

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.1007** Parcel number(s):
- 2. Temporary resource no.: **N/A** **248900002**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Bath Spring; Heart Spring; Rocky Mountain Miriquelle Spa**
- 6. Current building name: **Old Town Hot Springs**
- 7. Building address: **136 Lincoln Avenue**
- 8. Owner name and address: **Steamboat Health and Recreation Association Inc.**
P. O. Box 771211
Steamboat Springs, CO 80477-1211



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

Local Landmark eligibility field assessment: **Eligible**

II. Geographic Information

9. P.M. **6th** Township **6N** Range **84W**
NE ¼ of NW ¼ of SE ¼ of NE ¼ of section 17
10. UTM reference (**NAD27**)
Zone **13**; **345122** mE **4482700** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **1969** Map scale: **7.5'**
12. Lot(s): **Lot 2, Post Office & Hot Springs Replat** Block: **21 and 22**
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: **160' by 70' approximate overall dimensions**
16. Number of stories: **Two**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Flat Roof / Mansard Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **N/A**
21. General architectural description:
The Old Town Hot Springs building is an irregularly-shaped, two-story, structure with a water slide tower. The building rests on a poured concrete foundation, while the exterior walls are clad with stained brown horizontal wood siding with stained brown 1" by 4" corner boards. The main roof is flat, while the water slide tower features a butterfly roof. The main roof displays Neo-Mansard style eaves covered with wood shingles. The underside of the eaves are boxed and contain round recessed lights. Flower boxes and hanging baskets adorn the façade wall which faces onto a parking lot on the west elevation. Windows are primarily single-light casements and 1x1 horizontal sliders. The primary entry is on the west elevation. Here, a set of paired glass-in-wood-frame doors enter west elevation from a stone, concrete, and brick-paved porch and sidewalk. The porch is recessed under the cantilevered second story which is supported here by stone and concrete pillars. An area north of the entry is also recessed under the cantilevered second story, and is used as a parking area for bikes, Burleys, and baby carriages. Multiple pools and hot springs are located in an enclosed area on the east side of the building.
22. Architectural style/building type: **Neo-Mansard**

23. Landscaping or special setting features:

Located at the site of Heart Spring, the Old Town Hot Springs facility is located northeast of the intersection of Lincoln Avenue and 3rd Street, at the southeast end of downtown Steamboat Springs. The exceptionally well-maintained property is composed of a large two-story building with a water slide tower, and multiple swimming, diving, and hot mineral springs pools, and tennis courts. Heart Spring is the water source for all of the facility's pools. A large asphalt-paved parking lot is located northwest of the building, while a smaller asphalt-paved parking lot is located at the facility's southwest edge. Both parking lots provide access from Lincoln Avenue. The main parking lot is nicely landscaped with plantings of aspen trees, native plants, and wildflowers.

24. Associated buildings, features, or objects:

Heart Spring, which provides water for multiple soaking and swimming pools, two water slides, tennis courts.

IV. ARCHITECTURAL HISTORY

25. Dates of Construction: Actual: 1875, 1887, 1909, 1968, 2007

Source of information: "Work on Pool is Under Way." *Steamboat Pilot*, June 2, 1909, p. 4."Steamboat Springs to Build New Pool, *Hayden Valley Press*, August 1, 1968Richards, Dee. Steamboat Round the Bend (chapter two "Warm Water From a Wondrous Spring."), *Steamboat Pilot*, 1976."Hot Springs Work on Schedule." *The Steamboat Pilot & Today*, August 3, 2007.

26. Architect: 1907: unknown; 1968 and 2007: Lincoln Jones

Source of information: Richards, Dee. Steamboat Round the Bend (chapter two "Warm Water From a Wondrous Spring."), *Steamboat Pilot*, 1976.

27. Builder/Contractor: 1907: Albert Ohman, excavation contract; 2007: TCD Construction (others unknown)

Source of information: "Work on Pool is Under Way." *Steamboat Pilot*, June 2, 1909, p. 4."Hot Springs Work on Schedule." *The Steamboat Pilot & Today*, August 3, 2007.

28. Original owner: Steamboat Springs Town Company

Source of information: Richards, Dee. Steamboat Round the Bend (chapter two "Warm Water From a Wondrous Spring."), *Steamboat Pilot*, 1976.

29. Construction history (include description and dates of major additions, alterations, or demolitions):

The construction history of some type of bathhouse structure at this location dates to 1875, with new structures completed in 1887, 1909-1910, and 1968. Major renovations were carried out in 1899 and in 2007. The site's first building was a small log shelter, erected not long after James Crawford discovered what would become known as "Heart Spring" on August 1, 1875. Regarded as Steamboat Springs' first settler, Crawford and his family had homesteaded along Soda Creek, about a mile west of this location.

He was out deer hunting that day when he discovered a warm spring in the middle small stream, a tributary of what would become known as the Bear River, and later the Yampa River. As related by noted Steamboat Springs historian Dee Richards, after his discovery, "Crawford returned to the cabin near Soda Creek, loaded his family into their wagon and returned to the spring. After shoveling out a little hole in the sand, everyone had a cleansing hot bath." Crawford diverted the small stream (later known as Spring Creek), and built a small log structure over the hot spring which soon became popular with other pioneer settlers.

In 1887, a new frame structure was built with lumber from Horace Suttle's sawmill. Three rooms were added to the frame structure in 1899, by which time it was owned by the Steamboat Springs Town Company. That structure then stood for only a decade, until 1909, when it was razed to make way for a large new bathhouse and outdoor pool. Erected of locally quarried stone and cement, the new bathhouse measured 84 feet by 100 feet. It included an indoor pool, 35 feet by 75 feet, and ten individual hot baths, and there was an outdoor pool as well. Construction began in early June of 1909 and was completed in July of the following year.

The 1909-1910 bathhouse building was replaced by a new modern facility in 1968. Designed by architect Lincoln Jones, the 1968 facility was completed for a reported cost of \$200,000. It included an entirely new bathhouse building, new locker rooms, covered walkways, remodeled outdoor pools, a glass-enclosed hot pool, and two tennis courts.

The Old Town Hot Springs facility was most recently renovated in 2007. Designed by Lincoln Jones and built by TCD Construction, the 2007 work included a second story addition with second level sunbathing decks, a water slide tower, an addition to the lobby, a new curving activity pool with a rock climbing wall, and extensive landscaping features.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Health Care / Resort**
Recreation and Culture (swimming pool)
32. Intermediate use(s): **Health Care / Resort**
Recreation and Culture (swimming pool)
33. Current use(s): **Health Care / Resort (swimming pool)**
34. Site type(s): **Hot Springs pool facility**

35. Historical background:

The area's natural hot springs have played a central role in the history of the Yampa Valley. Ute Indians migrated through the valley as early as 1300 A.D., and eventually summered here on a permanent basis. They regarded the hot springs as sacred, and knew the entire valley by a name which has been translated to "Medicine Springs."

James Crawford was the area's first permanent settler of European descent. In 1874, Crawford led a party of six men over Gore Pass and through Egeria Park to a what would become known as the Yampa Valley. They followed the river west to near the present site of Craig in Moffat County, before returning back east. On the return trip, Crawford "discovered" numerous hot springs in an area where three small streams flowed into the valley's primary river. These would become known as Soda Creek, Butcher Knife Creek, and Spring Creek, while the main watercourse would be named the Bear River, and later the Yampa River. Crawford determined the site would make a fine homestead, and the following year, he returned with his family and built a log cabin in the vicinity of Soda Creek. The spring at this site was discovered by Crawford while he was hunting deer on August 1, 1875. He diverted the waters of Spring Creek, and erected the spring's first bathhouse in the form of a small log structure. Known early on as "Bath Spring," the site produced soothing waters at a constant temperature of 103 degrees Fahrenheit.

As discussed above in section 29, new, progressively larger, bathhouses were erected in 1887, 1909-1910, and in 1968. The 1909-1910 bathhouse and pool was a state-of-the-art facility, and its construction resulted directly from the 1908 arrival of the Denver, Northwestern and Pacific Railway (the Moffat Road) in Steamboat Springs. The hot springs pool facility was owned and operated by the Steamboat Town Company through 1931. In July of that year, the facility was sold to H. W. Gossard, who christened it the Rocky Mountain Miriquelle Spa. Gossard also built a rock wall in the shape of a heart around the spring itself, and renamed it "Heart Spring." Control of the Hot Springs was returned to the Steamboat Town Company in 1935. A non-profit corporation, the Steamboat Springs Health and Recreation Association was established to manage the facility. In recent years, the modern facility has been known as the Old Town Hot Springs.

36. Sources of information:

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

"Work on Pool is Underway." *Steamboat Pilot*, June 2, 1909, p. 14.

"Steamboat's Bath House Now Nearing Completion." *Steamboat Pilot*, July 27, 1910, p. 7.

"City of Steamboat Springs Cultural Heritage Interpretive Plan." www.steamboatsprings.net.

"Hot Springs Work on Schedule." *The Steamboat Pilot & Today*, August 3, 2007.

"It's the Water." *Steamboat Magazine*, (Winter/Spring 1983), pp. 28-31.

"Old Town Hot Springs." www.oldtownhotsprings.org

Richards, Dee. *Steamboat Round the Bend*. Steamboat Springs, CO: Steamboat Pilot, 1976.

Ross, Tom. "Hot Springs Bound into History." www.steamboattoday.com.

Routt County Assessor, Commercial Property Appraisal Record.

"Routt County Assessor/Treasurer Parcel Detail Information."

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

"Steamboat Springs to Build New Pool." *Hayden Valley Press*, August 1, 1968. (article located in clipping file at Tread of Pioneers Museum)

VI. Significance

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

Designating authority: **N/A**

38. Applicable National Register Criteria:

- xx** 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)

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.
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.
- xx** 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: **Community Planning and Development**
Entertainment / Recreation
Health / Medicine
Settlement

40. Period of significance: **Circa 1300 A.D. - 1962**

41. Level of significance: **Local**

42. Statement of significance:

Heart Spring is historically significant for the notable contributions it has made to broad patterns of the history of the Yampa Valley. This and other area springs were important in the lives of native Ute Indians as early as 1300 A. D., and their existence led directly to settlement of the valley by European-Americans beginning in the 1870s. Heart Spring has played a singular role in the cultural history of Steamboat Springs, from when the first permanent settlers arrived in 1875, to the present day. The Heart Springs site, therefore, may be regarded as eligible for local landmark designation by the City of Steamboat Springs. Because the historic spring has been incorporated into the modern Old Town Hot Springs complex, it is unlikely to individually qualify for inclusion in the National Register of Historic Places or in the State Register of Historic Properties.

43. Assessment of historic physical integrity related to significance:

The integrity of Heart Spring has been impacted by the construction of the modern Old Town Hot Springs complex. In time, though, the complex may become eligible for local landmark designation or for listing in the state or national registers. The primary building was designed by noted architect Lincoln Jones, and principally dates from 1968. Thus, the complex may qualify for designation based on its architectural significance when it reaches fifty years of age.

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? **No**

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

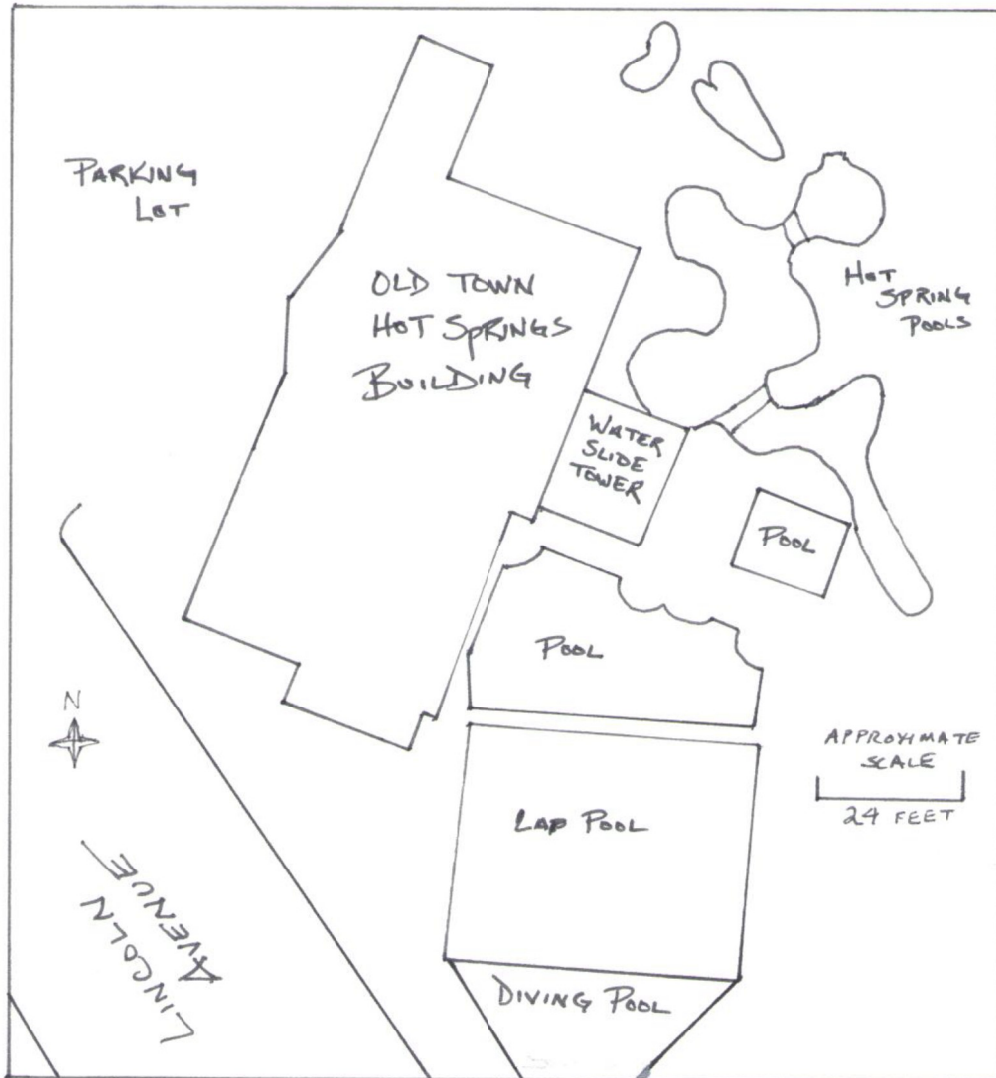
If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

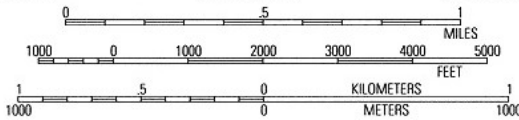
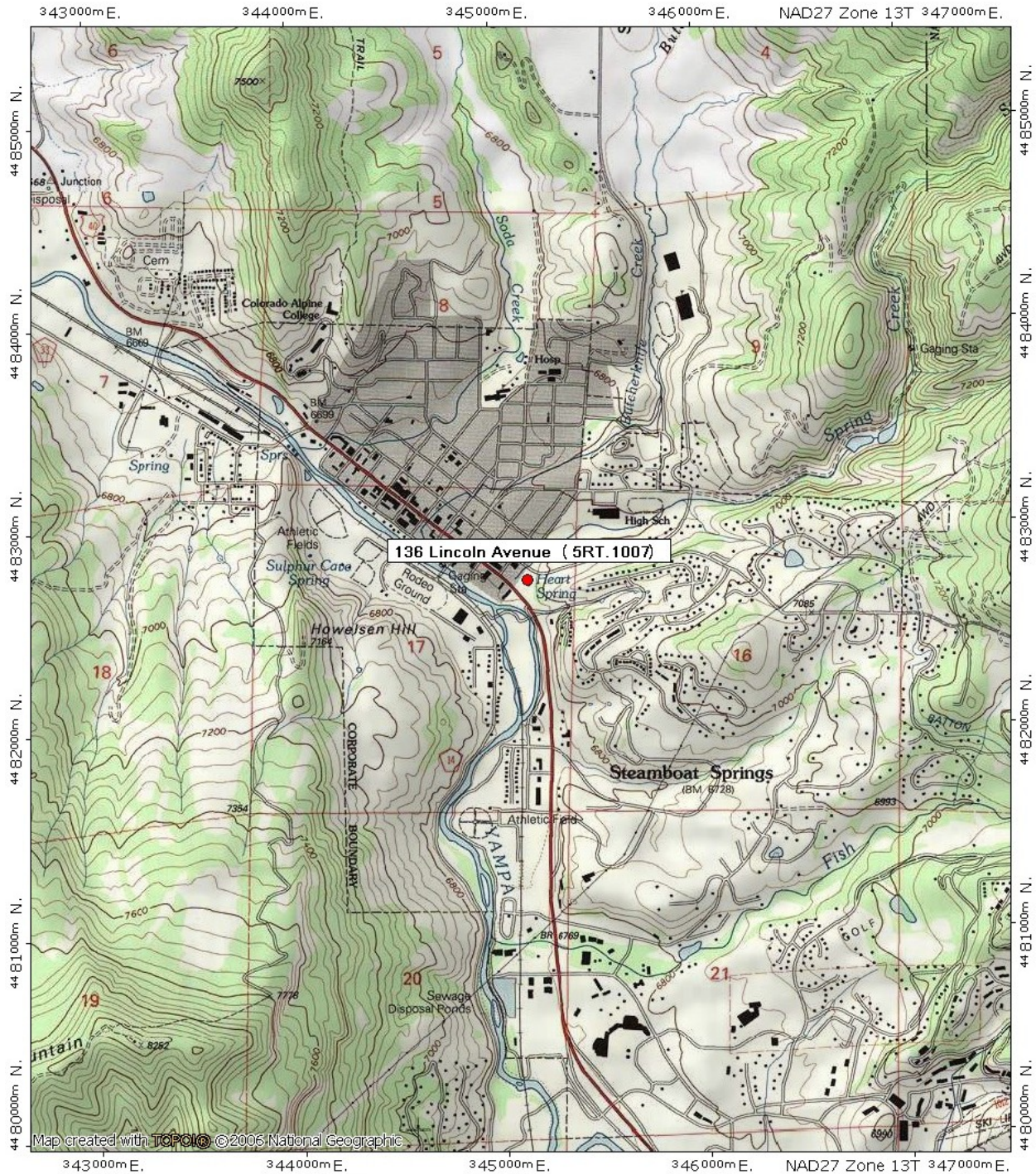
VIII. RECORDING INFORMATION

47. Photograph numbers: **CD #1, Images 1-5, 7-9; CD #2, Images 67-72**
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



Cultural Resource Historians
 1607 Dogwood Court, Fort Collins, CO 80525
 (970) 493-5270