

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAH use only)

- 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.251** Parcel number(s): **1450114111**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **J.W. Hugus and Company Store**
- 6. Current Building Name: **Steamboat Smokehouse**
- 7. Building Address: **912 Lincoln Avenue**
- 8. Owner Name: **HCB Partners, LLC**
- Owner Organization:
- Owner Address: **P.O. Box 774108**
Steamboat Springs, CO 80477



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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**
SW ¼ of SE ¼ of SE ¼ of SW ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **344446 mE** **4483235 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5**
12. Lot(s): **East 12.5 Feet of Lot 10 and West 37.5 Feet of Lot 11 Block 14**
 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: 82 feet x Width: 50 feet**
16. Number of stories: **1**
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: **Not Applicable**
21. General architectural description:
This is single-story commercial building is located on the northeast side of Lincoln Avenue in downtown Steamboat Springs, and measures 50' NW-SE (across) by 82' NE-SW (deep). Comprising a single storefront for the Steamboat Smokehouse Restaurant, the symmetrical façade fronts directly onto the wide concrete sidewalk paralleling Lincoln Avenue on the southwest elevation. A stained natural brown glass-in-wood-frame door, with a stained glass transom light and sidelights, enters the restaurant from within a centered recessed entryway. The entryway is flanked on either side by four vertically-oriented single-light fixed-pane windows, with canvas awnings. The façade wall is clad with non-historic painted pale grey horizontal wood siding, with corner boards, which is applied over the earlier painted white brick façade wall. A parapet wall, with cornice line, and with a raised flat center portion, rises above the roof line along the façade. There is also a secondary cornice, and a cornice above the recessed entryway, above a sign advertising the "Steamboat Smokehouse." A large clock, with Roman numerals is centered on the upper façade wall, and is flanked on either side by painted red and green wooden panels. Another sign, advertising "SMOKEHOUSE REAL HICKORY SMOKED PIT BBQ" is fastened to the panels in the upper northwest side of the façade. The rear (northeast) elevation wall is made of coursed sandstone. A solid wood utility door enters the rear elevation. The side (northwest and southeast) elevation walls are minimally visible above the adjacent building; however, they appear to be made of coursed sandstone blocks, partially covered with concrete pargeting. A flat-roofed, wood frame, addition to the northwest end of the northeast (rear) elevation measures approximately 24' by 25'.

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22. Architectural style: **Modern Movements**

Building type:

23. Landscape or special setting features: **This building is located on the northeast side of the 900 block of Lincoln Avenue, in downtown Steamboat Springs. It is located between the small Gallery 11/ Hacienda Collection building to the southeast at 908 Lincoln Avenue, and the VFW Post 4264 building to the northwest at 924 Lincoln Avenue to the northwest. An asphalt paved parking area extends behind the building to the alley**

24. Associated buildings, features or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1899** Actual:

Source of information: **"J.W. Hugus & Company Souvenir History 1908." Located in clipping file at Tread of Pioneers Museum.**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **J.W. Hugus and Company**

Source of information: **"J.W. Hugus & Company Souvenir History 1908." Located in clipping file at Tread of Pioneers Museum.**

29. Construction history:

This property was initially developed in the late 1890s, with the construction of the J.W. Hugus Company store. When completed, the Hugus store comprised all of this property as well as the property now occupied by the V.F.W. Hall at 924 Lincoln Avenue next door to the northwest. The western portion (now the V.F.W. Hall) became the Bank of Steamboat Springs early on. The J.W. Hugus store went out of business in the late 1920s or early 1930s, and this building was then converted to other retail uses. In 1978, it was significantly remodeled, with a modern new façade, and named the Thiesen Mall. The current Steamboat Smokehouse façade dates to the late 1990s or early 2000s.

30. Original location: Moved: Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Department Store**

32. Intermediate use(s): **Commerce and Trade/Specialty Store**

33. Current use(s): **Commerce and Trade/Restaurant**

34. Site type(s): **Commercial building.**

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35. Historical background:

This property was originally developed in the late 1890s as Steamboat Springs' J.W. Hugus & Company store. John William Hugus, the company's founder, had been born at Pittsburgh, Pennsylvania on November 24, 1836. In 1868, Hugus was the post trader at Fort Steele, Wyoming, and from there, he launched the highly-successful J.W. Hugus & Company. In 1880, Hugus formed a partnership with John C. Davis, who was then a clerk at the Fort Steele store. They opened their first store, at Rawlins, Wyoming, under the name J.W. Hugus and Company, followed by an Indian trading post at Meeker, Colorado. Hugus and Davis subsequently launched other stores at Dixon, Wyoming, and at Hayden, DeBeque, and Steamboat Springs in Colorado. Later, there would be stores at Wolcott, Parshall, and elsewhere. A full-service mercantile, J.W. Hugus reportedly "sold everything from needles to threshing machines, groceries, dry goods, stock supplies - in fact everything needed for existence by the early day ranchers and homesteaders." By 1907, J.W. Hugus & Company was reportedly grossing nearly one million dollars in annual sales. In the interim, J.W. Hugus had retired to California where he passed away on October 11, 1901.

The J.W. Hugus Company closed its doors in Steamboat Springs in the late 1920s or early 1930s, and this building was then converted to other retail uses. Scroggins Motor Service, a towing company, was located here in the mid-1950s. Si Lockhart and Son, Auctioneer & Realtor firm was then located here between circa 1958 and the late 1960s, before moving to 1213 Lincoln Avenue. The building was converted into the Thiesen Mall in 1978 with multiple retail tenants, including the Smokehouse Restaurant. A popular downtown eatery, the Smokehouse has occupied the entire building in recent years.

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.

"J.W. Hugus & Co., One of First Chain Store Groups in Nation." *Steamboat Pilot*, July 30, 1959, p. 7B. Located in clipping file at Tread of Pioneers Museum.

"J.W. Hugus & Company Souvenir History 1908." Located in clipping file at Tread of Pioneers Museum.

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.

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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:

This building was historically significant for its original use as the J.W. Hugus and Company store in Steamboat Springs, dating from the late 1890s to circa 1930. Due to a substantial loss of integrity, though, the building does not qualify for individual listing in the National Register of Historic Places, or in the State Register of Historic Places. It is also ineligible for individual listing in the Routt County Historic Register, due to the loss of integrity.

43. Assessment of historic physical integrity related to significance:

This building displays a below average 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. No physical evidence of the J.W. Hugus and Company store which once existed here 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 #7; Images 127, 128, 135, CD #8; Image 139** 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**

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Sketch Map



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Location Map

