

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

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.3153** Parcel number(s):
- 2. Temporary resource no.: **N/A** **145030007**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Steamboat Springs Police Services Building / Steamboat Springs Central Fire Station**
- 6. Current building name: **Steamboat Springs Police Services Building / Steamboat Springs Central Fire Station**
- 7. Building address: **840 Yampa Street**
- 8. Owner name and address: **City of Steamboat Springs**  
**P. O, Box 775088**  
**Steamboat Springs, CO 80477-5088**



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

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## II. Geographic Information

9. P.M. **6th** Township **6N** Range **84W**  
**SW ¼ of NE ¼ of NE ¼ of NW ¼ of section 17**
10. UTM reference (NAD27)  
Zone **13**; **344422** mE **4483102** mN
11. USGS quad name: **Steamboat Springs, Colorado**  
Year: **2000** Map scale: **7.5'**
12. Lot(s): **7, 8, 9** Block: **30**  
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): **Rectangular Plan**
15. Dimensions in feet: **105' NW-SE by 61' NE-SW**
16. Number of stories: **Two**
17. Primary external wall material(s): **Concrete Block; Wood (diagonal siding)**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch**
21. General architectural description:

**This two-story, rectangular-shaped, building measures 105' NW-SE by 61' NE-SW. The first story primarily comprises five large bays where fire engines are kept, while the second story is utilized as office space for the police services and fire departments. The building is supported by a poured concrete foundation, and is covered by a flat roof. The first story walls are made of painted chocolate brown color concrete blocks, while the second story walls are clad with painted chocolate brown diagonal wood siding with 1" by 4" corner boards. The architecturally prominent roof eaves extend well past the plane of the walls. The eaves are clad with painted chocolate brown diagonal wood siding and feature a reverse angle. A metal-clad faux roof eave comprises a decorative element between the first and second stories on the northwest, southwest, and southeast elevations. The main entry into Steamboat Springs' Police Services Department is located on the northeast elevation. Here, eight metal steps, with flanking metal pipe railings and a center metal pipe railing, leads to a porch where a set of paired glass-in-metal frame doors enter the building. The property's address "840" is affixed to the wall over the doorway. The porch is also accessed by a poured concrete handicap-accessible ramp, with a metal pipe railing, which extends from the porch along the southeast end of the northeast elevation, to ground level. A band of eight alternating fixed-pane and casement windows penetrate the northeast elevation wall, overlooking the handicap-accessible ramp. The words "STEAMBOAT SPRINGS POLICE SERVICES BUILDING" are affixed to the wall near the northwest end of the northeast elevation. The building's northwest elevation faces 9th Street. This elevation's first story wall is penetrated by a**

Painted red glass-in-metal-frame door, with one upper sash light, and by three vertically-oriented windows. The northwest elevation's second story wall is penetrated by a solid metal door, and by two sets of paired casement windows. The door opens onto a second story porch and railing made of recycled materials, which is accessed by nine metal steps at the building's north corner. The building's southwest elevation faces Yampa Street. This elevation's first story contains five tall, painted red, 24-light, rollaway garage doors, behind which are the fire engine bays. This elevation's second story walls are penetrated by a band of thirteen alternating fixed-pane and casement windows. The words "STEAMBOAT SPRINGS CENTRAL FIRE STATION" are affixed to the faux metal-clad roof eave between the first and second stories on the southwest elevation. The lower level of the southeast elevation contains five painted chocolate brown overhead garage doors and a single metal door. The southeast elevation's upper level is penetrated by six alternating fixed-pane and casement windows and by a metal door. This door opens onto a small porch and railing made of recycled materials, accessed by a set of metal stairs at the building's east corner.

22. Architectural style/building type: **Modern Movements**

23. Landscaping or special setting features:

This building is located on Lots 7-9 in Block 30 of the Original Addition to Steamboat Springs, east of the corner of Yampa and 9th Streets. Yampa Street, which runs NW-SE, parallels the southwest property line, while 9th Street, which runs NE-SW, parallels the northwest property line. Lincoln Avenue (U. S. Highway 40), Steamboat Spring's main commercial thoroughfare, is one block to the northeast. The Yampa Valley Electric Association Building, designed by architect Eugene Sternberg in 1956, is one block to the northwest. The Yampa River flows SE-NW beyond Yampa Street to the southwest. The property site slopes upward from Yampa Street so that the building's two levels are both fully above grade on the southwest elevation, while only the upper level is fully above grade on the northeast elevation. A large concrete-paved parking lot, with access from Yampa Street, is located southeast of the building. A smaller concrete-paved parking lot, with access from 9th Street, is located northwest of the building. A large elevated concrete-paved parking lot is located northeast of the building.

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

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate:           Actual: **1975**  
Source of information:           **Routt County Assessor records; "Breaking Ground," *Steamboat Pilot*, July 3, 1975, p. 1.**
26. Architect:                                   **Lincoln Jones**  
Source of information:           **"Breaking Ground," *Steamboat Pilot*, July 3, 1975, p. 1.**
27. Builder/Contractor:                   **Lloyd Pierce**  
Source of information:           **"Breaking Ground," *Steamboat Pilot*, July 3, 1975, p. 1.**
28. Original owner:                         **City of Steamboat Springs**

Source of information: **"Breaking Ground," *Steamboat Pilot*, July 3, 1975, p. 1.**

29. Construction history (include description and dates of major additions, alterations, or demolitions):  
**This building was constructed in 1975 to serve as a fire station and as a central office facility for the City of Steamboat Springs. It was designed by architect Lincoln Jones. Lloyd Pierce, a local builder, served as the general contractor. Ground was broken in early July of 1975, and the building was completed in October of that year for a reported cost of \$135,000.00 There have been no additions and no notable exterior alterations to the building from 1975 to the present (2012).**
30. Original location: **Yes** Date of move(s): **N/A**

#### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Government / Fire Station /Municipal Office**
32. Intermediate use(s): **Government / Fire Station / Municipal Office**
33. Current use(s): **Government / Fire Station**  
**Government / Correctional Facility (police station)**
34. Site type(s): **City of Steamboat Springs Police Services Building and Central Fire Station Building**
35. Historical background:  
**This building was constructed in 1975 to serve as a fire station and office building for the City of Steamboat Springs. In earlier years, from circa 1939 through 1974, the city's firefighting equipment was housed in an old livery stable- turned garage - turned fire barn - located immediately northwest of where the extant fire station was built in 1975.**

**This property, at the eastern corner of Yampa and 9th Streets, comprises Lots 7 and 8, in Block 30, of Steamboat Springs' original townsite. F. A. Metcalf, a prominent realtor, acquired the two lots in 1901, but quickly sold them to Lewis Clark. Although he owned the land for the next thirteen years, Clark did not develop it. Instead, in October of 1914, Clark sold the undeveloped parcel to John R. Kennedy. Two years later, in October of 1916, Kennedy, in turn, sold the property to. C. R. Crosswhite.**

**The Crosswhite family had arrived in Routt County in 1912, initially operating a ranch near Clark, before moving to Steamboat Springs a few years later. In Steamboat, Crosswhite operated a livery stable known as the West End Barn, and he acquired this property with an eye toward expanding his business. In November of 1916, a month after purchasing the property, Crosswhite contracted with Thomas Frew, a local mason, to build a large two-story brick livery barn. Completed a few months later, the new structure faced onto 9th Street, and included a wood frame extension.**

**One of Steamboat's most progressive citizens, Crosswhite was among the first in the region to own an automobile. As the horse and buggy era grew to a close, he realized that a livery business was no longer viable, and thus by 1921, Crosswhite Livery had become Crosswhite Garage. Affiliated for a time**

with the Continental Oil Company, Crosswhite Garage handled automobile repairs, and sold Gates tires, along with gas, oils, and related products. By the late 1930s, though, the business had closed, perhaps a victim of the severe economic downturn during the Great Depression. By 1939, the property had been acquired by the City of Steamboat Springs, and when Crosswhite died that year, the City decided to use the livery turned garage structure as a fire barn.

Steamboat Springs' volunteer fire department operated out of the fire barn at this location from 1939 until the modern building was completed in 1975. The old fire barn was then razed to provide space for a parking lot. Construction of the new building was in part necessitated by the purchase of a \$50,000.00 Mack truck fire engine which would not fit in the old fire barn.

With the area around Mt. Werner booming with the construction of numerous condominium and retail projects, a more sophisticated firefighting force with modern equipment was seen as a critical need. As a result, in 1974, the Steamboat Springs Fire Protection District (SSFPD) was formed as a quasi-municipal corporation to handle emergency services for the Steamboat Springs area. Today, the SSFPD maintains two fire stations, as well as an Ambulance / Search and Rescue facility. This facility at 840 Yampa Street serves as the Central Fire Station, while the Mountain Fire Station is located at 2600 Pine Grove Road. The Ambulance / Search and Rescue building is located on the southwest side of Yampa Street, about a block from this location. In addition to serving as the Central Fire Station, this building is also presently used as the Steamboat Springs Police Services Building.

36. Sources of information:

"Breaking Ground." *Steamboat Pilot*, July 3, 1975, p. 1.

"The Last Livery Stable in Steamboat Springs Going, Going..." *Steamboat Pilot*, July 3, 1975, p. 1D.

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

"RFD – Rural Fire Delivery?" *Steamboat Pilot*, February 22, 1973, p. 1B.

Routt County Assessor, Residential Property Appraisal Record.

"Routt County Assessor/Treasurer Parcel Detail Information."

Sanborn Insurance maps for Steamboat Springs, July 1911, June 1920.

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

Steamboat Springs Area Fire Protection District." [www.steamboatfiredistrict.org](http://www.steamboatfiredistrict.org)

"Steamboat Springs Fire Services." [www.steamboatspringsfire.com](http://www.steamboatspringsfire.com)

**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:

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:

**This building is architecturally significant as a notable local example of modern architecture as expressed by architects and builders during the late 1960s and 1970s. Further, it is particularly notable because it was designed by Lincoln Jones who was a locally influential architect. The building's architectural design appears to have been somewhat influenced by the Yampa Valley Electric Association building, a block to the northwest, designed by Eugene Sternberg in 1956. Nonetheless, because the building is less than fifty years old, and because it does not appear to meet National Register Criteria Consideration G (which pertains to properties which have attained significance within the past fifty years), the building may be regarded as ineligible for inclusion in the National Register of Historic Places and for local landmark designation. However, when the building becomes fifty years of age, it may qualify for the National Register and for local landmark designation based on its architectural significance as a notable local example of a Modern Movement building. For this reason, and because it was designed by Lincoln Jones, the building is presently eligible for listing in the State Register of Historic Properties.**

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

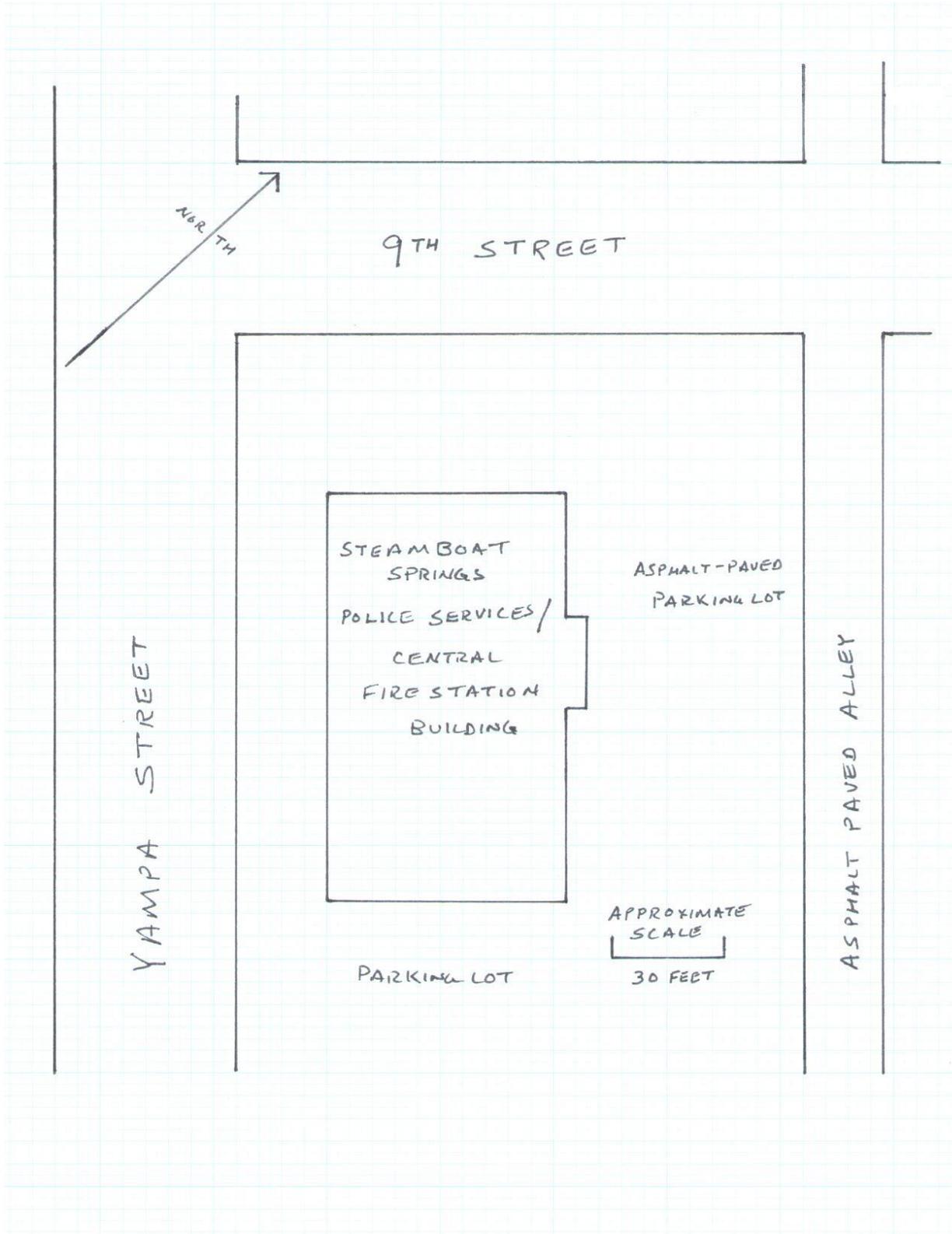
**This building displays an overall high level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. There have been no additions and no notable exterior alterations to the building following its construction in 1975.**

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

**Discuss: There is strong potential for a Downtown Steamboat Springs National Register District; however, historic buildings in this area along Yampa Street are too dispersed to be included within such a district's boundaries.**

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 40-45; CD #2, Images 26, 27, 63, 64**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

