

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.3151** Parcel number(s):
2. Temporary resource no.: **N/A** **177200002**
3. County: **Routt**
4. City: **Steamboat Springs**
5. Historic building name: **Dorothy's Greenhouse, Steamboat Floral and Greenhouse**
6. Current building name: **Sunpie's Bistro**
7. Building address: **735 Yampa Street**
8. Owner name and address: **Bucking Rainbow River LLC**  
**P. O. Box 774832**  
**Steamboat Springs, CO 80477-4832**



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

Local Landmark eligibility field assessment: **Eligible**

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**II. Geographic Information**

9. P.M. **6th** Township **6N** Range **84W**  
**NE ¼ of SE ¼ of NE ¼ of NW ¼ of section 17**
10. UTM reference (NAD27)  
Zone **13**; **344518** mE **4482975** mN
11. USGS quad name: **Steamboat Springs, Colorado**  
Year: **1969** Map scale: **7.5'**
12. Legal Description: **Lot 2 Yampa Street Subdivision**
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): **L-Shaped Plan**
15. Dimensions in feet: **30' NE-SW by 31' NW-SE overall dimensions**
16. Number of stories: **One**
17. Primary external wall material(s): **Stucco, Metal**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **N/A**
21. General architectural description:  

**This is a single-story building of wood frame construction. It is supported by a poured concrete foundation, and its exterior walls are clad with beige color stucco, covered with silver corrugated metal along the top of the wall surface. The roof is flat, with widely-overhanging eaves and with an extended eave on the façade (northeast elevation) which covers a front patio and sidewalk. The underside of the eaves are stained in knotty pine, while the eave edges and heavy wood rafters are painted dark blue. The building's asymmetrical façade faces toward Yampa Street. The northwest end of the façade contains a painted white glass-in-wood-frame entry door, and a set of paired single-light fixed-pane display windows. One of these windows features the following advertisement in yellow letters painted on the glass: "YOUR TYPICAL NAWLINS SANDWICH SHOP." Neon signs advertising "BUDWEISER" and "ABITA BEER" hang in the other window. The southeast end of the façade is penetrated by a single-light fixed-pane window, with a painted blue wood surround, flanked on either side by a single-light casement window, with a painted white wood frame and painted blue wood surround. A painted white glass-in-wood-frame door on the southeast elevation opens onto a covered outdoor dining area. The northwest (side) elevation is penetrated by a band of three large 1x1 horizontal sliding windows, and by a single-light fixed-pane window, all with painted white wood frames and painted blue wood surrounds. A horizontal sliding glass bypass door enters the southwest (rear) elevation.**
22. Architectural style/building type: **Mid-Twentieth Century Commercial Building**

23. Landscaping or special setting features:

**This property is located on the southwest side of Yampa Street in the block between 7th and 8th Streets. The Yampa River flows southeast to northwest along the rear (southwest) property line. A concrete paved patio area and sidewalk are located in front of the Sunpie's Bistro building's northeast elevation (facade). A concrete paved outdoor bar and dining area, covered by a flat corrugated metal roof, is located adjacent to the building's southeast elevation. An uncovered outdoor dining area extends behind the building to the river.**

24. Associated buildings, features, or objects:

**Tube Shack**

**Located southeast of the Sunpie's Bistro building, this wood frame structure features a rectangular plan composed of a gabled section and a shed-roofed extension. The exterior walls are made of stained brown vertical wood siding, and the roof is covered with corrugated metal. The roof eaves are closed. The northwest elevation contains two open bays. A green corrugated metal garage door on the northeast elevation opens onto a short brick-paved driveway which extends to Yampa Street. The upper gable end facing Yampa Street on the northeast elevation displays the following text:**

**TUBE SHACK  
BLUE  
SKY WEST  
TUBING  
RESERVATIONS**

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: **1954** Actual:
- Source of information: **Routt County Assessor records; Mountain States Telephone and Telegraph directories**
26. Architect: **Unknown**
- Source of information: **N/A**
27. Builder/Contractor: **Unknown**
- Source of information: **N/A**
28. Original owner: **Dorothy Wither (probably)**
- Source of information: **Mountain States Telephone and Telegraph directories**
29. Construction history (include description and dates of major additions, alterations, or demolitions):
- Routt County Assessor records list 1954 as this building's year of construction, and the building's address (735 Yampa Street) appears in the earliest-available (1956) telephone directory for Steamboat Springs. Its original use was as Dorothy's Greenhouse which later became Steamboat Floral and Greenhouse. Photos of the building from that time period were not uncovered, so it is difficult to determine it changed when it was converted into a restaurant in the 1980s. A greenhouse structure, located northwest of this building, was razed when this building was converted into a restaurant.**

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

#### **V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Commerce and Trade / Specialty Store**

32. Intermediate use(s): **Commerce and Trade / Specialty Store**

33. Current use(s): **Commerce and Trade / Restaurant**

34. Site type(s): **Small commercial building; presently a restaurant**

35. Historical background:

**The river side of Yampa Street in this area remained undeveloped until the 1950s, although the Steamboat Fish Hatchery, and later the Steamboat Yacht Club, were located not far to the west. Constructed as "Dorothy's Greenhouse" circa 1954, this was the first building erected on the river side of Yampa Street in this block. Originally owned by Dorothy Wither, this business later became "Steamboat Floral and Greenhouse." Born in northwestern Colorado circa 1904, Dorothy was the daughter of venerable Steamboat pioneers Archie and Pearl Wither. Natives of Scotland, Archie and his brother George Wither founded the A. & G. Wither general merchandise store in Hahn's Peak in the 1890s before moving the store to Steamboat Springs in 1901. Dorothy Wither also owned and operated a women's clothing store, named the "Dorothy Shop" at 821 Lincoln Avenue from circa 1957 to the early 1980s. (For further biographical information on the Wither family, please refer to the inventory forms for 440 8th Street (5RT1065), and 821 Lincoln Avenue (5RT1029).**

**In the early 1960s, Dorothy's Greenhouse was renamed "Steamboat Floral and Greenhouse." The business existed at this location until the 1980s when it moved to 435 Lincoln Avenue and was renamed "Steamboat Floral and Gift." This building, meanwhile, became the home of "Yampa Blue" a small bistro which offered gourmet coffees, lunch, and imported gifts. For the last several years, 735 Yampa Street has been home to "Sunpie's Bistro" which offers Creole and Cajun cuisine.**

36. Sources of information:

**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, 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 Vest Pocket Picture Map, 1979," Located at the Bud Werner Memorial Library.**

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**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 building is historically significant for its association with commercial development along Yampa Street during the post-World War II period. Built as a floral shop, circa 1954, this was the first commercial building located in this block on the river side of Yampa Street. It derives additional significance for its early association with Dorothy Wither who made notable contributions to Steamboat Springs' history. The building's historic and architectural significance is probably not to the extent that it qualifies for listing in the National or State registers; it does qualify for local landmark designation however.**

## 43. Assessment of historic physical integrity related to significance:

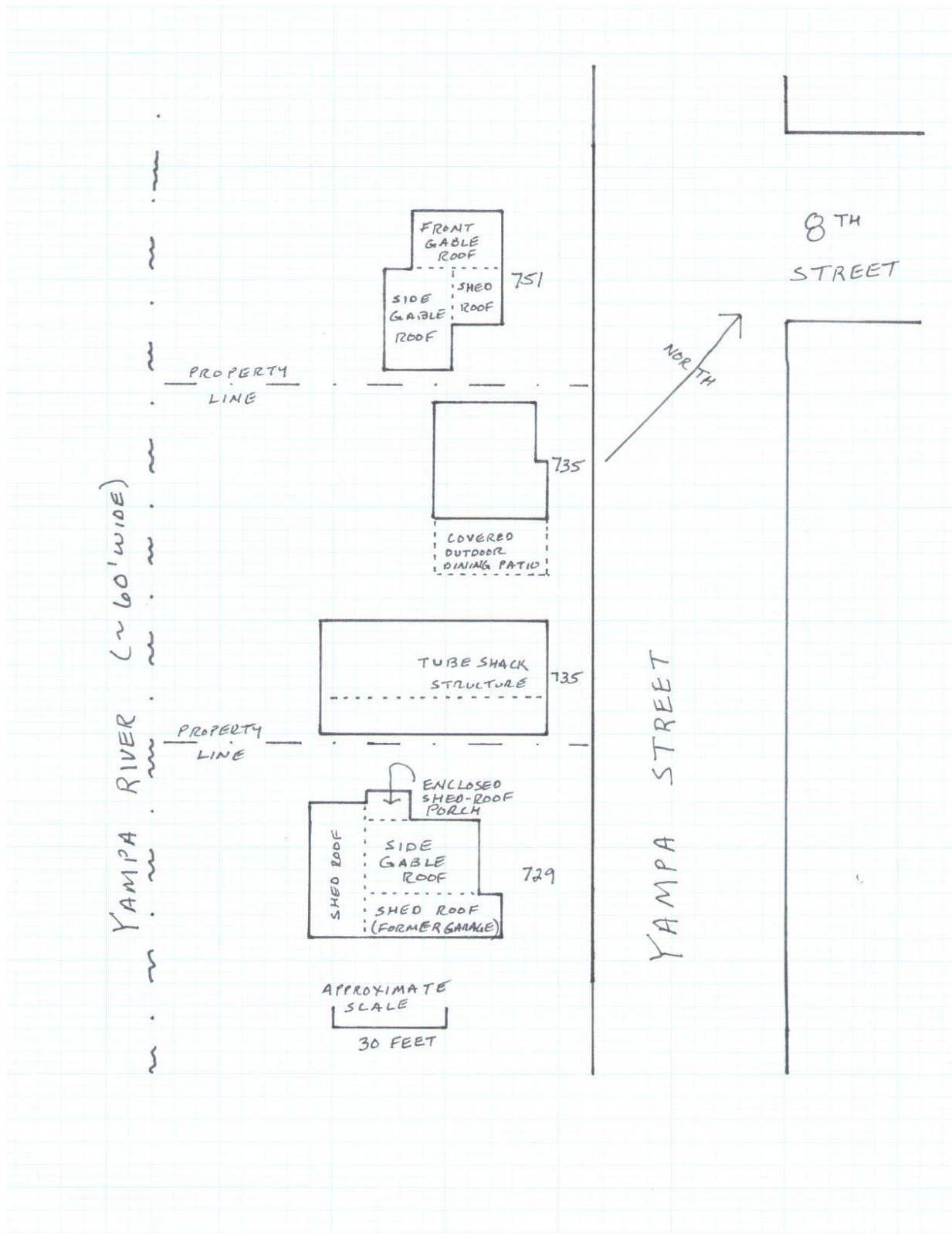
**This property displays a reasonably high level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association; although, it has undergone some alterations as it was converted from a floral shop into a restaurant in the 1980s. Most of these alterations are to the interior. The extent of exterior alterations are unclear.**

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**44. National Register eligibility field assessment: **Not Eligible**Local Landmark eligibility field assessment: **Eligible**45. Is there National Register district potential? **No**

**Discuss: Historic properties in this area along Yampa Street appear too dispersed, and are too few in number to comprise a 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 28-34; CD #2, Images 30, 31**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

