

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.1044** Parcel number(s): **936171003**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Chamber of Commerce Building**
- 6. Current Building Name: **Yampa Valley Land Trust Building**
- 7. Building Address: **1201 Lincoln Avenue**
- 8. Owner Name: **City of Steamboat Springs**
- Owner Organization:
- Owner Address: **P.O. Box 775088**
Steamboat Springs, CO 80477



44. National Register eligibility field assessment:	Eligible
Local landmark eligibility field assessment:	Eligible

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**
NE ¼ of SE ¼ of SW ¼ of SW ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **344176 mE** **4483405 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5**
12. Lot(s): **"Along Yampa River Betw. Howelsen and Town." SW corner of Lincoln and 12th.**
 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: **Unknown**
16. Number of stories: **1**
17. Primary external wall material(s): **Stone**
18. Roof configuration: **Other Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**
21. General architectural description:
This modest-sized, but distinctive building is located at the western corner of Lincoln Avenue and 12th Street, at the northwest end of downtown Steamboat Springs. The building is sited at a slight angle to the two streets. Instead, the building's façade (northwest elevation) is oriented toward Soda Creek as it begins its flow through Lincoln Park as it passes the northwest elevation. A notable architectural feature is the building's nearly flat inverted pitch roof, which, in essence, appears as two shed roofs placed back to back. With some imagination, the roof gives the visual impression of a butterfly in flight, so that locally, the building is known affectionately as the "Butterfly Building." The roof is broadly-pitched, and with an extensive overhang on all four sides. The building is also sited on a slope, so that there is a walk-out basement level on the southwest elevation. The foundation is poured concrete, while the walls are clad with a variety of materials, including stone, manufactured log siding, as well as both horizontal and vertical wood siding. The stone veneer, with flagstone capping, covers the lower portions of the southeast and northeast elevations, ranging in height from approximately 4' above grade to approximately 6.5' above grade. A band of three single-light fixed-pane windows, topped by three painted beige wood panels, penetrate the northeast elevation. The southeast elevation is penetrated by a band of four single-light fixed-pane windows (topped by painted beige wood panels), two horizontal sliding windows, and a single light fixed-pane window, all with painted brown wood surrounds. Above the stone veneer, the southeast elevation wall is clad with painted beige vertical wood siding. A high poured concrete foundation is exposed on the southwest elevation. The northwest end of the foundation wall is penetrated by a doorway, which has been filled with plywood and is no longer in use. Another similar door, also filled with plywood, penetrates the foundation wall near the southwest end of the northwest elevation. The foundation wall on this elevation is also penetrated by a 1x1 horizontal sliding window. The northwest elevation (façade) faces Soda Creek. Here, a

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glass-in-wood-frame door enters the building from a large concrete porch which is covered by the extended roof overhang at the northeast end of the façade. The porch is flanked by a wooden railing, while two steel poles support the roof overhang. The porch was built around two elm trees which extend through two holes in the porch roof. The entry door is flanked on its northeast side by a single, narrow, fixed-pane window, and on its southwest side by two single-light fixed-pane windows, all with painted beige wood surrounds. To the southwest of the porch, the lower façade wall is clad with a 3'-wide section of manufactured log siding, while the upper wall is clad with painted beige vertical wood siding.

22. Architectural style: **Modern Movements/Usonian**
 Building type:
23. Landscape or special setting features: **This distinctive building is located just within Lincoln Park, at the western corner of Lincoln Avenue and 12th Street, at the northwest end of downtown Steamboat Springs. The building is sited at a slight angle to the two streets, and a short distance from Soda Creek which begins its flow through Lincoln Park as it passes the northwest elevation. The Bud Werner Library and other city facilities lie across the Creek to the northwest. Little Toots Park, and the confluence of Soda Creek and the Yampa River lie to the southwest.**
24. Associated buildings, features or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1960** Actual:
 Source of information: **"Index to Projects, Alphabetical, Numerical, and Project Type." Eugene Sternberg Architectural Records, WH1003, Western History Collection, The Denver Public Library.**
26. Architect: **Eugene D. Sternberg**
 Source of information: **"Index to Projects, Alphabetical, Numerical, and Project Type." Eugene Sternberg Architectural Records, WH1003, Western History Collection, The Denver Public Library.**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **Steamboat Springs Chamber of Commerce**
 Source of information: **"Index to Projects, Alphabetical, Numerical, and Project Type." Eugene Sternberg Architectural Records, WH1003, Western History Collection, The Denver Public Library.**
29. Construction history:
This building was designed by Denver architect Eugene D. Sternberg in the late 1950s, and erected in 1959 or 1960. Sternberg designed the Yampa Valley Electric Association building at 32 10th Street in Steamboat Springs (erected in 1956), and subsequently earned commissions to design a handful of other buildings including this distinctive building for the Steamboat Springs Chamber of Commerce. The building was probably completed in 1960, as telephone directories first list the Chamber of Commerce at this address in 1961. Appearing under the heading "Steamboat Springs Chamber of Commerce," the building is listed in an index of buildings designed by Sternberg in the "Eugene Sternberg Architectural Records" collection in the Western History Department of the Denver Public Library. Drawings or architectural notes regarding the building were not located within the collection, however. Other Sternberg buildings in Steamboat Springs include the "Steamboat Apartments" at 11th and Pine (1958), and a classroom addition to the Steamboat Springs Elementary School (1960).
30. Original location: Moved: Date of move(s): **N/A**

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V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commerce and Trade/Organizational
32. Intermediate use(s): Commerce and Trade/Organizational
33. Current use(s): Commerce and Trade/Organizational
34. Site type(s): Former Chamber of Commerce building.

35. Historical background:

This building was erected in 1959 or 1960 as the Steamboat Springs Chamber of Commerce. Established in 1907 as the Commercial Club of Steamboat Springs, this organization's mission was (and remains today) to support the businesses of Steamboat Springs and other nearby communities in the Yampa Valley, and generally to foster economic vitality within the region. In 1941, the Commercial Club's name was changed to the "Chamber of Commerce of Steamboat Springs." Over time, the Chamber organization played an important role, as the local economy evolved from one based primarily on agriculture to one based primarily on tourism and in particular, skiing. As a result, Steamboat Springs is now known world-wide as "Ski Town, USA."

The Chamber of Commerce existed at a number of locations in the years prior to 1960. In 1956, it was located at 507 Lincoln Avenue, but by 1959, it had moved to 703 Lincoln Avenue, where it apparently existed for a short time before moving into this distinctive Eugene Sternberg-designed building, probably in 1960.

Eugene D. Sternberg was born in Czechoslovakia on January 15, 1915. He earned a degree in architectural engineering in Prague. While pursuing graduate work in architecture at Cambridge University in England, World War II began. He remained in London during the war, teaching part time at Cambridge. He then joined the firm of Sir Abercrombie, where he was involved in rebuilding many of the homes and buildings destroyed by German bombing. While in England, he met and married his wife, Barbara. In 1945, the couple immigrated to the United States, where Sternberg had accepted an offer to teach at Cornell University. Shortly after, he became the first faculty member at the University of Denver's new School of Architecture. In 1949, Sternberg became associated with developer Edward Hawkins in the creation of the Arapahoe Acres development in Englewood. Steinberg was attracted to the project because of his interest in the creation of "socially conscious modern housing, combining quality architectural design and economical construction." (OAHF, Historical Guide to Colorado Architects, <http://www.coloradohistory-oahp.org>). Arapahoe Acres is now listed on the National Register of Historic Places. Sternberg is best known for the many civic, educational, and commercial buildings he designed. His list of accomplishments includes Arapahoe Community College in Englewood, Heritage High School, Littleton's Bemis Public Library, Court House and Law Center, and Denver General Hospital. Altogether, Sternberg is responsible for over 400 buildings in Colorado, Wyoming and Nebraska.

The Steamboat Springs Chamber of Commerce was located in this building from circa 1960 through the late 1980s, before moving to 625 S. Lincoln Avenue. The organization is now known as the "Steamboat Springs Chamber Resort Association." In recent years, meanwhile, this building has been home to the Yampa Valley Land Trust, a non-profit organization which facilitates the conservation of agricultural properties and other natural open space lands.

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36. Sources of information:

"Eugene Sternberg Architectural Records Biographical Note." Eugene Sternberg Architectural Records, WH1003, Western History Collection, The Denver Public Library.

"Index to Projects, Alphabetical, Numerical, and Project Type." Eugene Sternberg Architectural Records, WH1003, Western History Collection, The Denver Public Library.

Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2007. On file at the Denver Public Library, Western History Department.

"Steamboat Springs Chamber Resort Association." www.steamboat-chamber.com/info.

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. |
| <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. |
| <input checked="" type="checkbox"/> | Not Applicable | G. Its identification as the work of an architect or master builder whose individual work has influenced the development of Routt County. |
| <input checked="" type="checkbox"/> | | 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: **Architecture**
40. Period of significance: **1960**
41. Level of significance: National: State: Local:

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42. Statement of significance:

This distinctive building is architecturally significant because it was designed by Eugene D, Sternberg, and because it embraces at least some elements of the Frank Lloyd Wright inspired Usonian style of architecture. The building is integrated with the surrounding landscape of Lincoln Park in that it is oriented toward Soda Creek (rather than Lincoln Avenue), and it includes the use of natural materials which help blend the building with its site. Particularly notable are two elm trees which extend through the porch floor and roof, and are incorporated into the building's overall design. The building also features dominant horizontal lines, integrated windows, and a nearly flat inverted-pitched roof with widely-overhanging eaves. This is probably a relatively rare example of a non-residential Usonian style building. This property may be considered individually eligible for inclusion in the National Register of Historic Places, under Criterion C, based on its architectural significance. Because it is now (in 2007) not quite fifty years old, the building would need to meet the requirements of Criteria Consideration G to be listed on the National Register. The building is also individually eligible for the State Register of Historic Properties and for local landmark designation.

43. Assessment of historic physical integrity related to significance:

This property displays a high level of physical integrity as defined by the National Park Service and Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. There have been no additions, and no adverse exterior alterations, to the original building.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Eligible**

Local landmark eligibility field assessment: **Eligible**

45. Is there National Register district potential? Yes No

Discuss: **Located at the northwestern edge of downtown Steamboat Springs, this building would be outside the boundaries of a potential downtown Steamboat Springs 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 #9, Images 163, 164; CD # 12, CDs filed City of Steamboat Springs**
Image 238; CD #13, Image 239 at:

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

49. Date(s): **06/21/07 Steamboat Springs, CO 80477**

50. Recorder(s): **Carl McWilliams**
Timothy Wilder

51. Organization: **Cultural Resource Historians**

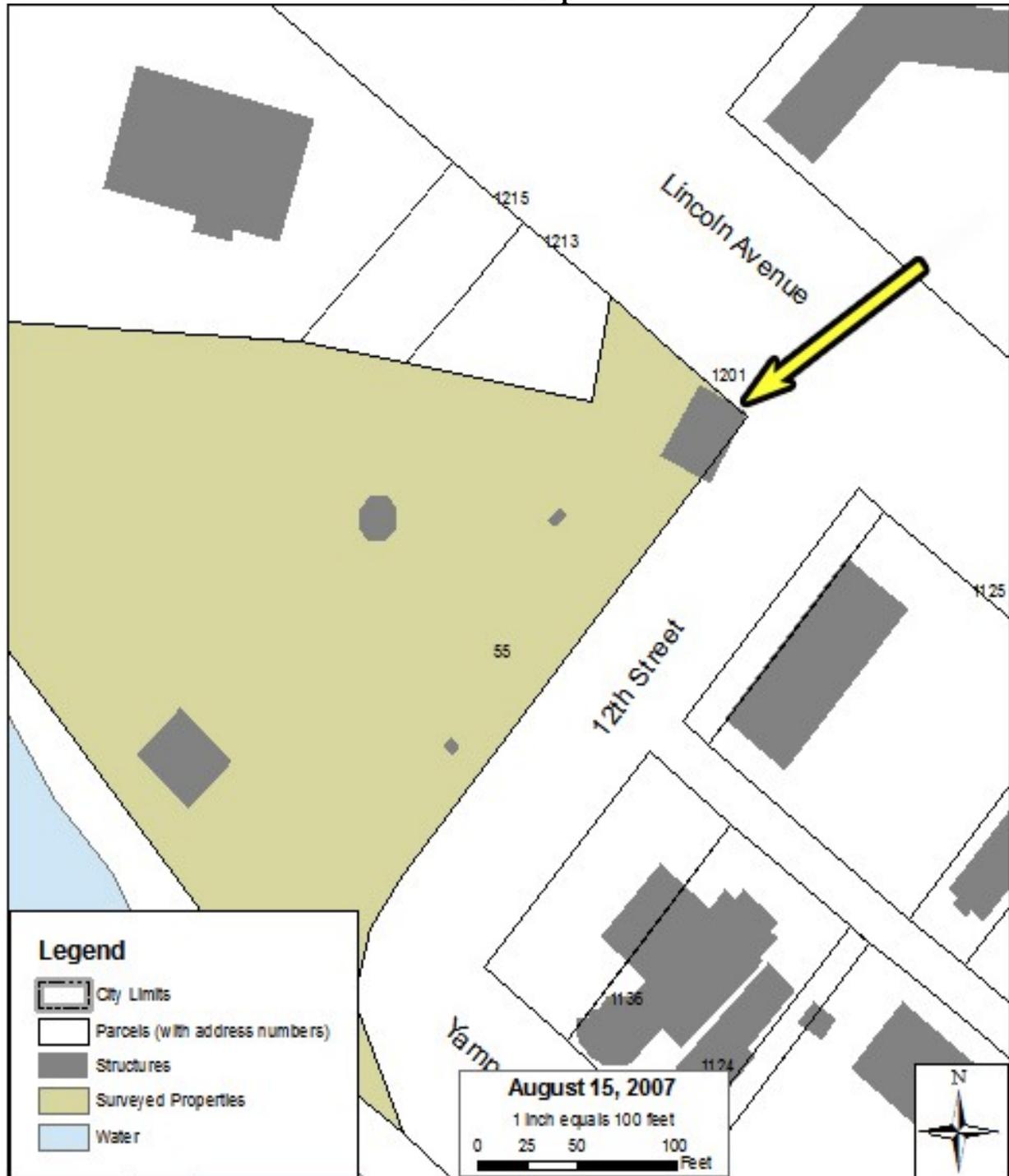
52. Address: **1607 Dogwood Court**
Fort Collins, CO 80525

53. Phone number(s): **(970) 493-5270**

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Sketch Map



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Location Map

