

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHF use only)

OAHF1403
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.1032** Parcel number(s): **145031003**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **New Bristol Hotel**
- 6. Current Building Name: **Hotel Bristol/ Mazzola's Italian Restaurant**
- 7. Building Address: **917 Lincoln Avenue**
- 8. Owner Name: **Hotel Bristol, LLC**
- Owner Organization:
- Owner Address: **P.O. Box 774927**
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**
NW ¼ of NE ¼ of NE ¼ of NW ¼ of Section 17
10. UTM reference (Datum: NAD27)
 Zone: **13** **344415 mE** **4483211 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5**
12. Lot(s): **Lot 3 and East ½ of Lot 4 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: 140 feet x Width: 50 feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Metal/Aluminum**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **N/A**
21. General architectural description:
This two-story commercial building is located near the center of the 900 block, on the southwest side of Lincoln Avenue, in downtown Steamboat Springs. The building is currently occupied by the Hotel Bristol and Mazzola's Italian Restaurant. The façade, which fronts directly onto the wide concrete sidewalk paralleling Lincoln Avenue, is divided into two halves.
- The northwest half of the façade is itself symmetrical. Here, the façade wall is clad with non-historic, pale blue color, horizontal aluminum siding, applied over the original brick façade wall. A non-historic, stained natural brown, wood-paneled door, with an oval-shaped upper sash light, and with a transom light and sidelights, serves as the main entry into the hotel, from within a recessed entryway. This entryway is flanked on either side by a set of non-historic, paired, 1/1 double-hung sash windows, with transom lights, and set in white metal frames. A canted second-story bay, topped by a gabled parapet, is situated over the entryway. The bay is supported by two white columns, and is penetrated by three single-light, fixed-pane or casement, windows. Two sets of paired casement windows also penetrate the second story façade wall, flanking the canted bay.**
- The southeast half of the façade is itself asymmetrical, and is also clad with non-historic pale blue color horizontal aluminum siding. However, the original painted pale grey brick wall is exposed at the top of the wall. In this half of the façade, a non-historic, stained natural brown wood-paneled door, with an oval-shaped light, land covered by a red canvas awning, leads into Mazzola's Italian Restaurant. This entry is flanked on its southeast side by a single-light window, and on its northwest side by a set of paired single-light windows. (These windows appear non-historic; they are set in white metal frames and are either casements or fixed-panes.) The**

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second story, in this half of the façade, is penetrated by two sets of paired single-light casement windows, and by a single-light fixed-pane window, also set in white metal frames. A signband advertising the "HOTEL BRISTOL" is centered over these windows. A large two-story addition extends toward the alley behind the building. Occupied primarily by hotel rooms, the addition is probably of concrete block construction, with painted grey stucco exterior walls. Windows in the addition are primarily 1x1 horizontal sliders, with transom lights, and set in metal frames. A steel fire escape staircase is located on the addition's southwest elevation, adjacent to the alley.

22. Architectural style: **Modern Movements**
 Building type:
23. Landscape or special setting features: **This property is located on the southwest side of the 900 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: Actual: **1948**
 Source of information: **Routt County Assessor, Commercial Property Appraisal Record; "Hotel Bristol." <http://www.steamboathotelbristol.com/history.shtml>.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **Everett Bristol**
 Source of information: **"Hotel Bristol." <http://www.steamboathotelbristol.com/history.shtml>.**
29. Construction history:
The original two-story portion of this building (the southeast half) was constructed as the New Bristol Hotel in 1948. In the 1990s, large two-story additions were built onto the original northwest (side) and (southwest) rear elevations. The additions and the original building's second story are now occupied by the Hotel Bristol; Mazzola's Italian Restaurant now occupies the ground floor retail space in the original building.
- Sanborn Insurance maps for Steamboat Springs indicate that in the 1910s and 1920s, a restaurant, cigar and confectionery shop, and billiards hall occupied this lot.**

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): **Domestic/Hotel**
Commerce and Trade/Restaurant
34. Site type(s): **Two-story Commercial building.**

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35. Historical background:

Sanborn Insurance maps for Steamboat Springs reveal that this property was initially developed in the years prior to 1911. The July 1911 Sanborn map depicts three (probably wood frame) buildings located on the east half of lot 3, the west half of lot 3, and the east half of lot 4. These buildings were labeled "Rest'r.", "Cigars & Conf'y", and "Vac." On the June 1920 Sanborn map, these same buildings are respectively labeled "Rest'r.", "Billiards", and "Restaurant." This map also indicates that the building on the east half of lot 4 was "iron clad."

These three building had been removed by 1948, and in that year, Everett Bristol constructed the two-story New Bristol Hotel on lot 3. The building has since been used primarily as a hotel, with a restaurant on the first floor, from that time to the present (2007). Known variously as the New Bristol Hotel, the Bristol Hotel, and the Hotel Bristol, the business for many years was owned by Harold and Irene Killham. Sam and Joan Graione, the Killhams' daughter and son-in-law, were the hotel's managers. The hotel then changed hands a number of times in the 1980s and early 1990s, and for a time it was known as the Clermont Hotel. From 1990 to the present (2007) the building has been owned by Andy Van Baak, who rechristened it the Hotel Bristol."

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.

"Hotel Bristol." <http://www.steamboathotelbristol.com/history.shtml>.

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.

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:

- 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:

42. Statement of significance:

The original portion of this building was historically significant, to a modest extent, for its use as a hotel in downtown Steamboat Springs. Due to a substantial loss of integrity, however, the building should be considered ineligible for individual listing in the National Register of Historic Places, and ineligible for individual listing in the State Register of Historic Properties. It may also be considered ineligible for individual local landmark designation.

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. The building's integrity has been diminished by the construction of large two-story additions to the southwest and northwest elevations, by the application of vinyl siding, and by alterations to the facade.

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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 it was included in such a potential district, this building would probably be considered a non-contributing resource.**

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 178-180, 222, 223, 244** CDs filed at: **City of Steamboat Springs**

48. Report title: **Historic Building Inventory of Downtown Steamboat Springs** **137 10th Street**

49. Date(s): **09/09/07** **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

