

Old Town Steamboat Springs Residential Survey

Phase IX

Project Number CO-12-025

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1.0 INTRODUCTION

The ninth phase of the Old Town Steamboat Springs Residential Survey was undertaken by the City of Steamboat Springs as part of a continuing effort to inventory, at the intensive-level, the city's historic resources. The project's primary objective is to develop public and community awareness of the city's preservation program, and of the benefits of historic preservation, through the inventory of Old Town residential and commercial properties. More broadly, it is anticipated that these efforts will enhance the effectiveness, efficiency, and the success of Steamboat Springs' historic preservation program, in identifying and preserving historic buildings, and in protecting the historic character of the Old Town neighborhoods. Toward this end, this report presents the results of intensive-level surveys of twenty-one properties, located on Yampa Street, Lincoln Avenue, 9th Street, 11th Street, and 12th Street. The inventoried properties are not all contiguous, but rather represent a selective survey of properties within the Old Town Neighborhood. The properties were photographed and field surveyed in June 2012, and their inventory forms will be added to the inventory forms produced during the first eight phases of the Old Town Steamboat Springs Residential Survey.

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Cultural Resource Historians, of Fort Collins, Colorado, under contract to the City of Steamboat Springs. Carl McWilliams, of Cultural Resource Historians, conducted the field survey and photography. Karen McWilliams and Carl McWilliams conducted the archival research, and completed the inventory forms. Alexis Eiland, Preservation Planner, and Tyler Gibbs, Director of Planning and Community Development

Department, administered the project for the City of Steamboat Springs.

The following sections describe the project area, provide a historical overview, and present the file search results, methodology, and research design for the project. The survey results are then summarized, followed by a comprehensive survey log which presents the survey's conclusions for each property in detail.

2.0 THE PROJECT AREA

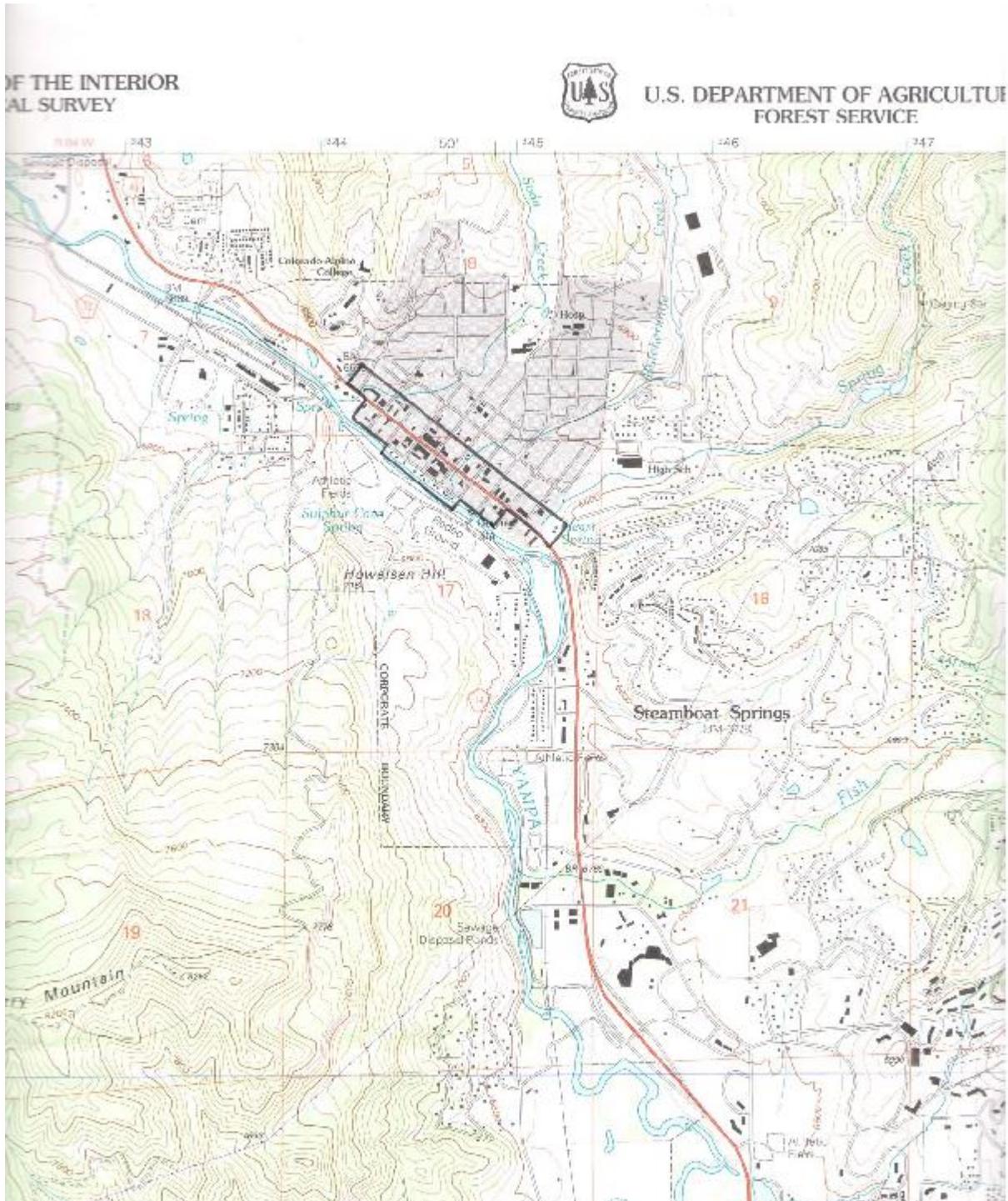
With a population of 12,000, the City of Steamboat Springs is located in the scenic Yampa River Valley, below the western base of Rabbit Ears Pass. Situated along U.S. Highway 40, in northwestern Colorado, Steamboat Springs is at approximately 6800 feet in elevation above sea level, with Howelsen Hill, along with Mt. Werner, Sunshine Peak, Storm Peak, and the other peaks of the Steamboat Springs Ski Resort, dominating the visual landscape. The survey area comprises approximately seventy-

three acres in Old Town Steamboat Springs, located in Sections 8 and 17 of Township 6 North, Range 84 West of the 6th Principal Meridian. The Yampa River forms the southwest boundary, 12th Street is the northwest boundary, Oak Street is the northeast boundary, and the Old Town Hot Springs property at 136 Lincoln Avenue serves as the southeast boundary. The applicable U.S.G.S. quadrangle map is "Steamboat Springs, Colorado, 2000."

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Steamboat Springs Residential Survey Phase VIII project area, showing the survey areas boundaries. Copied from U.S.G.S. Quadrangle map "Steamboat Springs, Colorado, 2000."



3.0 HISTORIC OVERVIEW

James and Margaret Crawford and the Founding of Steamboat Springs, 1873 - 1888

Steamboat Springs was founded in the summer of 1875 by native Missourians James H. and Margaret E. Crawford. Born in 1845, James Crawford fought in the Civil War at a relatively young age. He and Margaret, who was born in 1849, were married in the late 1860s and by the winter of 1873, the young couple had become the parents of three small children, including two sons who they named Logan and John. After struggling to earn a living as farmers in the "Show Me State", James and Margaret determined to head west, to seek their fortune in Colorado Territory. Traveling overland by wagon, the Crawfords left Missouri in early May of 1873, and by the first week of June they had arrived at Denver, then a bustling mining supply town at the edge of the frontier.

Like many other pioneers, the Crawfords pushed west into the mountains, perhaps initially with the hope of striking it rich by discovering gold or silver, but eventually with the idea of finding an ideal location to settle and farm the land. By late June the family had established a temporary home at the mining camp of Empire, on the east flank of Berthoud Pass, and it was here that James left his family while he crossed over the Continental Divide. He spent the remainder of the summer exploring the Grand (Colorado) and Blue River Valleys and the Middle Park area of Colorado

Territory, where the towns of Hot Sulphur Springs, Kremmling, and Granby would later be located.

The Crawfords returned to the Front Range where they spent the winter of 1873-1874 near the town of Golden. The following summer, the young family then navigated across the newly-built wagon road over Rollins Pass. After reaching the Middle Park region, they built a cabin near the present-day site of Hot Sulphur Springs, where they spent the winter of 1874-1875. In the late summer and early fall of 1874, Crawford again left his family to explore regions to the north and west of Middle Park. Making his way over Gore Pass, Crawford descended into the upper regions of the Yampa River¹ Valley, near the present-day towns of Yampa, Phippsburg, and Oak Creek. Traversing the river to the north, he eventually came to a place where it turned westward, where there was a series of natural hot springs. From this point, Crawford continued to follow the river west, eventually making his way to the mouth of the Williams Fork River, below the present-day town of Craig.

To Crawford, the Yampa River Valley must have seemed like the Garden of Eden. The river, and its numerous tributaries, provided abundant water and were teeming with fish, wild game, including deer and elk, was plentiful and the forested mountain slopes provided an unending supply of logs for building and for fuel. Most important, though, the valley's fertile soil seemed ideal



for raising crops and livestock. As he made his way back along the river, "Crawford staked a claim at the point where the river turned westward, near the natural hot springs - a place well known both to the region's native Ute Indians and to fur traders and prospectors, who had already named it Steamboat Springs." Crawford then retraced his way back over Gore Pass and again into Middle Park, where he rejoined his family for the winter of 1874-1875.²

Crawford brought his entire family to Steamboat Springs in July 1875, where he and Margaret built the region's first permanent cabin along the banks of Soda Creek. By summer's end four other settlers - including William Walton, Perry Burgess, William Mellon, and Joseph Coberly - also had built cabins within a mile or two of the Crawford's place and together this small group of pioneer settlers formed the beginning of the town of Steamboat Springs. James and Margaret later built a small frame house for their family, before erecting a handsome stone mansion, in 1894, at what is today 1184 Crawford Avenue. It was here that James and Margaret lived out the remainder of their lives, until their respective deaths in 1930 and 1939.³

Far from contenting himself with merely living life as a pioneer rancher and farmer, James Crawford also set out to become one of the region's leading public citizens. He served two terms as a member of the Colorado State Legislature, beginning in

1879 and 1887. Among other endeavors, Crawford was appointed the first County Judge of Routt County in 1877, the region's first Postmaster in 1878, the first Superintendent of Schools in 1879, and he was also the principal organizer of the Steamboat Springs Townsite Company established in 1884 to promote the town and to draw new settlers into the region. Crawford later served as Steamboat Springs' first mayor, after the town was incorporated in 1900. Two years later, he platted the Crawford Addition out of part of what had been the Crawford homestead, comprising lots and blocks on Hill Street, Spruce Street, Missouri Avenue, Logan Avenue, and Park Avenue, between Laurel Avenue and North Park Road.⁴

The Steamboat Springs Townsite Company, and the Town's Early Growth, 1884 - 1908

Steamboat Springs evolved somewhat slowly in the years following the Crawford family's arrival in 1875. A post office, with regular mail service, was established in 1878; however, the area's first school was not built until the summer of 1883. That fall, thirteen students from six families attended school in a small cabin located near the confluence of Soda Creek and the Yampa River. Other improvements soon followed. One notable development, which also occurred in the summer of 1883, was the arrival of brothers Horace and George Suttle. Natives of Iowa, the Suttle brothers set up the area's first

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sawmill, to mill the lumber used to construct the town's first frame buildings.

Crawford, and other enterprising citizens, formed the Steamboat Springs Townsite Company the following year. The Company surveyed the area around the natural hot springs and platted the original townsite, a thirty-three-block area bounded by Yampa Street on the southwest, Pine Street on the northeast, 1st Street on the southeast, and 12th Street on the northwest. Lincoln Avenue, which paralleled the river between Yampa and Oak Streets, formed the community's main commercial street.

The town developed at a more rapid pace following the platting of the original townsite and establishment of the Suttle sawmill, known as the Steamboat Roller Mill. The *Steamboat Pilot*, Routt County's first newspaper, was founded by James Hoyle in 1885. That same year saw the establishment of both the area's first bathhouse (a forerunner of the hot springs pool) and a mercantile store, which was established by F.E. Milner.

New settlers continued to make their way into the valley and to take up lots within the townsite. Several new businesses were started during the late 1880s, including a drugstore, a hotel (the Sheridan), a bank, and another newspaper. Those same years also saw the arrival of the fledgling town's first Congregational minister, an attorney, and other professional services. By the early 1890s, Lincoln Avenue was becoming well-

established as Steamboat Spring's main street, while the town's early merchants and other citizens were beginning to build homes in the lots along Oak and Pine Streets.

Steamboat Spring's population continued to grow, along with its built environment. From the small handful of families who started the town in the mid-1870s, Steamboat Springs boasted more than fifty inhabitants by the mid-1880s and by the mid-1890s the town's population had increased dramatically, to several hundred citizens. By the close of the nineteenth century, Steamboat Springs' population stood at eight hundred, as the town had become well established as not only the principal supply point for Routt County, but also as the main cultural and economic center for all of northwestern Colorado.

Residential development grew into what would become the First Addition to the Town of Steamboat Springs, beginning in the 1890s and continuing into the early decades of the 1900s. Land transactions in this area, generally located northeast of Pine Street, were recorded as early as 1892; however, the plat for the First Addition was not filed until 1909. In the meantime, Steamboat Springs had incorporated in 1900, with James Crawford as its first mayor. The Norvell Addition, named for Routt County pioneer, James L. "Jim" Norvell, was platted in 1908.

Having arrived in the Yampa Valley in 1882, Jim Norvell was among the region's most



colorful early citizens. Born in Tennessee, Jim was the oldest son of Nancy J. and A. R. Norvell's six children, all but two of whom settled in the Yampa Valley. Other siblings in the area included Robert E. Norvell of Hayden, and Joseph C. Norvell and Mrs. T. A. Forkner of Craig. Jim Norvell's life in Routt County was a mixture of fortune and tragedy. An astute entrepreneur not averse to risk, Jim lived first in Hayden, where he was the proprietor of the Hayden Stage Line, as well as owner of the Norvell Mercantile Company. He also owned a hotel and livery stable in Hayden.

At the same time, Norvell routinely risked large sums of money purchasing ranches and tracts of open land around Hayden and Craig, as well as building lots within Steamboat, Craig and Yampa. He also speculated in Northern Colorado's fledgling mining boom, buying up mining claims around Columbine and near the Manhattan gold fields. His favorite enterprise, though, was speculating in cattle. He routinely spent large sums purchasing several hundred head of cattle, gambling that, when it came time to sell, the market would reward his daring. More often than not, it did, and Norvell routinely wintered two to three thousand head of cattle on ranches throughout Routt County.⁵

Despite his self-made fortune, Jim Norvell was reputedly addicted to alcohol and gambling. In 1900, his first wife left him. He placed his home and furnishings, as well as his livestock up for auction, and moved to

Steamboat Springs, where he soon had a religious awakening and became a changed man. In 1902, he was married again, to Mary Jane Hamilton, and began a new chapter in his life as a "cowboy evangelist." Legend has it that, to compensate for his less than stellar past, Norvell built a church in each of the communities in which he previously had operated saloons. His missionary work and preaching took him all over the west, including Oklahoma, where he was proselytizing in 1904 when news reached him of his mother's death.⁶

On September 11, 1907, a son, James Atterbury Norvell, was born to James and Mary Norvell. Tragedy struck, however, when the boy was just two. In November 1909, little Jimmy Norvell ingested part of a bottle of wintergreen oil he found in the house and died. These and similar misfortunes may have led to James Norvell's "fire and brimstone" brand of preaching, which often shook his audiences to their core. Newspaper accounts of the day wavered between praise for the quantity of his converts and horror at his sermons about a truly fearsome God, who frightened children and made even grown women cry hysterically. After forty years of making his mark on Routt County, in 1936, James L. Norvell passed away.⁷

The Cattle Industry, 1860s - Present

During its first several decades, Steamboat Springs' economy was primarily dependent



on the cattle industry and cattle ranching has continued as a key economic mainstay to the present day. The importance of cattle, in fact, could hardly be overstated. As expressed by historian Lee A. Powell, "Steamboat Springs, its stores, banks, hotels, and even the women's literary society, depended on two sources for existence, cattle and great expectations."⁸ In 1902 the *Routt County Sentinel* estimated that more than one hundred thousand head of cattle were on ranches, or on the open range, in what today comprises Routt and Moffat Counties; and Steamboat Springs was the principal town where the cattle ranchers came for their various supplies, food, and social opportunities.⁹

Cattle were introduced into the Browns Park region in extreme northwestern Colorado perhaps as early as the 1850s. In the ensuing decades several large-scale cattle operators moved cattle into the region, taking advantage of the open range and the Yampa Valley's abundant high quality grass. Some of the more notable cattlemen in the early years included Noah Reader, who settled in the Little Snake River Valley in the early 1870s, the Cary brothers, who established the Two Circle Bar Ranch west of Hayden in the late 1880s, and Jerry McWilliams, who established the Pine Grove Ranch and other operations near Steamboat Springs beginning in the mid-1890s.¹⁰

In the early years cattle herds were driven south, to the Denver and Rio Grande

railhead at Wolcott for shipment by rail to Denver or elsewhere. However, after the Denver, Northwestern and Pacific Railway was completed into Steamboat Springs in 1908, cattle were shipped locally. In addition to eliminating the need for long trail drives, the coming of the railroad also resulted in the construction of stockyards, loading chutes, and other facilities in Steamboat Springs.

The gradual closing of the open range method of grazing represented a key development in the cattle industry. Beginning in the late 1800s, large cattle operators increasingly had to compete with both sheepmen and homesteaders for grazing lands. The inevitable conflicts which arose were exacerbated by both the commonly-believed myth that cattle would not graze where sheep had grazed previously and the increasing numbers of cattle ranchers, sheep herders, and settlers competing for the same land. After the establishment of Routt National Forest in 1905, grazing rights were regulated by the federal government with cattle ranchers and sheepmen all required to apply for grazing permits to utilize public lands.¹¹ Cattle ranching has continued to evolve as a key economic mainstay in Routt County to the present day.

Ranching families often maintained a second home in town, when they could afford to do so. The "in town" residences were used during the winter months so children could attend school more easily, to

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entertain family and friends on social occasions, as a base in town when obtaining supplies, and on a variety of other occasions. These residences often later served as retirement homes for ranching couples.

Coal Mining, Circa 1910s - 1950s

Several coal mining families from Mt. Harris moved to Steamboat Springs after the area's coal mines closed in the late 1950s, blending with the traditional ranching families as part of an economically diverse Old Town neighborhood. Founded in 1914, Mt. Harris was a company coal mining town located east of Hayden. The town was home to mining families employed at three area mines: the Mt. Harris Mine, owned by the Colorado-Utah Coal Company, which operated between 1914 and 1958; the Wolf Creek Mine, which was opened by the International Fuel Company in 1915, and was later operated by the Pinnacle-Kemmerer Coal Company; and the Wadge Mine, which was operated by the Victor-American Fuel Company between 1917 and 1958.

Mt. Harris was a complete and vibrant town. In addition to houses for miners, store operators and others, the community boasted an extensive number of businesses, a post office, a boardinghouse, hotels, a community center, offices for the mining companies, and other improvements. The mines closed in the late 1950s, however, and all of the town's buildings were

subsequently sold at auction and either razed or moved to nearby towns. Several were re-located to Old Town Steamboat Springs in the late 1950s and early 1960s, with many former Mt. Harris families moving to Steamboat Springs as well.¹²

The Moffat Road (Denver, Northwestern and Pacific Railway) and Early Automobile Roads, 1908 - Circa 1940

Prior to the arrival of the railroad in 1908, Steamboat Springs was relatively isolated from both the remainder of Colorado and the country as a whole. To travel by rail, passengers had to first make their way either south to Wolcott or north to the Union Pacific line in Wyoming. Although a stagecoach route had been established as early as 1889, local travel by road was, at best, an uncertain proposition. Due to the region's high elevation and heavy snowfall, both travel and shipment of mail, food, and other supplies during the winter months was almost nonexistent.

With the arrival of the railroad in December 1908, however, Steamboat Springs opened dramatically to the outside world. The Denver, Northwestern and Pacific Railway, founded by David H. Moffat, was the first railroad in Colorado to cross the Continental Divide west of Denver. Regionally, the DN&P came over Gore Pass, following the Yampa River northward toward Steamboat Springs and westward toward Craig. Although Moffat had initially dreamed of building his



railroad into Utah, a lack of funds meant Steamboat Springs remained the end of the line until 1914 and the DN&P never extended beyond Colorado.¹³

The advent of the automobile and the construction of the transcontinental road over Rabbit Ears Pass made Steamboat Springs even more accessible to Colorado's burgeoning Front Range cities. The United States Forest Service had built a wagon road over Rabbit Ears Pass in 1914; this route later became part of U.S. Highway 40 which was officially designated in 1935. Although the road over Rabbit Ears Pass was open only during the summer months for a number of years, over time it played a key role in connecting Steamboat Springs to the rest of Colorado and the nation. More importantly, it gave rise to new sources of revenue through the recreation and tourism industries, most notably the ski industry.

The Ski Industry in Steamboat Springs, 1914 - Present

Skiing first evolved in the Steamboat Springs area not as a recreational sport but simply as a means to travel from place to place during the long winters. The roots of recreational skiing may be traced to 1914, when Carl Howelsen and Peter Prestrud first introduced the sport of ski jumping at the town's inaugural Winter Carnival, held on Woodchuck Hill. A native of Norway and a stonemason by trade, Howelsen had a profound impact on skiing not just in

Steamboat Springs but throughout Colorado and the western region. By 1917 the mountain on the southwest side of the Yampa River had been named "Howelsen Hill" in his honor and by 1920 a grandstand had been built for spectators to view the ski-jumping competition. Other improvements, including a boat tow, a rope tow, and a chairlift in the 1940s, followed in the ensuing years.

Skiing quickly gave rise to several local organizations, most notably the Steamboat Springs Winter Sports Club which was formed in 1914. Other groups included the Steamboat Springs Ski Club formed in 1917 and the S.K.I. Club created in 1920. Today, the Steamboat Springs Winter Sports Club is renowned for having trained numerous Olympic-quality skiers and ski jumpers over the years.¹⁴

In 1923, Steamboat Springs, along with Hot Sulphur Springs, Dillon, Grand Lake, Estes Park, and Denver, became one of the charter members of the Colorado Ski Association. Skiing became part of the curriculum in Steamboat Springs' schools in 1944, while that same year Al Wegeman became the state's first full-time salaried ski coach. Two years later the National Ski-jumping Championships were held on Howelsen Hill in Steamboat Springs, and 1947 marked the first time Steamboat Springs was referred to as "Ski Town USA," a label the city proudly carries to the present day.



Commercial skiing on Mount Werner (originally known as Storm Mountain) had its start in 1958. Between that year and 1961 James Temple acquired some 827 acres of land at the base of the mountain. Marketing and publicity efforts began in 1959; however, the ski area did not officially open until December 1961 with the operation of a beginners' poma lift. The ski area's name was changed to Mount Werner following the death of native Steamboat Springs Olympian Buddy Werner in 1964. Owners of the ski area over the years have included the Storm Mountain Ski Corporation (circa 1961-1969), LTV Aerospace Corporation (circa 1969-1989), and the Kamori Kanko Company, LTD. in the years following 1989. As of 2005, the Steamboat Springs Ski Resort covered not only Mount Werner, but five other peaks and it comprised nearly three thousand acres of permitted terrain with 143 named trails.¹⁵

Within the Old Town neighborhoods, the histories of Steamboat Springs' ranching and skiing families are inexorably linked. Youngsters from ranching families learned to ski at an early age, as a practical means to navigate the winter landscape, and they later turned to skiing as sport. By the 1920s a well-defined skiing culture had evolved, captivating the attention of the region's youth, including several who would go on to become Olympic-caliber skiers and coaches, members of the famed Tenth Mountain Division during World War II, and

members of the Colorado and National Ski Halls of Fame.

Many such prominent skiers came of age, or spent at least part of their lives, in the Old Town neighborhoods. Perhaps most famously, these included the children of Ed and Hazel Werner - Gladys, Wallace, and Loris Werner - all of whom became Olympic skiers. Born in 1933, Gladys "Skeeter" Werner represented the United States in the 1956 winter Olympics at Cortina, Italy. Her brother, Wallace "Buddy" Werner, born in 1936, was a three-time Olympic skier, representing the United States at the Cortina, Italy games in 1956, at the Squaw Valley, California Olympics in 1960, and at the Innsbruck, Austria winter games in 1964. Tragically, Buddy was killed in an avalanche at St. Moritz, Switzerland on April 12, 1964, just weeks after his final Olympic appearance. Born in 1938, Loris "Bugs" Werner also participated in the 1964 Innsbruck Olympics as well as in the 1968 winter Olympics at Grenoble, France. (The Werner House (5RT.2457) is located at 844 Aspen Street)

Although "Skeeter," "Buddy" and "Bugs" perhaps garnered the most publicity, many other Steamboat Springs skiers left their mark as well - as skiers, coaches, and as mentors to the Werners and other Olympic-caliber skiers who followed. Two of the most influential such individuals were Robert "Bob" Wither and Gordon L. "Gordy" Wren. Born in 1915, Bob Wither was the son of Steamboat Springs' pioneer merchants Archie and Pearl



Wither. He started skiing at just three years of age and began competitive ski jumping at the age of six. From the time he was eleven until he quit jumping at twenty-three, Bob won numerous national titles in jumping. Dubbed the "boy wonder" by newspapers in the 1920s, at the age of fifteen, Bobby Wither was considered one of the best skiers in the state. He had captured the United States Western Class C title with a jump of 177 feet and was slated to compete in the regional Olympic tryouts in 1931, in preparation for the 1932 Olympics. Unfortunately, while warming up before the tryouts, he fractured his right leg. He continued to jump competitively for many years, however, until a second broken leg forced him to give up jumping in 1937. In later years, Bob and his wife Frances were at the forefront of promoting Steamboat Springs' Winter Carnival and other ski related activities.

Born in 1919, Gordy Wren also became an accomplished skier at a young age, and later honed his skiing skills as a member of the Tenth Mountain Division during World War II. Gordy qualified as a member of the 1948 United States Olympic ski team at St. Moritz, Switzerland, in the four skiing events of downhill, slalom, cross country, and ski jumping - the only American to have ever qualified for the games in all four events. He took second place at combined jumping, and won a fifth place medal in a special jumping event at St. Moritz. He was also the first American ski jumper to break the 300 feet mark. In his later years, Gordon served

as a coach and mentor to several other local skiing greats, including the Werners, Marvin Crawford, and Jim "Moose" Barrows. Two other notable individuals who left their mark on the region's skiing heritage were brothers Karl and Rudi Schnackenberg. Born in Germany in the early 1920s, the Schnackenberg brothers immigrated to America with their family in 1924. They grew up in Denver, before eventually moving to Steamboat Springs' Old Town neighborhood where they spent much of their adult lives. Karl and Rudi Schnackenberg both became world-class skiers in the late 1930s and both became members of the Tenth Mountain Division during World War II. Karl served as a medic for the Tenth Mountain Division and saw service in the Italian Alps. Rudi, meanwhile, skied competitively on a national level between 1939 and 1942 before also joining the Tenth Mountain Division at Camp Hale. Rudi taught ice climbing and glacier work to a detachment of Camp Hale soldiers on Washington's Mount Rainier in 1943 and the following winter he taught winter warfare to soldiers at Camp McCoy, Wisconsin, including courses in medical evacuation, rock climbing, and cliff evacuation. He too then served with distinction, as an instructor and combat medic in Italy until the war's end in 1945. Following the war, Karl worked as ski instructor for the Winter Sports Club in Steamboat Springs, and was a member of the ski patrol, for a number of years. Rudi, meanwhile, became one of the founding members of the Rocky Mountain Ski Instructors' Association, and subsequently

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served both as the organization's president or executive secretary for twenty years. In 1972-1973, he was voted "Instructor of the Year" by the Professional Ski Instructors of America and in 1982 he was inducted into the Colorado Ski Hall of Fame.

Old Town Steamboat Springs Today

Today, Steamboat Springs' Old Town neighborhoods comprise an eclectic mix of traditional ranching and skiing families, descendants of coal miners who moved here from Mt. Harris after the coal mines closed in the late 1950s, and relative newcomers attracted to Steamboat Springs

by its reputation as a first class ski resort and by the scenic rugged beauty of the Yampa Valley. In the second decade of the twenty-first century, Old Town Steamboat Springs is thus now a vibrant neighborhood made up of families and individuals who represent all aspects of regional history melded together to form a new and evolving social fabric. While representing different themes of the area's past, these individuals are working together to ensure that this traditional neighborhood will continue to enjoy a promising future.



Endnotes

¹The Yampa River was originally known as the "Bear River."

²There are seven named hot springs in the immediate Steamboat Springs area. Today, these springs are named Heart Spring, Iron Spring, Soda Spring, Sulphur Spring/ Sweetwater Lake Spring, Steamboat Spring/ Hot Sulphur Spring, Lithia Spring, and Sulphur Cave.

³Schaffer, Laureen Lafferty and Jim Crawford. "Crawford House" (5RT.473). National Register of Historic Places Registration Form, June 16, 2005.

⁴"Crawford Addition." Plat map, recorded on page 39 of "Plat Book" on file at the Routt County Clerk and Recorder's office, Steamboat Springs.

⁵Snyder, Dorothy Norvell. "Jim Norvell Colorful Pioneer of Northwestern Colorado." (Unpublished manuscript, on file at the Bud Werner Memorial Library, Steamboat Springs, CO.)

⁶*ibid.*

⁷*ibid.*

⁸Lee A. Powell, *Steamboat Springs: The First Forty Years*, (Steamboat Springs: Published by the Author, 1972), n. p.

⁹*ibid.*

¹⁰"Historic Context of Routt County," pp. 5-1 - 5-3; Powell, n. p.

¹¹"Historic Context of Routt County," p. 5-2.

¹²Patricia Holderness (project director), *History of Hayden and West Routt County 1876 - 1989*, pp. 20, 21.

¹³"City of Steamboat Springs Residential Survey Architectural Survey Report," February 2001, p. 14.

¹⁴"Historic Context of Routt County," p. 8-5.

¹⁵"Colorado Ski History Timeline: 1900- 950s." www.skimuseum.net/cotimeline.htm



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4.0 RESEARCH DESIGN

This phase of the Old Town Steamboat Springs Residential Survey is designed to document at the intensive-level twenty-one historic properties, selected by City of Steamboat Springs staff in consultation with Cultural Resource Historians. A file search of previously recorded properties within the survey area, provided by History Colorado, Office of Archaeology and Historic Preservation, identified seven previously surveyed properties, while the other fourteen properties had not been previously surveyed. Although categorized as a residential survey, only a few of the surveyed buildings currently serve as residences. Several former residences which have been converted into restaurants, offices, and other commercial uses, are included among the surveyed properties, however. Several properties are located at opposite ends of Lincoln Avenue, outside the boundaries of

the Downtown Steamboat Springs National Register Historic District. Others are located along Yampa Street, near the river, as well as on 9th, 11th, and 12th Streets near the northwest end of downtown.

The project represents one phase of a continuing effort to record all of Steamboat Springs' historic buildings at the intensive-level. In addition to recording architectural and historical data for each property, the survey also provides a professional recommendation regarding each property's eligibility to be individually listed in the National Register of Historic Places, and to be listed as a local landmark by the City of Steamboat Springs. Owners of eligible, designated, properties may qualify for state and federal income tax credits, and for other tangible economic benefits which may ultimately result from this survey.



5.0 METHODOLOGY

The intensive-level survey project was conducted between June 2012 and January of 2013, in accordance with the "Colorado Cultural Resource Survey Manual Guidelines For Identification: History and Archaeology" (revised 2007), issued by History Colorado, Office of Archaeology and Historic Preservation. Buildings to be surveyed at the intensive level were selected by the City of Steamboat Springs in consultation with Cultural Resource Historians.

Archival Research and Oral Interviews

Archival research was conducted to provide contextual information about Steamboat Springs' historical development and to collect relevant information about each of the properties surveyed at the intensive level. Toward this end, the researchers relied to some extent on previous survey work, conducted primarily by Mountain Architecture Design Group, Marty Alexandroff, and Cultural Resource Historians. Extensive additional research was conducted in Steamboat Springs at the Tread of Pioneers Museum and the Bud Werner Memorial Library, and in Denver at the Denver Public Library's Western History Department. Information about the past ownership and construction history of individual properties was obtained from files at the Routt County Assessor's office and at the Routt County Clerk's office.

Property-specific historic background information was obtained through a variety of sources. Biographical data about the buildings' early (pre-1950s) owners, businesses and residents - to the extent it was available - was obtained primarily from United States census records, and from contemporary *Steamboat Pilot* and *Routt County Sentinel* newspaper articles (obtained either from "Colorado's Historic Newspaper Collection" <http://www.coloradohistoricnewspapers.org> or from clipping files at the Tread of Pioneers Museum). Information regarding more recent (post-1950s) residents and businesses was obtained primarily from Steamboat Springs telephone directories, which are available from 1956 to the present at the Denver Public Library's Western History Department. Additional research data was obtained from Routt County Assessor files, plat maps on file with the Routt County Clerk's Office, and oral interviews conducted with several property owners.

Field Survey, Photography, Completion of Inventory Forms

The exterior form and appearance of each primary building surveyed was recorded in detail by a systematic description of materials, form and design, stylistic attributes, setting, condition, and integrity. Any associated secondary buildings such as garages and sheds were also similarly documented. The manually recorded field

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notes, as well as the results of the archival research and oral interviews, were then used to complete a computer-generated "Colorado Cultural Resource Survey Architectural Inventory Form," for each property in accordance with the "Colorado Cultural Resource Survey Manual Guidelines For Identification: History and Archaeology" (revised 2007).

Locational information (UTM coordinates; legal lot and block descriptions; and Section, Township and Range grid position to within 2½ acres) was obtained for all intensively surveyed properties. The location of each intensively surveyed property was also pinpointed on a segment of the Steamboat Springs, Colorado U.S.G.S. Quadrangle map. Current ownership for each property was also determined using online Routt County Assessor records.

Black-and-white digital photographs of each intensively surveyed property were made, the number of views being dictated by each subject. Where possible, three photographs were taken of each primary building, including a head-on view of the facade, as well as oblique views from two angles showing the facade and one side elevation and the rear and other side

elevation. Two sets of borderless 4" by 6" black-and-white prints were developed, packaged, and labeled according to History Colorado guidelines; one set for the City of Steamboat Springs and the other set for the History Colorado, Office of Archaeology and Historic Preservation.

Each inventory form included a site sketch map showing the footprint and placement of the intensively surveyed properties, including their relationship with adjacent buildings in the same block.

Perhaps most important, each inventory form also included an evaluation of the surveyed property's eligibility to be listed in the National Register of Historic Places, and as a local landmark by the City of Steamboat Springs. To be listed in the National Register of Historic Places, a property should, under most circumstances, be at least fifty years old, possess significance under one of the National Register Criteria, and exhibit sufficient integrity to be able to convey a sense of its historic significance. The National Register Criteria and the concept of integrity as it relates to significance, are discussed in greater detail in the following section.



Eligibility Criteria for Individual Listing in the National Register of Historic Places

Properties eligible for inclusion in the National Register of Historic Places must be deemed significant under one or more of the National Register Criteria, as defined by the National Park Service:

- Criterion A The property is associated with events that have made a significant contribution to the broad patterns of our history.

- Criterion B Properties that are associated with the lives of persons significant in our past.

- Criterion C Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

- Criterion D Properties that have yielded, or may be likely to yield, information important in prehistory or history.

Eligibility Criteria for Designation by the City of Steamboat Springs

Properties eligible for listing as a local landmark by the City of Steamboat Springs must be significant under one or more of the following criteria, as established by the City.

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.

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.



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.

Potential Eligibility to be Listed in the National Register of Historic Places as a Contributing Property Within a Historic District

Many properties which do not meet the threshold for individual listing in the National or State Registers may be eligible as contributing resources within a National Register historic district. Contributing properties within a historic district are typically linked by context, display above-average integrity, and date to a specific time period. Older properties with below average integrity, that are not associated with the district' significance, or properties that are less than fifty years of age, are usually considered non-contributing. As indicated below in Section 6, the twenty-one surveyed properties are located outside the boundaries of the Downtown Steamboat Springs National Register Historic District.

Integrity

The historical integrity of each property inventoried was evaluated as it relates to the National Register Criteria. To qualify for inclusion in the National Register of Historic Places, a property must not only be significant, but also have integrity. A property's integrity refers to its ability to convey its historic significance. In other words, integrity represents how much a property has been altered from its historic appearance. Properties that have been altered substantially have poor integrity, while those that have not been altered at all have excellent integrity.

As defined by the National Park Service, there are seven qualities of integrity that must be considered: location, design, setting, materials, workmanship, feeling, and association. Historic properties do not need to retain all seven qualities of integrity to be eligible for listing in the National Register of Historic Places; however, they must retain enough of these qualities to convey a sense of their historic significance.



6.0 RESULTS

This project has resulted in the intensive-level survey and completion of Colorado Cultural Resource Survey Architectural Inventory forms for twenty-one properties. The results of the survey closely matched the expectations identified in the research design. The twenty-one primary buildings include a mix of residences, retail stores, restaurants, and businesses. The Old Town Hot Springs facility, and the City of Steamboat Springs Police Services / Central Fire Station building, are also among the

surveyed properties. In addition to the primary buildings, four sheds were also surveyed as secondary buildings. These sheds were recorded on the same form as the primary building with which they were associated. Tables 1 and 2 below identify the primary buildings by their historic and current function/use, with the terminology adapted from the “Lexicon for Historical and Architectural Survey, Use and Function Lexicon Terms” within the Colorado Cultural Resource Survey Manual.

Domestic / Single Family Dwelling	9
Commerce/Trade / Specialty Store	3
Domestic / Hotel (Motel)	2
Commerce/Trade / Grocery Store	1
Commerce/Trade / Business	1
Commerce/Trade / Gas Station	1
Industry/Processing/Extraction / Manufacturing Facility (Lumber Co. Incinerator)	1
Commerce/Trade (Diesel Repair Shop)	1
Government / Fire Station/Police Station	1
Recreation and Culture / Swimming Pool/Resort	1
<u>Total</u>	<u>21</u>

Table 1. Primary Buildings by Historic Function/Use

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Commerce/Trade / Business/Professional Office Building	6
Commerce/Trade / Retail Store	4
Commerce/Trade / Restaurant	3
Commerce/Trade / Mixed-Use Commercial Building	2
Domestic / Single Family Dwelling	2
Domestic / Multiple Family Dwelling (duplex)	1
Domestic / Hotel (Motel)	1
Government / Fire Station/Police Station	1
Recreation and Culture / Swimming Pool/ Resort	1
<u>Total</u>	<u>21</u>

Table 2. Primary Buildings by Current Function/Use

The primary buildings were also categorized by their architectural style or building type. Typical of buildings throughout Colorado, relatively few historic buildings in Steamboat Springs are pure examples of any one architectural style. The architectural style and type nomenclature is adapted from *A Guide to Colorado's Historic Architecture*

and *Engineering*, (second edition), and the "Lexicon for Historical and Architectural Survey, Style and Building Type Lexicon Terms" within the Colorado Cultural Resource Survey Manual. Where possible, a specific style or type was applied; for some buildings, however, a general classification such as "Modern Movements" was used.

Mid-Twentieth Century Commercial Building	4
Neo-Mansard	2
Modern Movements	2
False Front Commercial Building	3
Late Victorian	3
Post World War II Ranch Type Dwelling	1
Post World War II Ranch Type Dwelling with Mountain Chalet or Ski Chalet Influences	1
Hipped-Roof Box Type Dwelling	1
Commercial Strip Mall / Shopping Center	1
Novelty Style Commercial Building	1
Other / Neo-False Front	1
No Defined Style	1

Table 3. Primary Buildings Architectural Style/Type



Eligibility Evaluations

Each property was evaluated regarding its eligibility to be individually listed in the National Register of Historic Places and as a local landmark by the City of Steamboat Springs. The previous phases of the Old Town Steamboat Springs Residential Survey, as well as this current ninth phase, concur that creation of a National Register-designated, or locally-designated historic district in the Old Town neighborhoods is unlikely outside the downtown commercial district. Historic residences throughout the Old Town area which possess architectural and historical significance and which have retained sufficient integrity are probably too dispersed to form a designated historic district.

The following evaluations constitute solely the professional opinion of Cultural Resource Historians; they are not official determinations of eligibility.

Eight properties were evaluated as individually eligible for local landmark

designation by the City of Steamboat Springs. Two of those eight properties were also evaluated as individually eligible for the State Register of Historic Properties. Thirteen properties were evaluated as ineligible for the National and State Registers and ineligible for local landmark designation. These thirteen properties were evaluated as ineligible primarily due to a loss of integrity. As a result, they no longer convey a sense of their historic and architectural significance.

Tables 4 and 5, below, list the properties which were evaluated as individually eligible for the State Register and for local landmark designation by the City of Steamboat Springs. These tables are followed by the Recommendations section of this report. Lastly, the Comprehensive Survey Logs for the project are presented in Tables 5 and 6. The Colorado Cultural Resource Survey Architectural Inventory Forms, prepared for each of the twenty-one intensively-surveyed properties, are presented under separate cover.

Site No.	Address	Historic Name	S. R. Criteria	L. L. Criteria
5RT.3153	840 Yampa Street	Steamboat Springs Police Services Building / Steamboat Springs Central Fire Station	C	N/A
5RT.3156	1136 Yampa Street	Kaibab Lumber Company Bark Incinerator	A	1, 3

Table 4. Properties Evaluated as Individually Eligible for the State Register of Historic Properties

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Site No.	Address	Historic Name	L. L. Criteria
5RT.485	134 12th Street	Groesbeck House, Marshall House	1, 2
5RT.1007	136 Lincoln Avenue	Bath Spring, Heart Spring, Miriquelle Spa	1, 3
5RT.1042	1122 Lincoln Avenue	Western Lodge, Steamboat Motor Inn	1
5RT.2049	141 9th Street	Kernaghan House, Monson House	1
5RT.3150	729 Yampa Street	Mahaffey House	1
5RT.3151	735 Yampa Street	Dorothy's Greenhouse	1, 2
5RT.3156	1136 Yampa Street	Kaibab Lumber Co. Bark Incinerator, Sore Saddle Cyclery Building	1, 2
5RT.3158	26 11th Street	Lockhart House, Si's Place	1, 2

Table 5. Properties Evaluated as Individually Eligible for Local Landmark Designation

7.0 RECOMMENDATIONS

The following recommendations are proposed to help guide the City of Steamboat Springs in meeting its primary objectives: to create an awareness not only of the city's preservation program, but also of the social and financial benefits of historic preservation through the identification and preservation of historic buildings in the Old Town neighborhoods.

1. Future survey efforts should continue to be carried out in a geographically systematic manner, concentrating on contiguous properties and on gaps within previously surveyed areas where some properties were left unsurveyed. Future survey efforts should also continue to focus on Steamboat Springs' post-World War II residences, built in the late 1940s and 1950s.
2. Owners of properties eligible for the National Register or local landmark designation should be encouraged to explore the tangible socioeconomic benefits of designating their properties at the appropriate level.
3. Property owners who choose to designate should be provided every possible assistance in completing the designation process.
4. Past and present property owners and all other interested persons should be encouraged to provide additional research information for any previously surveyed

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properties. This is particularly important due to the lack of property-specific research information available from traditional sources.

5. The survey results to date (phases I-IX) should be made available to all interested persons and should be widely disseminated. The results of this current phase also should be made available online, through the City of Steamboat Springs' website. (Inventory forms from the previous surveys are now available online through the city's website.) Paper copies of the survey results also should be made available at the City of Steamboat Springs, at the Bud Werner Memorial Library, and at the Tread of Pioneers Museum. The development of interpretive brochures and walking tours based on the survey results is also encouraged.
6. Increased attention should be given to buildings associated with Steamboat Springs residential and architectural development in the post-World War II years, extending into the late 1950s. In Steamboat Springs and elsewhere, post-World War II era properties are increasingly being considered for listing in the National and State Registers, as well as for local landmark designation.

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Table 6: Comprehensive Survey Log (organized by site number)

Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5RT.485	134 12th Street	Groesbeck House, Marshall House	Marshall House	Not Eligible	Eligible 1, 2	N/A
5RT.1007	136 Lincoln Avenue	Bath Spring, Heart Spring, Rocky Mountain Miriquelle Sa	Old Town Hot Springs	Not Eligible	Eligible 1, 3	N/A
5RT.1012	401 Lincoln Avenue	Coca Cola Bottling Company Building	Lincoln Avenue Law Building	Not Eligible	Not Eligible	N/A
5RT.1039	1104/1106 Lincoln Avenue	Steamboat Garage, Double S Motors, Montgomery Ward, et. al.	The Old West Building	Not Eligible	Not Eligible	N/A
5RT.1040	1103 Lincoln Avenue	Yampa Valley Co-op Association Building	1103 Lincoln LLC Building	Not Eligible	Not Eligible	N/A
5RT.1042	1122 Lincoln Avenue	Western Lodge, Steamboat Motor Inn	Western Lodge	Not Eligible	Eligible 1	N/A
5RT.2049	141 9th Street	Kernaghan House, Monson House	Sequoia Club Building / Sequoyah Club Building	Not Eligible	Eligible 1	N/A
5RT.3146	1107 Lincoln Avenue	Warm's Body Shop, J&B Body Shop, Brummett Realty	McGill Law Corporation Building	Not Eligible	Not Eligible	N/A
5RT.3147	1125 Lincoln Avenue	Yampa Motel	Boomerang Sports Exchange Building	Not Eligible	Not Eligible	N/A
5RT.3148	608 Yampa Street	Williams House	608 Yampa LLC House	Not Eligible	Not Eligible	N/A
5RT.3149	635 Yampa Street	McGill House	Yampa River Properties LLC Building	Not Eligible	Not Eligible	N/A
5RT.3150	729 Yampa Street	Mahaffey House	Sweet Pea Restaurant	Not Eligible	Eligible 1	N/A

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Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5RT.3151	735 Yampa Street	Dorothy's Greenhouse, Steamboat Floral and Greenhouse	Sunpie's Bistro	Not Eligible	Eligible 1, 2	N/A
5RT.3152	751 Yampa Street	Unknown	Yampa Street Development LLC House	Not Eligible	Not Eligible	N/A
5RT.3153	840 Yampa Street	Steamboat Springs Police Services Building / Steamboat Springs Central Fire Station	Steamboat Springs Police Services Building / Steamboat Springs Central Fire Station	Not Eligible	Not Eligible	N/A
5RT.3154	841 Yampa Street	Dodd Diesel Building	Back Door Sports / Wheels Building	Not Eligible	Not Eligible	N/A
5RT.3155	1124 Yampa Street	Fisher House	Double Z Bar and Bar BQ Building	Not Eligible	Not Eligible	N/A
5RT.3156	1136 Yampa Street	Kaibab Lumber Company Bark Incinerator	Orange Peel Bicycle Shop	Not Eligible	Eligible 1, 2	N/A
5RT.3157	130 9th Street	Boys Supermarket, Boys Market	Oak Street Plaza Building	Not Eligible	Not Eligible	N/A
5RT.3158	26 11th Street	Lockhart House, Si's Place	Lockhart House	Not Eligible	Eligible 1, 2	N/A
5RT.3159	117 12th Street	Brookshire House	Ralston Associates Architects et. al. Building	Not Eligible	Not Eligible	N/A

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Table 7: Comprehensive Survey Log (organized by address)

Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5RT.3157	130 9th Street	Boys Supermarket, Boys Market	Oak Street Plaza Building	Not Eligible	Not Eligible	N/A
5RT.2049	141 9th Street	Kernaghan House, Monson House	Sequoia Club Building / Sequoyah Club Building	Not Eligible	Eligible 1	N/A
5RT.3158	26 11th Street	Lockhart House, Si's Place	Lockhart House	Not Eligible	Eligible 1, 2	N/A
5RT.3159	117 12th Street	Brookshire House	Ralston Associates Architects et. al. Building	Not Eligible	Not Eligible	N/A
5RT.485	134 12th Street	Groesbeck House, Marshall House	Marshall House	Not Eligible	Eligible 1, 2	N/A
5RT.1007	136 Lincoln Avenue	Bath Spring, Heart Spring, Rocky Mountain Miriquelle Spa	Old Town Hot Springs	Needs Data	Eligible 1, 3	N/A
5RT.1012	401 Lincoln Avenue	Coca Cola Bottling Company Building	Lincoln Avenue Law Building	Not Eligible	Not Eligible	N/A
5RT.1040	1103 Lincoln Avenue	Yampa Valley Co-op Association Building	1103 Lincoln LLC Building	Not Eligible	Not Eligible	N/A
5RT.1039	1104/1106 Lincoln Avenue	Steamboat Garage, Double S Motors, Montgomery Ward et. al.	The Old West Building	Not Eligible	Not Eligible	N/A
5RT.3146	1107 Lincoln Avenue	Warm's Body Shop, J&B Body Shop, Brummett Realty	McGill Law Corporation Building	Not Eligible	Not Eligible	N/A

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Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5RT.1042	1122 Lincoln Avenue	Western Lodge, Steamboat Motor Inn	Western Lodge	Not Eligible	Eligible 1	N/A
5RT.3147	1125 Lincoln Avenue	Yampa Motel	Boomerang Sports Exchange	Not Eligible	Not Eligible	N/A
5RT.3148	608 Yampa Street	Williams House	608 Yampa LLC House	Not Eligible	Not Eligible	N/A
5RT.3149	635 Yampa Street	McGill House	Yampa River Properties LLC Building	Not Eligible	Not Eligible	N/A
5RT.3150	729 Yampa Street	Mahaffey House	Sweet Pea Restaurant	Not Eligible	Eligible 1	N/A
5RT.3151	735 Yampa Street	Dorothy's Greenhouse, Steamboat Floral and Greenhouse	Sunpie's Bistro	Not Eligible	Eligible 1, 2	N/A
5RT.3152	751 Yampa Street	Unknown	Yampa Street Development LLC Building	Not Eligible	Not Eligible	N/A
5RT.3153	840 Yampa Street	Steamboat Springs Police Services Building / Steamboat Springs Central Fire Station	Steamboat Springs Police Services Building / Steamboat Springs Central Fire Station	Not Eligible	Not Eligible	N/A
5RT.3154	841 Yampa Street	Dodd Diesel Building	Back Door Sports / Wheels Building	Not Eligible	Not Eligible	N/A
5RT.3155	1124 Yampa Street	Fisher House	Double Z Bar and Bar BQ Building	Not Eligible	Not Eligible	N/A
5RT.3156	1136 Yampa Street	Kaibab Lumber Company Bark Incinerator	Orange Peel Bicycle Shop	Not Eligible	Eligible 1, 2	N/A

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