

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

_____ Determined Eligible- NR
 _____ Determined Not Eligible- NR
 _____ Determined Eligible- SR
 _____ Determined Not Eligible- SR
 _____ Need Data
 _____ Contributes to eligible NR District
 _____ Noncontributing to eligible NR District

I. IDENTIFICATION

- 1. Resource number: **5RT.3158** Parcel number(s):
- 2. Temporary resource no.: **N/A** **145032007**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Lockhart House, Si's Place, Zick House (probably)**
- 6. Current building name: **Lockhart House**
- 7. Building address: **26 11th Street**
- 8. Owner name and address: **Lockhart Landing LLLP**
P. O. Box 772909
Steamboat Springs, CO 80477-2909



National Register field eligibility assessment: **Not Eligible**

Local Landmark eligibility field assessment: **Eligible**

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 (NAD27)
Zone **13**; **344247** mE **4483250** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **1969** Map scale: **7.5'**
12. Lot(s): **7 & 8** Block: **32**
Addition: **Original Addition to 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.**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Irregular Plan**
15. Dimensions in feet: **940 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Stucco**
18. Roof configuration: **Gabled Roof / Cross Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Glass Block**
21. General architectural description:

This building consists of an original cross-gabled dwelling with multiple additions. The original dwelling is a single-story building of wood frame construction. It rests on a poured concrete foundation, and its exterior walls are stuccoed. The original cross-gabled roof is covered with metal roofing material, and the eaves are boxed. A stained brown wood-paneled door enters the northwest elevation from an uncovered wooden porch and wooden sidewalks. Another stained brown wood-paneled door enters the southeast elevation. A canted hipped-roof bay, with a single-light fixed-pane window and flanking 6-light windows, is located on the southwest elevation, facing Yampa Street. A small 12-light glass block window penetrates the southeast elevation. Two single-light fixed-pane windows, with flanking 6-light windows, are located near the porch at the building's west corner. Other windows include single-light fixed panes, and multi-paned windows, all with painted red wood frames and surrounds. A large gabled and monitor-roofed addition extends the original building to the northeast, and a shed-roofed addition extends the monitor-roofed section to the northwest. The addition's northeast elevation wall features stained brown vertical wood plank walls, while the northwest and southwest elevation walls are clad with white corrugated metal. The additions feature metal roofing material and painted red wood eaves. A stained brown wood-paneled door, with nine upper sash lights, is located on the southwest elevation. A set of paired, painted red, vertical wood plank garage type doors, side-hinged with metal strap hinges, are located on the northeast elevation. Two stained brown vertical wood plank doors, with diamond-shaped upper sash lights and with transom lights, are also located on the northeast elevation. The additions are penetrated by multi-

paned and single-light windows. A large wooden sign faces 11th Street on the addition's northwest elevation. Featuring painted red letters on a white background, the sign advertises:

LOCKHART
AUCTION & REALTY

A smaller sign on the addition's northeast elevation also features painted red letters, and advertises:

COOKIE LOCKHART
COWBOY
COLLECTIBLES
ANTIQUES
AND
AUCTIONS
OPEN DAILY
2159 SW WYOMING BLVD
CASPER, WY
(307) 234-3303

A free-standing sign near the property's north corner features black letters on a painted yellow metal background. This sign advertises:

LOCKHART
HOUSE
WE
BUY, SELL
FOR "YOU"
ANYTHING
OF VALUE

22. Architectural style/building type: **Late Victorian, Cross Gabled Dwelling**

23. Landscaping or special setting features:

This property is located at the eastern corner of Yampa and 11th Streets. Improvements include a dwelling and a small shed. A planted grass lawn, with mature landscaping features, flanks the dwelling's southeast and southwest elevations. The yard contains willow, cottonwood and spruce trees. The small shed is located adjacent to the alley northeast of the dwelling.

24. Associated buildings, features, or objects:

Shed

A wood frame shed, which measures approximately 10' NE-SW by 12' NW-SE, is located adjacent to the asphalt paved alley. The shed's exterior walls are made of unpainted diagonal wood planks which are partially covered with cream color corrugated metal. The shed's roof is a moderately-pitched gable, with rolled red asphalt roofing material laid over 1x wood decking and 2x wood rafters. The rafter ends are painted red, and are exposed beneath the eaves with a fascia board. A set of paired, painted red, vertical wood plank doors, side-hinged with metal strap hinges, are located on the northwest elevation. Single-light fixed-pane windows penetrate the southwest and southeast elevations.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1910** Actual:
- Source of information: **Cookie Lockhart; Sanborn Insurance maps, 1911 and 1920.**
26. Architect: **Unknown**
- Source of information: **N/A**
27. Builder/Contractor: **Frederick Zick (probably)**
- Source of information: **"Real Estate Transfers," Steamboat Pilot, November 3, 1909, p. 22.**
28. Original owner: **Frederick and Marcelle Zick (probably)**
- Source of information: **"Real Estate Transfers," Steamboat Pilot, November 3, 1909, p. 22.**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
- This property's original dwelling is depicted on Sanborn Insurance maps published in 1911 and 1920. The dwelling, though, is shown on Lot 9 of Block 32, whereas its actual present location is just to the northwest, on Lots 7 and 8. The dwelling, thus, was apparently moved a short distance at some point in time. It is also possible, however, that the Sanborn maps depicted the dwelling on the wrong lot and it is actually in its original location. Additions to the building date primarily from the 1970s and 1980s when portions of it were devoted to retail use. These include a large addition to the original northeast elevation and the alteration of some window openings. The stucco wall finish is probably not original; however, it does appear quite old.**
30. Original location: **Yes** Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
Commerce and Trade / Specialty Store
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Historically a single family dwelling**
35. Historical background:
- Sanborn Insurance maps reveal that this dwelling was built prior to 1911, on land that was then part of the Frederick Zick Planing Mill and Lumberyard. Mr. Zick purchased Lots 7 and 8 in Block 32 from Lemuel McAlpine in November of 1909. This house was apparently built about the same time, and was likely the Zick family home. Frederick Zick was born in Germany circa 1877, and immigrated to America in 1888. His wife, Marcelle Zick (maiden name unknown) was born in France circa 1885, and also immigrated to America at a relatively young age. They were married circa 1905, and lived in New York prior to coming to Steamboat Springs, circa 1908. They had a son, Walter, born in 1907, and a daughter, Adrienne, born in 1908. The Zick family moved to San Gabriel County, California in 1921. The family's trip to the Golden State was mentioned as follows, in a column titled "Local News of the Week" published in *the Steamboat Pilot* on July 20, 1921:**

The last issue of the *Buick Bulletin* published by the Buick Motor company at Flint, Mich., contains a picture of Frederick Zick and family en route for California with their Buick. A brief description of the trip is given in which Mr. Zick tells of the marvelous manner in which his Buick performed on their trip to California.

In the 1940s, this property became home to the family of Si and Lois Lockhart, and it has remained with the Lockhart family from that time to the present. Known as "Si," Simon Morris Lockhart was born in Kansas on January 14, 1901, while Lois (maiden name unknown) was born in Larimer County, Colorado on January 22, 1902. They were married in the early 1920s, and lived briefly in Wyoming before moving to Timnath and then Fort Collins. The 1940 U.S. census records the Lockhart family as residing on North Grant Street in Fort Collins, with Si's occupation listed as "auctioneer and livestock buyer." At that time, the family consisted of Si and Lois, and their four children: Charlotte (age 17), Betty (age 12), Darwin (age 5), and Linda Lou (age 1). The youngest child's name was still under consideration, however, and in time, she was actually named "Cookie," rather than Linda Lou. Another son, Lowell, was born in 1941, but tragically was a victim of infant paralysis. He was unable to walk and was significantly disabled, but nonetheless maintained a keen sense of humor. Cared for by his family, Lowell, or "Bussey" [sp?] as he was known, finally succumbed to the disease at the age of fourteen, in 1955.

Si Lockhart worked as an auctioneer in sale barns in the Fort Collins and Greeley area. He also dealt in livestock and real estate. In the late 1930s, his work brought him to the Yampa Valley, and he quickly fell in love with it. Si purchased this property in Steamboat Springs circa 1940, and moved his family here shortly thereafter. He established Lockhart Auction and Realty, and soon established a solid reputation as the Yampa Valley's best-known auctioneer. After coming of age in the late 1950s, son Darwin, attended auctioneering college and joined his father in the family business.

The Lockhart family also earned a living by other means. They capitalized on summer tourism in the 1940s and 1950s, by running a saddle livery from this location. The horses were stabled elsewhere, but brought to this location each morning from where the family led trail rides to Fish Creek Falls and other sites. In later years, part of the family home was expanded into an "old west store" which sold antiques and cowboy collectibles, including saddles, chaps, and spurs.

Cookie Lockhart married in the late 1950s, and became the mother of two young daughters named Jean and Jo. The marriage ended in divorce, however, and in 1963 Cookie found herself looking for a new career path. Her mother thought Cookie could also have success as an auctioneer; and although such a career was unheard of for a woman, she enrolled at the Reisch World Wide School of Auctioneering in Mason City, Iowa. Cookie completed the program as the only female attendee, and returned to Steamboat Springs where she joined her father, Si, and brother, Darwin, in the family business. A female auctioneer was so unusual that a Denver newspaper ran a feature article on Cookie and her auctioneering career. The article was read by producers of "To Tell the Truth" a television game show, who, in 1966, invited Cookie to New York appear on the show as a guest contestant. Cookie and two other young women (who acted as "imposters"), all claimed to be "the real Cookie Lockhart." By answering questions, they attempted to fool a celebrity panel made up of Kitty Carlisle, Orson Bean,

Peggy Cass, and Tom Poston. Only Ms. Carlisle identified the true Cookie Lockhart. Cookie, thus, received \$250.00 for each of the other panelists incorrect guesses, on top of a free trip to New York.

Si and Lois Lockhart lived in this house from the early 1940s until they both passed away. Lois died on September 10, 1976, at the age of 74, while Si died on September 24, 1989, at the age of 88. Among the children, Charlotte, the eldest daughter, had moved to Washington D.C., while Betty and Darwin had both died as relatively young adults, Betty in 1968, and Darwin, from rheumatic fever, in 1975.

In 2012, Cookie Lockhart, at the age of 74, is still going strong. She divides her time between Steamboat Springs and Denver, and continues to head the successful family business, still known as "Lockhart Auction and Realty LLC." One of her daughters, Jo, is also involved in the business. Among other honors, Cookie is the first woman ever inducted into the National Auctioneers Association Hall of Fame. She is also a member of the Colorado Auctioneers Association Hall of Fame, and is a past president of that organization. When asked if she had given any thought to retiring, Cookie paused and then replied " I don't know why you'd retire if you love what you do, and you're helping people at the same time."

36. Sources of information:

"Colorado's Historic Newspaper Collection." www.coloradohistoricnewspapers.org.

"Real Estate Transfers." *Steamboat Pilot*, November 3, 1909, p. 22.

"News of the Week." *Steamboat Pilot*, July 20, 1921, p. 8.

"Cookie Lockhart 1966 To Tell the Truth Show," You Tube Video. www.youtube.com

"Cookie Lockhart True Auction Royalty," You Tube Video. www.youtube.com

"Lockhart Auction." www.lockhartauction.com

Lockhart, Cookie. Telephone interview with Carl McWilliams.

Lockhart, Si. Oral interview conducted by Luke Tellier. Transcript on file at the Tread of Pioneers Museum.

Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2009. On file at the Denver Public Library, Western History Department.

Routt County Assessor, Residential Property Appraisal Record.

"Routt County Assessor/Treasurer Parcel Detail Information."

Sanborn Insurance maps, published in July 1911 and June 1920

"Steamboat Springs, CO. About 1900." Retrospective plat map compiled by Marcellus Merrill, January 23, 1976.

VI. Significance

37. Local landmark designation: **N/A** Date of designation: **N/A**

Designating authority: **N/A**

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

xx Does not meet any of the above National Register criteria

38A Applicable Steamboat Springs Landmark Criteria

A building, site, structure or object may be eligible for designation as an Historic Resource on the Local Register if it meets at least one (1) criterion in one or more of the following categories:

xx 1. Historic Importance. The building, site, structure or object has character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation; is the site of an historic event with an effect upon society; is identified with a person or group of persons who had some influence on society; or, exemplifies the cultural, political, economic, social or historic heritage of the community.

xx 2. Architectural Importance. The building, site, structure or object portrays the environment of a group of people in an era of history characterized by a distinctive architectural style; embodies those distinguishing characteristics of an architectural-type specimen; is the work of an architect or master builder whose individual work has influenced the development of the City or contains elements of architectural design, detail, materials and craftsmanship which represent a significant innovation.

3. Geographic Importance. The building, site, structure or object, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on an historic, cultural or architectural motif; or, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood, community or City.

39. Area(s) of significance: **N/A**

40. Period of significance: **N/A**

41. Level of significance: **Local**

42. Statement of significance:

This property is historically significant for its association with residential development in Steamboat Springs, dating from the time of its construction circa 1909. It also historically significant for its long association with the Lockhart family, from circa 1940 to the present (2012). Cookie Lockhart, in particular, has made especially notable contributions to broad patterns of local and state history. Her notable contributions occurred primarily within the last fifty years, however. The building is also architecturally significant for its representative cross gabled plan, with some Late Victorian era details including a prominent bay window. The property's historic and architectural significance is not presently to the extent that it qualifies for individual listing in the National or State Registers. It does currently qualify for local landmark designation, however. In time, this property may become National Register eligible under Criteria A and B, primarily for its association with Cookie Lockhart.

43. Assessment of historic physical integrity related to significance:

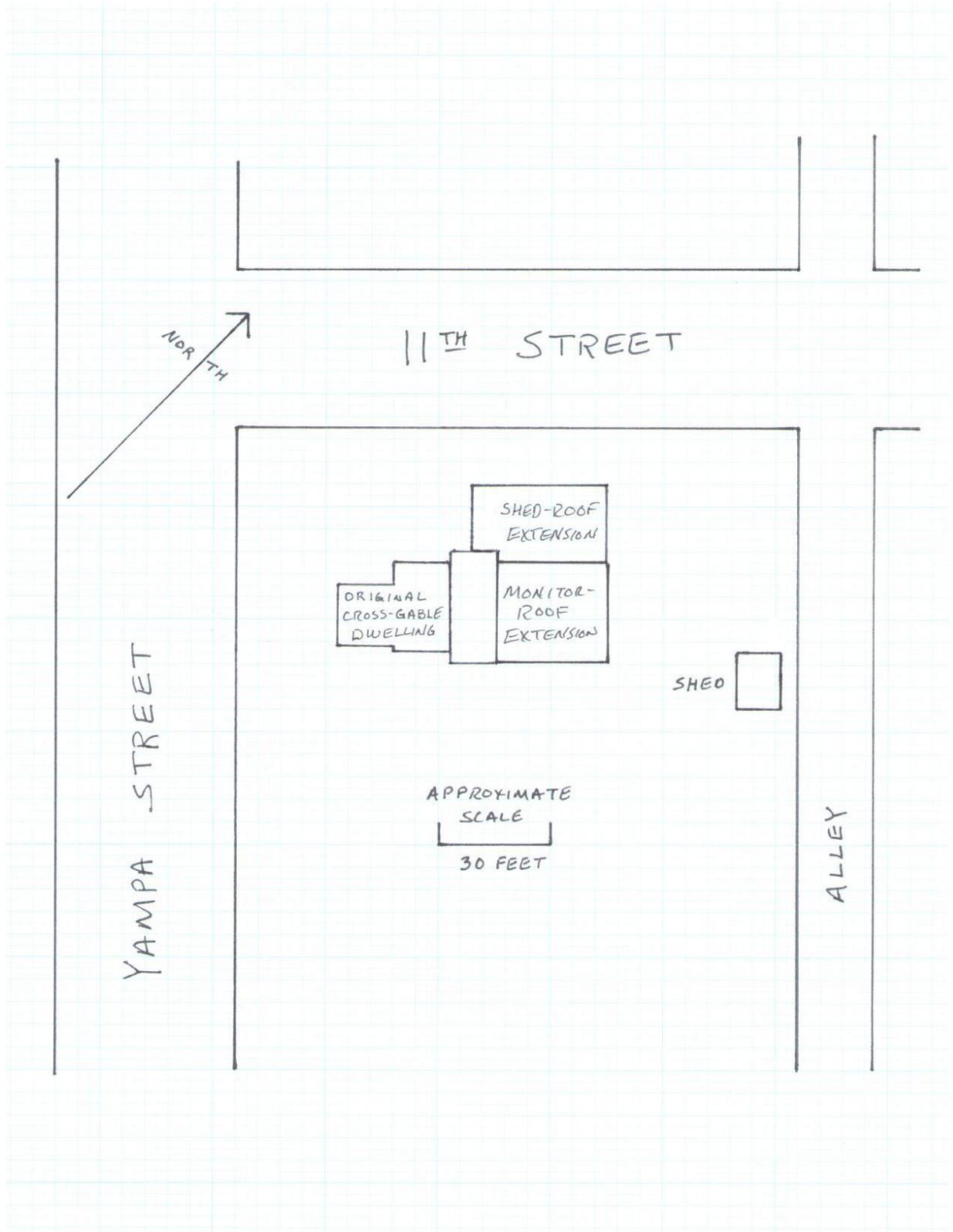
This property displays a somewhat less than ideal level of historical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. The historic dwelling's integrity is diminished by additions and alterations which provided retail space for an old west antique and collectibles business. These primarily include a large addition to the original northeast elevation and the alteration of some window openings.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT44. National Register eligibility field assessment: **Not Eligible**Local Landmark eligibility field assessment: **Eligible**45. Is there National Register district potential? **No**

Discuss: This property is located outside the boundaries of a proposed Downtown Steamboat Springs National Register historic district.

If there is N.R. district potential, is this building contributing or noncontributing? **N/A**46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A****VIII. RECORDING INFORMATION**47. Photograph numbers: **CD #2, Images 21-24, 50-51; CD #3, Images 1-7**CDs/Negatives filed at: **City of Steamboat Springs, 137 10th Street, Steamboat Springs, CO 80477**48. Report title: **Old Town Steamboat Springs Residential Survey Phase IX**49. Date(s): **July 31, 2012**50. Recorder(s): **Carl McWilliams, Karen McWilliams**51. Organization: **Cultural Resource Historians**52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**53. Phone number(s): **(970) 493-5270**

Sketch Map



Location Map

