

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.1033** Parcel number(s): **145031004**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Ma Todd's Restaurant; Mountain Home Cafe**
- 6. Current Building Name: **Vertical Arts Architecture/ Frontier Resources**
- 7. Building Address: **929 Lincoln Avenue**
- 8. Owner Name: **Stetson House, LLC**
- Owner Address: **28075 County Road 18**
P.O. Box 880305
Steamboat Springs, CO 80488



| | |
|---|---------------------|
| 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**
SE ¼ of SW ¼ of SE ¼ of SW ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **344400 mE** **4483227 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5**
12. Lot(s): **West 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): **Rectangular Plan**
15. Dimensions in feet: **Length: 120 feet x Width: 26 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:
This two-story commercial building is located on the southwest side of Lincoln Avenue, near the center of the 900 block, in downtown Steamboat Springs. The original two-story portion of the building measures 26' NW-SE (across) by 66' NE-SW (deep). A single-story addition, of concrete block construction, which measures 17' NW-SE by 54' NE-SW, has been built onto the southeast end of the original southwest (rear) elevation. The building is presently utilized as professional office space. The symmetrical façade fronts directly onto the wide concrete sidewalk paralleling Lincoln Avenue on the northeast elevation. The façade wall is faced with a painted beige wire-cut brick veneer, over concrete block construction. A painted green glass-in-wood-frame door enters the center of the façade from a slightly recessed entryway. The entry door is flanked on either side by an oriel type window, each with four vertically-oriented casement windows, with painted white and beige wood frames and painted red wood surrounds. The recessed entryway and windows are all topped by a projecting secondary cornice, clad with square-cut wood shingles, which divides the façade's first and second stories. The upper façade wall is penetrated by two sets of paired casement windows, each with a rowlock brick sill, decorative wood shutters, and fixed awnings clad with square-cut wood shingles. A wooden parapet, clad with stained dark brown wood shingles, forms the top of the façade wall. The original southeast (side) elevation is made of painted beige concrete blocks, and is not penetrated by any doors or windows. The original northwest (side) elevation is clad with painted beige concrete pargeing or stucco, over concrete block construction. It is penetrated by two 2-light second-story windows. The 17' by 54' single-story rear addition is of concrete block construction. A large garage is incorporated into the southwest end of the addition, where a wood-paneled roll-away garage door provides vehicular access via the alley.

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22. Architectural style: **Twentieth Century commercial Style**
 Building type:
23. Landscape or special setting features: **This building 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: Actual: **1948**
 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:
Routt County Assessor records list 1948 as this building's year of construction. Multiple additions have been built onto the rear of the original two-story building which fronts directly onto the concrete sidewalk paralleling Lincoln Avenue. There have also been alterations to the facade over the years to accommodate the building's changing uses.
30. Original location: Moved: Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Restaurant**
32. Intermediate use(s): **Commerce and Trade/Restaurant**
33. Current use(s): **Commerce and Trade/Professional**
34. Site type(s): **Two-story commercial building.**
35. Historical background:
Routt County Assessor records indicate that this building was erected in 1948. A restaurant was located on the ground floor, with professional offices upstairs during much of its history. Oral sources, interviewed during previous survey efforts, indicate that Ma Todd's Restaurant was the original, or at least an early, occupant of this building. Ma Todd reportedly lived above the restaurant for a time. During the mid-1960s, the restaurant had become the Mountain Home Cafe, as this name appears in Mountain Bell yellow pages directories. By 1970, though, according to that year's yellow pages, the Western Union Telegraph offices were located in this building. In 1980, the Kirk-Vannocker Fine Furniture store occupied this property, followed by the Old Town Leather Company by 1996. Today (in 2007), the building is apparently devoted to professional office or business use. Current occupants include "Vertical Arts" an architectural, design and planning firm, and "Frontier Resources" promoted as "leaders in window and door technology."

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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.

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:

This building is historically significant, to a modest extent, for its associations with Steamboat Springs' commercial development during the latter half of the twentieth century. It is also architecturally notable, again to a modest extent, for its architectural character - which is somewhat transitional between early twentieth century commercial styles, and the more modernistic styles of the 1960s and 1970s. The building's level of significance in these regards is not to the extent that it would qualify for individual listing in the National Register of Historic Places, nor would it likely qualify for individual listing in the Routt County Historic Register.

43. Assessment of historic physical integrity related to significance:

This building displays a marginal 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 physical integrity has been diminished by the construction of multiple rear addition, and by alterations to the facade as the building adapted to new commercial uses. The additions are reasonably compatible with the original building, however.

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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 at this end of the 900 block of Lincoln Avenue in downtown Steamboat Springs do not collectively possess the historical and/or architectural significance, and do not display sufficient physical integrity, to be part of a State or 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 175-177, 224-226, 245** CDs filed at: **City of Steamboat Springs**
48. Report title: **Historic Building Inventory of Downtown Steamboat Springs** **137 10th Street**
49. Date(s): **06/18/07** **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**

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Sketch Map



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Location Map

