second stories. The far southeast end of the façade's first story, and the entire second story, is clad with painted pale blue horizontal wood plank siding, with painted green 1" by 4" corner boards and vertical members. A painted green 1" by 6" or 1" by 8" forms the top of the wall surface. A distinctive motif of a cowboy carrying a saddle is centered on the upper façade wall, and is flanked on either side by a narrow 1/1 double-hung sash window. These windows have painted cream white wood frames, painted green wood surrounds, and are each covered by a canvas awning.

Architectural Inventory Form

Page 3 of 9

The façade of the one-story addition to the northwest (side) elevation is clad with painted pale blue vertical wood siding. Two large single-light, fixed-pane, windows, with stained and leaded glass lights, flank a set of paired (possibly casement) windows, also with stained and leaded glass lights. Flower boxes are located beneath these windows, as well as beneath the two storefront windows on the original building. A canvas awning extends along the full length of the addition.

A painted white service door enters the rear elevation. Both side elevations (northwest and southeast) of the second story addition to the original building are clad with painted blue vertical wood siding.

22. Architectural style: **Late 19th And Early 20th Century American Movements/Commercial Style**
 Building type:
23. Landscape or special setting features: **This property is located on the southwest side of the 900 block of Lincoln Avenue, in downtown Steamboat Springs.**
24. Associated buildings, features or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **ca. 1886** Actual:
- Source of information: **"James Killion Proprietor of the Springs Drug Store." *Steamboat Pilot*, January 2, 1901.**
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:
- This building was constructed circa 1886, and is probably Steamboat Springs' oldest structure. An 1899 historic photo shows that the two-story wood frame building was covered by a gable roof, hidden behind a false front with a high centered, flat parapet. A broken cornice along the top of the façade featured paired brackets, and a secondary cornice separated the first and second stories. The façade was symmetrical, with a set of paired entry doors, with transom lights, flanked on either side by a 4-light display window. The façade's second story was penetrated by two sets of paired 2/2 double-hung windows. The centered parapet and the brackets were removed sometime during the early 1900s. The façade was further altered in the early 1980s - after Harwig's Saddlery and Western Wear, which had occupied the building since 1918, was sold. Also, probably in the early 1980s, a full second story was built behind the historic false front. Single-story additions to the rear of the original building may date to 1948, as Routt County Assessor records list that year as the building's "adjusted year built."**
30. Original location: Moved: Date of move(s): **N/A**

Architectural Inventory Form

Page 4 of 9

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/Restaurant**
34. Site type(s): **Two-story commercial building (originally one-story with a false front).**

35. Historical background:

Constructed circa 1886, this building originally housed The Springs Drug Store. Established in 1886 or 1887, apparently in this building, The Springs Drug Store was acquired by James Killion in 1899. Killion then owned and operated the drug store at this location until circa 1910. Charles E. Baer operated a gun shop and sporting goods store in a small wood frame building next door to the west, roughly during the same years that drug store was in existence. In 1901, the *Steamboat Pilot* described The Springs Drug Store as "carrying a full line of drugs and patent medicines, in addition to toilet articles, perfumes, notions, paints, oils, etc."

The 1911 Sanborn Insurance map depicts this building's use as "Gro. and Meat," although, other records indicate that the Armstrong and Kemmer Harness and Feed Store was located here by circa 1909. Armstrong and Kemmer's was acquired by Charlie Harwig in 1918, and was soon renamed Harwig's Saddlery and Western Wear. Harwig's was then located here for nearly seven decades, until the early 1980s. The business was quickly established as a Steamboat Springs' institution, and throughout its long history was well-known and patronized by ranchers from throughout northwestern Colorado and southwestern Wyoming.

Charlie Harwig was the son of Gustof and Matilda Harwig who had homesteaded in Strawberry Park in 1901. He was married to Arta Lee, whose parents had also homesteaded in the region. Charlie passed away in 1936, at the young age of 46, and the saddlery and western wear business then passed into the hands of his son and daughter-in-law, Atwood and Katherine Harwig. (In newspaper articles Mrs. Harwig's name is spelled variously as Katherine, Katherine, and Kathryn.) By this time, Awood's life was already being affected by a debilitating disease that would soon confine him to a wheelchair, and which would eventually claim his life at the age of 66. As a result, Katherine became the primary proprietor of Harwig's Saddlery and Western Wear from the 1940s onward. In 1964, Bill Davis, Katherine's brother, joined the firm as a partner. Katherine and Bill then ran the store until selling it in 1984. A circa 1980 photo shows the name "HARWIGS SADDLERY" in block letters across the upper façade wall, with the words "STOCKMENS SUPPLIES, SADDLES, ROPES, BOOTS, HATS, JEANS, SHIRTS, MOCCASINS" appearing on the lower façade. In more recent years, this building has been occupied by Harwig's Grill, with the Lapogee Restaurant located next door to the west where Charlie Baer's Gun Shop was originally located.

Architectural Inventory Form

Page 5 of 9

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.

"Bill Davis New Partner at Harwigs." *Steamboat Pilot*, February 27, 1964.

Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>. "Charles E. Baer." [gun shop advertisement] *Steamboat Pilot*, July 12, 1899, p. 4. "James Killion Proprietor of the Springs Drug Store." *Steamboat Pilot*, January 2, 1901. "Steamboat Springs Harness and Feed Store Armstrong and Kemmer Proprietors," *Steamboat Pilot*, August 11, 1909.

"Harwigs Saddle Shop is One of the Oldest." *Steamboat Pilot*, September 9, 1965.

"Harwigs Saddlery and Western Wear." *Steamboat Pilot*, July 5, 1984.

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.

Architectural Inventory Form

Page 6 of 9

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. |
| <input checked="" type="checkbox"/> | | 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 early, circa 1886, date of construction, and for its associations with Steamboat Springs' commercial development through the middle of the twentieth century. It is significant both for its original use as The Springs Drug Store, and for its long historic use as Harwig's Saddlery and Western Wear store. The building is also architecturally notable as an increasingly rare example of a late nineteenth century commercial two-story, wood frame, commercial building. Alterations to the building's façade, perhaps carried out in 1948, are now historic in their own right and are also architecturally significant. Due to some loss of integrity, the building probably does not qualify for individual listing in the National Register of Historic Places or in the State Register of Historic Properties. However, it may be considered eligible for individual listing in the Routt County Historic Register.

43. Assessment of historic physical integrity related to significance:

This building displays a somewhat less than optimal level 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's physical integrity has been diminished by modern alterations to the façade, and by the construction of a second story addition. The look and feel of a late nineteenth century wood frame commercial building remains relatively intact, however.

Architectural Inventory Form

Page 7 of 9

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 #s 10, 12, 14, Images 181, 220, 221, 245** 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

Page 8 of 9

Sketch Map



Architectural Inventory Form

Location Map

