

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.3152** Parcel number(s):
- 2. Temporary resource no.: **N/A** **177200001**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Unknown**
- 6. Current building name: **Yampa Street Development LLC Building**
- 7. Building address: **751 Yampa Street**
- 8. Owner name and address: **Yampa Street Development LLC**
3131 S. Vaughn Way, Suite 301
Aurora, CO 800014-3509



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

Local Landmark eligibility field assessment: **Not Eligible**

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**; **344482** mE **4483006** mN
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **1969** Map scale: **7.5'**
12. Legal Description: **Lot 1 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): **Irregular Plan**
15. Dimensions in feet: **32' NE-SW by 45' NW-SE overall dimensions**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood / Vertical Siding, Wood / Weatherboard, Stucco**
18. Roof configuration: **Gabled Roof / Front Gabled Roof, Shed Roof, Gabled Roof / Side Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch**

21. General architectural description:

This building is supported by a poured concrete foundation, and consists of a side-gabled section, a shed-roofed section, and a front-gabled section.

The front-gabled section measures 16' NW-SE by 25' NE-SW. Its exterior walls are made of stained dark brown board-and-batten, while its front-gabled roof is moderately-pitched with corrugated metal roofing material and boxed eaves. The underside of the eaves are stained brown with a knotty pine finish and painted grey wood trim. A painted black glass-in-wood-frame atrium door enters the northeast elevation (façade) from a small flagstone porch. A similar painted black glass-in-wood-frame atrium door opens onto an uncovered wood deck on the southwest (rear) elevation. A single-light casement window penetrates the northwest elevation.

The shed-roofed section is nearly square, measuring 13' NW-SE by 14' NE-SW. Its exterior walls are clad with salmon color horizontal weatherboard siding, while its shed roof is covered with corrugated metal. A small single-light window, with a painted black wood frame, penetrates the northeast elevation (façade).

The side-gabled section measures 29' NW-SE by 18' NE-SW. Its exterior walls are clad with grey stucco, while its moderately-pitched roof is covered with metal roofing material. The underside of the eaves are finished with stained brown knotty pine. A glass-in-wood-frame atrium door enters the southeast end of the façade from a shed-roofed porch. This porch features a poured concrete floor, two, heavy, stained natural brown, wood posts, and two heavy horizontal rafter beams which support a shed porch roof. A painted glass-in-wood-frame door enters the southwest elevation from an

uncovered wood deck. This rear entry, though, is covered by an intersecting shed roof. Windows on the southwest elevation of this section include two sets of paired 1/1 double-hung sash windows, and a single 1/1 double-hung sash window.

22. Architectural style/building type: **No Defined Style**

23. Landscaping or special setting features:

This well-maintained property is located on the southwest side of Yampa Street in the block between 7th and 8th Streets. Two large cottonwood trees are located in a planted grass front yard which is nicely landscaped with native plants and flowers. A flagstone sidewalk leads from Yampa Street to the main entry on the northeast elevation. The Yampa River, which flows southeast to northwest, forms the rear property line, behind the building to the southwest.

24. Associated buildings, features, or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: **1930** Actual:
Source of information: **Routt County Assessor records**

26. Architect: **Unknown**
Source of information: **N/A**

27. Builder/Contractor: **Unknown**
Source of information: **N/A**

28. Original owner: **Unknown**
Source of information: **N/A**

29. Construction history (include description and dates of major additions, alterations, or demolitions):
Routt County Assessor records list 1930 as this building's date of construction, and somewhat older (circa 1980s) Assessor photos show that it was then an L-shaped cross-gabled residence with a shed-roofed extension. The dwelling was apparently moved to this location in the late 1970s, as prior to that time a greenhouse, associated with Steamboat Floral and Greenhouse (next door at 735 Yampa Street), was located in this vicinity. Moreover, this building's address does not begin to appear in Steamboat Springs telephone directories until the late 1970s. It is possible that the building is composed of two or three originally separate buildings moved to this site and joined together.

30. Original location: **No** Date of move(s): **Circa 1978**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Commerce and Trade / Business**
34. Site type(s): **Small commercial building; presently a real estate office**

35. Historical background:

The river side of Yampa Street in this block remained undeveloped until the 1950s, although the Steamboat Fish Hatchery, and later the Steamboat Yacht Club, were located not far to the west. By circa 1954, Dorothy's Greenhouse was located in this vicinity. 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).

Little is known about this building's early history. It was apparently moved to this site in the late 1970s. This date is based on the fact that its address does not appear in Steamboat Springs telephone directories until that time, and because a greenhouse structure associated with Dorothy's Greenhouse / Steamboat Floral and Greenhouse was located on this site until that approximate time. The telephone directories list Warren E. Johnson as the resident at this address in 1980, followed by Kelly Lawler in 1988, and George Ellington in 1991. The dwelling was then substantially renovated and converted into an office building in the early 1990s.

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.

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:

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.

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:

Apparently moved to this location as a dwelling in the late 1970s, and renovated into office space in the 1990s, this building is not historically or architecturally significant, relative to National and State registers criteria, and relative to local landmark designation criteria. It is, therefore, ineligible for designation at any level.

43. Assessment of historic physical integrity related to significance:

This well-maintained property displays a below average 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. Historically a dwelling, it was converted into offices in the 1990s. It no longer conveys a sense of historic or architectural significance.

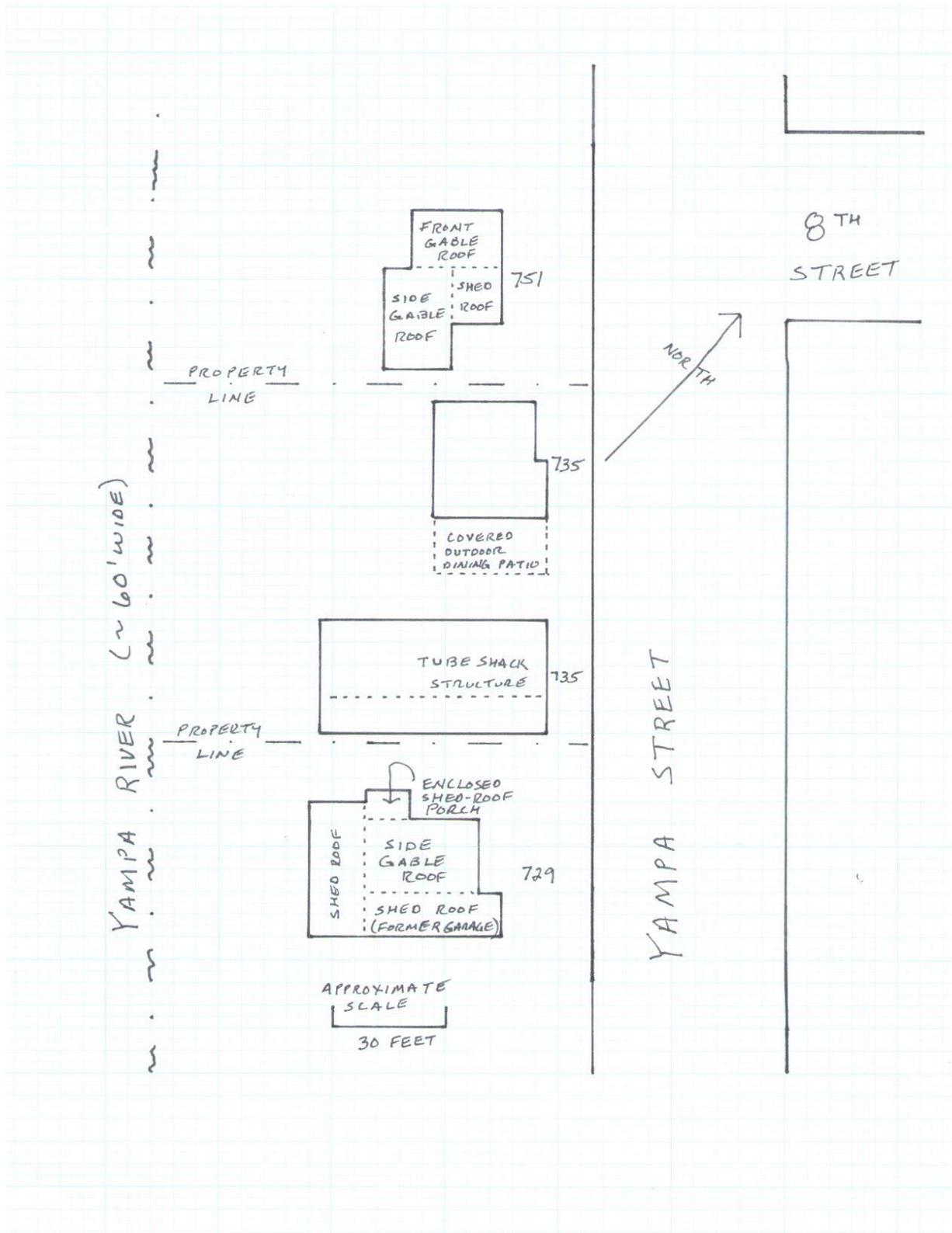
VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT44. National Register eligibility field assessment: **Not Eligible**Local Landmark eligibility field assessment: **Not Eligible**45. Is there National Register district potential? **No**

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 35-39,; CD #2, Images 28, 29**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

