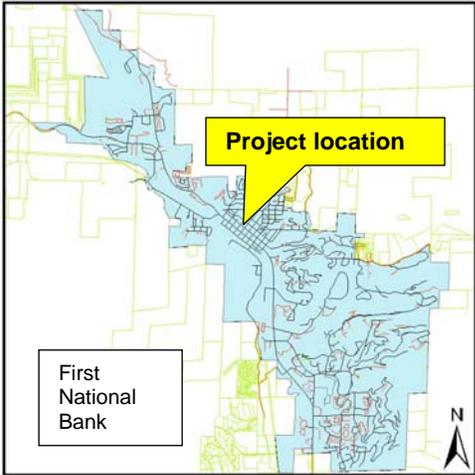


**DEPARTMENT OF PLANNING & COMMUNITY
 DEVELOPMENT STAFF REPORT**

HISTORIC PRESERVATION COMMISSION ITEM # 4B:	
Project Name:	First National Bank Building
Prepared By:	Lauren Schaffer, Historic Preservation Coordinator (Ext 278)
Through:	Tom Leeson, AICP Director of Community Development (Ext. 244)
HPAC	June 4, 2009
Planning Commission (PC):	N/A
City Council (CC):	N/A
Zoning:	Commercial Old Town (CO)
Applicant:	City of Steamboat Springs
Request:	City of Steamboat Springs Historic Register Application



DEVELOPMENT STATISTICS - OVERVIEW	
Lot Area:	
Gross Floor Area:	
Lot Coverage:	
Floor Area Ratio:	
Residential Units:	
Parking Spaces:	
Building Height	
Average Plate Height (APH):	
Overall Height (OH):	

I. CITY OF STEAMBOAT SPRINGS HISTORIC REGISTER – STAFF ANALYSIS SUMMARY

Staff finds that the First National Bank Building is eligible to the City’s Historic Register as an Historic Landmark. The First National Bank is listed in the National Register of Historic Places and the Routt County Register of Historic Places. Staff recommends that the Historic Preservation Commission approve listing of the First National Bank Building as an Historic Landmark.

First National Bank



II. BACKGROUND

The City of Steamboat Springs Historic Register was created in 2009. The Historic Preservation Policy Review Committee reviewed historic preservation policies in 2007 and 2008 and recommended the creation of the City’s historic register. The Committee also recommended that all properties within the City of Steamboat Springs already listed on the Routt County Register of Historic Places be automatically listed on the newly created City Register. Additionally, the Committee recommended that the City of Steamboat Springs designate the City-owned historic properties on the City of Steamboat Springs Historic Register.

III. PRINCIPAL DISCUSSION ITEMS

Since the First National Bank Building is already listed on the National Register of Historic Places and the Routt County Register of Historic Places, the First National Bank is eligible to the City of Steamboat Springs Historic Register.

IV. NOMINATION DESCRIPTION

See attached Routt County and National Register nominations for information regarding the nominated property.

V. HISTORIC PRESERVATION COMMISSION (HPC)

The Historic Preservation Commission will review the nomination for the First National Bank to the City of Steamboat Springs Historic Register on June 4.

VI. PROJECT ANALYSIS

The following section provides staff analysis of the application as it relates to nomination criteria as outlined in Ordinance 2230. It is intended to highlight those areas that may be of interest or concern to HPC, staff, or the public. For a comprehensive list of designation criteria, standards and requirements applicable to this proposal please refer to Ordinance 2230 or contact the staff planner.

A) KEY ISSUES

Ordinance 2230, Sec. 26-84(f)

- 1) *Staff Analysis:* **Eligible;** the attached historic register nominations suggest that the First National Bank Building qualifies for listing on the City of Steamboat Springs Historic Register as an Historic Landmark.

VII. STAFF FINDING & RECOMMENDATIONS

Recommended Resolution

The City of Steamboat Springs's Historic Preservation Commission hereby resolves that the First National Bank Building at 803-807 Lincoln Avenue and 57 ½ 8th Street, which is more particularly described as Lot 1, Block 30 in the Original Addition to Steamboat Springs, Section 8 and Section 17, Township 6North , Range 84West, Steamboat Springs, CO, is eligible for listing on the Steamboat Springs Register of Historic Places as a Local Landmark under Criterion 1 in the area of History, Criterion 2 in the area of Architecture, and Criterion 3 in the area of Geographic Importance as set forth in the Routt County Register of Historic Places and National Register of Historic Properties designations and approves inclusion of the First National Bank Building in the Steamboat Springs Register of Historic Places.

VIII. ATTACHMENTS

- Attachment 1 – City of Steamboat Springs Historic Landmark Application
- Attachment 2- Routt County Register of Historic Places nomination
- Attachment 3- National Register of Historic Places nomination



HISTORIC LANDMARK DESIGNATION APPLICATION INFORMATION

Thank you for your interest in Steamboat Springs' Historic Register Program. Attached is the application form and instructions on how to complete the form. A computer-generated version of the form is acceptable. The application is the permanent public record of why the property is significant and warrants the recognition and protection provided by Historic Landmark designation. Attached is the application form, instructions for completing the application, and the text of a sample application.

The Historic Preservation Commission was established by City ordinance (XXXChapter , Revised Municipal Code) in 2009. Among its responsibilities are to identify and designate properties of historical, architectural, and geographical importance to the City of Steamboat Springs. Once a property has been designated, the Historic Preservation Commission has the additional responsibility of reviewing and approving exterior alterations (repair, rehabilitation, addition, or demolition) to make sure the structure retains its historic character.

Designation is a five-step process that takes approximately 60 days from the time a complete application is submitted to the Historic Preservation Office. A pre-application conference can be scheduled with staff to discuss the form, criteria, and whether the property in question meets the criteria.

- 1 . Preliminary investigation focuses on three questions:
 - Is the application complete?
 - Does the proposed property meet the criteria for designation?
 - Has the owner consented to the designation?
2. If the preliminary review is positive, the Historic Preservation Office sets a public hearing date and time that allows for the required owner notification period. Once the date has been set, all owners of record are notified by mail of the date, time, and place of the hearing and the affect designation will have on the subject property.
3. The public hearing on designation is intended to allow members of the public to comment for or against the designation or to ask questions of the Commission about the affect of designation. It is also an opportunity for the applicant to present information about the historical, architectural, and/or geographical significance of the property to the Commission and the public
4. Upon closure of the public hearing, the Commission must notify the owner(s) and City Council in writing as to the decision of the Commission.
5. An Historic Landmark is officially designated once the resolution is recorded.

If you have any questions about the application form or designation process, contact the City's Historic Preservation Office at 879-2060. Please submit the completed application for designation to:

City of Steamboat Springs
Historic Preservation Office
Centennial Hall – 124 10th Street
PO Box 775088
Steamboat Springs, CO 80477
(970) 879-2060

**STEAMBOAT SPRINGS HISTORIC PRESERVATION COMMISSION
APPLICATION FOR HISTORIC LANDMARK DESIGNATION**

Property Identification

1. Address of Resource: 803-807 Lincoln Avenue and 57 ½ 8th Street

2. Legal Description of Property: The First National Bank Building is located in Lot 1, Block 30 of the Original Addition to Steamboat Springs, Section 8 and Section 17, Township 6 North, Range 84 West, Steamboat Springs, CO.

3. Historic Name: First National Bank Building
Current Name: Rehder Building

4. Historic Use: Commerce/financial institution
Present Use: Recreation and Culture/museum
Commerce/restaurant

Historical Data Summary

5. Year of Construction: see attached National Register of Historic Places nomination
Source of Information:

6. Architect or Builder: see attached National Register of Historic Places nomination
Source of Information:

7. Original Owner: see attached National Register of Historic Places nomination
Source of Information:

Photographs

8. Attach at least two (2) current 5x7 or larger photographs (black and white or color) showing the views of the property from the public right-of-way(s) and any important features or details. Polaroid photographs are not adequate. If available, attach copies of historic photographs of the structure.

9. Sketch Map.

Statement of Significance

10. Explain how the resource meets the criteria established in Sec.26-84(g) for Local Landmark Designation. Please cite specific criteria in the summary. A Local Landmark must meet at least one of the criteria for Historic Resource designation and at least two of the additional Historic Landmark criteria.

see attached National Register of Historic Places nomination

Architectural Description

11. Concisely describe the resource and its surrounds.

see attached National Register of Historic Places nomination

Bibliography

12. Provide a list of research sources used in compiling this application.

see attached National Register of Historic Places nomination

Application Information

13. Owner: City of Steamboat Springs

Mailing Address: PO Box 775088, Steamboat Springs, CO 80477

Telephone: (970) 879-2060

14. Owner Consent to Designation:

I / We, the undersigned, acting as owner(s) of, the property described in this application for Local Landmark designation do, hereby, give my consent to the designation of this structure as a Local Landmark .

Signature:_____

Printed name:_____

Date:_____

15. Applicant/Preparer Name: Laureen Schaffer

Affiliation/ Interest in Property: City of Steamboat Springs

Address: PO Box 775088, Steamboat Springs, CO 80477

Telephone: (970) 879-2060

PHOTOGRAPHS



The North Façade of the Rehder / First National Bank Building



The East Façade of the Rehder / First National Bank Building

NPS Form 10-900

OMB No. 10024-0018

United States Department of the Interior
National Park Service

MAPPED

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name First National Bank Building

other names/site number Rehder Building; 5RT259

2. Location

street & number 803-807 Lincoln Avenue & 57 1/2 8th Street [N/A] not for publication

city or town Steamboat Springs [N/A] vicinity

state Colorado code CO county Routt code 107 zip code 80487

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally. ([] See continuation sheet for additional comments.)

Gregorius Cortigada State Historic Preservation Officer 11/28/00 Date

State Historic Preservation Office, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria. ([] See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is: <input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet. <input type="checkbox"/> determined eligible for the National Register. <input type="checkbox"/> See continuation sheet. <input type="checkbox"/> determined not eligible for the National Register. <input type="checkbox"/> removed from the National Register. <input type="checkbox"/> other, explain _____ <input type="checkbox"/> See continuation sheet.	Signature of the Keeper _____ _____ _____ _____	Date of Action _____ _____ _____ _____
---	---	--

First National Bank Building

Routt County/CO

Name of Property

County/State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not count previously listed resources.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing.

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

COMMERCE/financial institution

Current Functions

(Enter categories from instructions)

COMMERCE/financial institution
COMMERCE/specialty store
COMMERCE/restaurant

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN/Romanesque

Materials

(Enter categories from instructions)

foundation STONE/sandstone
walls STONE & BRICK
roof ASPHALT
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

First National Bank Building
Name of Property

Routt County/CO
County/State

8. Statement of Significance

Applicable National Register Criteria
(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "X" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance
(Enter categories from instructions)

Architecture
Commerce

Periods of Significance

1905-1920

Significant Dates

1905

Significant Person(s)
(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

9. Major Bibliographical References

Bibliography
(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

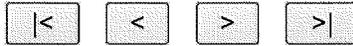
- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey

- recorded by Historic American Engineering Record

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:
Colorado Historical Society
Steamboat Springs Preservation Office



First National Bank Building
Name of Property

Routt County/CO
County/State

10. Geographical Data

Acreage of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

NE, NE, NE, NW T6N R84W S17

1. 13 344510[✓] 4483100[✓]
Zone Easting Northing

3. Zone Easting Northing

2. Zone Easting Northing

4. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Laureen Schaffer & Jusstina A. McPhearson/Historic Preservation Specialist

organization Historic Routt County

date August 28, 2000

street & number PO Box 775717

telephone 970-871-6305

city or town Steamboat Springs

state CO

zip code 80477

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Helen Rehder

street & number 629 Pine Street

telephone 970-879-0263

city or town Steamboat Springs

state CO

zip code 80477

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

First National Bank Building
Routt County, Co

Section number 7 Page 1

DESCRIPTION

Located in downtown Steamboat Springs at the southeastern corner of 8th Street and Lincoln Avenue (U.S. Highway 40), the First National Bank Building is a prominent visual element within the downtown commercial district. Constructed in 1905, the nearly square two-story commercial building has a circa 1920, rectangular one-story rear addition. Overall, the building with its addition measures approximately 50 x 140 feet. On the north and east, concrete sidewalks abut the building, and several small trees are planted near the curb. An alley is located to the south. The First National Bank Building is a rare local example of the Romanesque Revival style and maintains a high level of integrity in terms of location, design, setting, materials, workmanship, feeling, and association. The building's overall condition is excellent, with virtually no exterior alterations. It has been known as the Rehder Building since 1937.

A partial basement is located in the northern portion of the two-story building. The basement and foundation walls are of cut stone. Originally used as a furnace room, the basement is now used for storage. The walls of the first story are of heavy 12 x 20 inch, beige colored, rock faced native sandstone set in regular courses, extending to the sidewalk. A narrow belt course of sandstone tops the first story. The second story walls are of locally pressed red clay brick accented with sandstone quoins. The asphalt covered roof is flat, and a parapet of brick capped with a single course of sandstone extends above the roof. An entablature with two corbelled string courses runs along the parapet; the quoins are also corbelled at the roofline.

The main entryway, centrally located on the north facade, facing Lincoln Avenue, is recessed and consists of a semicircular arch of natural sandstone that is etched with horizontal lines at the corners. On each side, about halfway down the arch, there are impost capitals of sandstone. Above the archway, a sandstone block is carved with historic signage, reading "First Nat'l Bank." Three doors are located in the entryway. To the east is the door leading into what is now the Vectra Bank's retail banking space, the central door leads to a staircase for access to the second story, and the third entrance is for the retail space now occupied by the Into the West Gallery. Each door is topped with a fixed transom window. The words "Bank" are painted in gold letters on the transom window above the bank door. The bank and second-story access wood doors appear to be original and consist of a large single window set over two panels with rectangular wooden insets. The wood door of the Into the West Gallery does not appear to be original, but it is compatible with the other two doors. It has a large oval glass inset. All three doors are hung in wooden frames with architrave trim and are topped with cornices. The ceiling of the entryway is covered with ornate pressed metal.

The north facade includes four large display windows at the first floor level, two on each side of the central entry. These windows are fixed, and are sectioned at the top third by a narrow wooden transom bar. A curved flat frame of wood tops each window, and each window is set into a segmental arch and a sill made of native sandstone. The windows are trimmed with architrave wood trim that is original to the building. On the second story, the six wood framed windows found just above the belt course are one-over-one double-hungs. These windows are topped with rough faced sandstone lintels.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

First National Bank Building
Routt County, Co

Section number 7 Page 2

On the west side, the first story is obscured by the adjacent movie theater. However, the second story of the west elevation displays one centrally positioned one-over-one double hung window with a sandstone lintel. The parapet steps down slightly to the rear of the building, displaying three tiers or levels.

The east side faces Eighth Street and is similar in design to the north facade; however, there are five display windows on the first story, and four one-over-one sash windows on the second. The display windows are not capped with stone arches; rather, they have flat stone lintels and sit on sandstone sills. Since the mid-1990s, the two display windows that are closest to the rear of the building have had a depository box and an ATM machine, with awning, set in the window frames. A ramp with wrought iron railings leads up to the night depository box and ATM machine.

On the south side, four one-over-one double hung windows with sandstone lintels appear on the second story. Centrally positioned, there is a small window with two windows on each side. The small window is capped with brick. The opening may have been made for roof access when the one-story addition was construction.

Circa 1920 Addition

The one-story addition on the south has walls of random coursed, rock faced, sandstone. According to articles in the *Steamboat Pilot*, as well as the 1920 Sanborn Map, construction of this addition began sometime in 1919, and was completed no later than 1920. The asphalt covered roof of the addition is flat. It is flush with the stone walls, except at the south end. There, the wall extends to form a raked parapet of sandstone that extends slightly above the roofing.

The addition currently houses two businesses; the rear portion of Into the West Gallery is located in the northeastern portion, and Antares Restaurant is located in the southeastern portion. The Into the West Gallery has two display windows located to the north of the Eighth Street entrance. Both are wood-framed, have transoms, rest on sandstone sills, and are topped with stone lintels. The entryway consists of a single door with sidelights, transom window, and a wooden lintel extending over all. The modern rustic wooden door has a top half framed to hold diamond-shaped glass. The bottom portion is a single panel with an X-shaped wooden inset.

The Antares restaurant portion of the addition begins with a double-door entryway that is topped with a wood-framed awning extending out to cover the sidewalk. Both wooden doors have oval glass insets located in the top half and two panels each on the lower half. Above the doors is a patterned glass semi-elliptical transom window that is set in wood. A wooden restaurant board is attached to the building south of the entrance. Six identical windows line the remainder of the east wall of the building. All are wood-framed, topped with sandstone lintels, and rest on stone sills. The windows are fixed, but they are trimmed with an ornate interior frame.

The south wall has four identical window openings, flanking the doorway of the restaurant kitchen. The

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetFirst National Bank Building
Routt County, CoSection number 7 Page 3

window to the far west has been boarded up; the remaining three contain ten panes of glass each. All of the windows have sandstone lintels and sills. The entrance is similar to those located on the east side of the addition. The doorway is topped with a wooden lintel, and it appears that what may have been a transom window at one time is now boarded over. A wooden frame holds a screen door, and a wooden delivery door.

Interiors

The bank portion of the building, in the northeast corner, features three brick walls and one wall-papered non-original wall to the rear, or south end, of the area. A white painted tin ceiling with tin crown molding at the ceiling-wall junction is present. Wood wainscoting, approximately three feet high, trims the lower portion of the walls. The retail portion of the building displays the same tin ceiling as the bank. Brick walls are present, including the one that was originally the back of the building.

The east wall in the addition portion of the retail area is stone. The remaining walls are plaster, with the exception of the non-original rear (interior) wall, which is log with chinking. Wood floors are present. The restaurant portion of the building, in the addition, features stone walls on the west and back, or south, ends. The remaining walls of plaster include painted wood wainscoting.

NPS Form 10-900a
(Rev. 2/99)

OMB No. 1024-0018

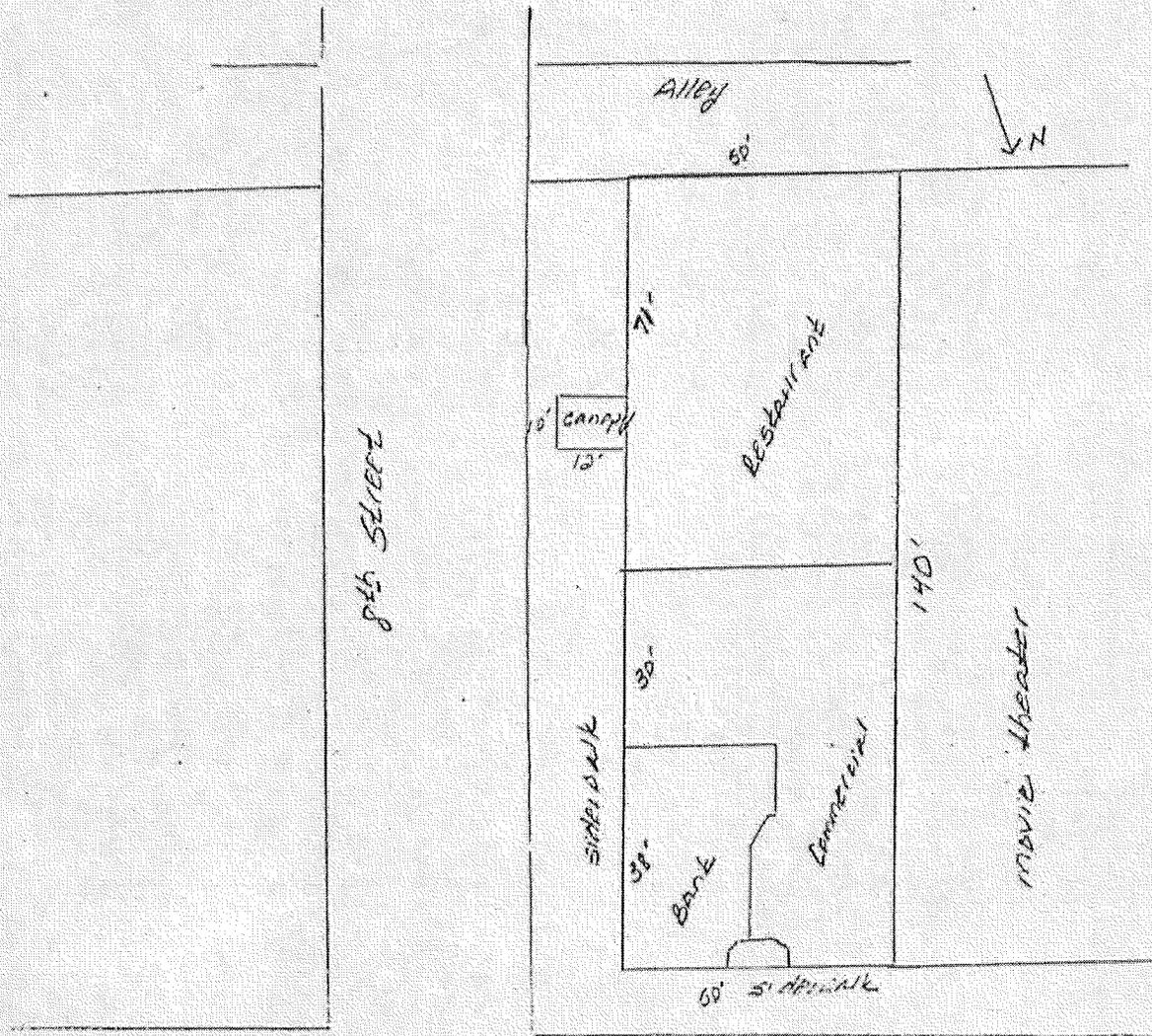
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

First National Bank Building
Routt County, Co

SITE MAP



Lines in Advance
(US Highway 40)



NPS Form 10-900a
(Rev. 8/88)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 5

First National Bank Building
Routt County, CO

SIGNIFICANCE

The First National Bank Building is a significant building for the community of Steamboat Springs as well as for Routt County in general. This 1905 business block is an architectural reflection of the early development of Steamboat Springs and is eligible for designation to the National Register of Historic Places under Criterion A in the area of Commerce and Criterion C in the area of Architecture.

The First National Bank Building exemplifies the development of the commercial sector of a Colorado frontier town and is a physical manifestation of the economic prosperity during its early years of development. By 1902, what began as an 1876 pioneer homestead for the Crawford family had turned into a thriving western town that could support three banking businesses. The 1905 construction of a brick and stone building of large-scale proportions to house Steamboat's newest banking institution reflected the economic prosperity and growth occurring in Steamboat Springs during the first decade of the 1900s.

The First National Bank Building is a rare local example of Romanesque Revival style commercial architecture. The arches topping window and door openings in the lower story, the use of heavy cut stone and contrasting-colored brick, as well as belt courses, are all details that help define this particular architectural style. The sandstone used in the first story of the building, the lintels located above the second story windows, and in the quoining found on the second story were quarried locally. The red brick used for the second-story of the building was pressed from Yampa Valley clay.¹ Other than routine maintenance, such as replacing broken windows, little has been done to alter the exterior of the building. It remains in excellent condition and historic photographs indicate that it looks very much the same in the year 2000 as it did in the early 1900s.

A striking visual element in the heart of the downtown commercial district, the First National Bank Building is a familiar feature and source of pride to many in the community. The building is located in the heart of the downtown district of Steamboat Springs, on the corner of Eighth Street and Lincoln Avenue. It continues to lend a sense of grace and permanence, as well as serving as a visual reminder of the town's historic commercial past, within the downtown commercial core. The historic circa 1920 addition was constructed by the First National Bank, immediately prior to the bank's relocating its operation to a new facility at the northwest corner of Eighth and Lincoln.

Historical Background

The City of Steamboat Springs was founded by Lt. James Harvey Crawford, a homesteader who saw the Yampa Valley for the first time in 1874 while on a hunting trip. Upon discovery of the lush valley and its hot springs, Crawford was so enchanted that he promptly staked a claim and moved his entire family to their new homestead the following summer. The Crawfords obtained a legal survey of their

¹"The First National Bank," *Steamboat Pilot* 28 Feb. 1906: n.p.



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National Park Service

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Continuation Sheet

Section number 8 Page 6

First National Bank Building
Routt County, CO

homestead and received a patent for the claim in 1876. In 1885, Crawford and a group of investors from Boulder formed the Steamboat Springs Town Company and began platting the town in a location southeast of the original homestead. In August 1900, the City of Steamboat Springs officially incorporated, and James Crawford was elected as its first mayor.²

Commercial development in Steamboat Springs began when a sawmill opened for business in 1883, with other businesses soon following. By 1900, the town had two hotels, a flour mill, a bank, general store, post office, newspaper, and a schoolhouse located on Pine Street.³ The first banking establishment in Steamboat Springs was Milner Bank & Trust Company, founded in 1886 by E. F. Milner, one of the original members of the Steamboat Springs Town Company.⁴ By January 1899, another financial institution, the Bank of Steamboat Springs, was in business and running advertisements in the *Steamboat Pilot*.

The First National Bank was Steamboat's third banking institution established at the turn of the century. An article in the September 3, 1902 edition of the *Pilot* announced the forthcoming business, stating that the bank intended to be operational by mid-September. According to the article, local enthusiasm was high and stock investments with the bank were already oversubscribed. The article goes on to say that a temporary building was to be erected in the near future.⁵ F. A. Metcalf, former cashier at Milner & Co., Bankers, was the Vice-President of the new bank, and A. M. Merrill was President. The First National Bank was in operation by mid-September 1902, with advertisements and comparative statements of the condition of the bank featured regularly in the *Pilot*.

Business flourished with the new bank, and construction of a new building to house the business began at the end of May 1905. A detailed description of the forthcoming building was provided in the *Pilot* article "A Handsome Block." The brick and stone business block was completed in December 1905. Prosperity continued for the First National Bank throughout the first two decades of the 20th century, so much so that by 1918, the bank was again in need of a larger building. Although an addition located behind the 1905 bank building was already in progress, by April 1919, Richard Jones, President of the institution, was promising completion of a new business block on the opposite, or northwest, corner of Eighth and Lincoln to house the expanding institution.⁶ (This second structure was to later become the location for the Routt County State Bank during the late 1920s through early 1930s, when the Routt County National Bank was formed, occupying the site until September 1970.⁷)

²Marty Alexandroff, *Historic Property Survey of Downtown Steamboat Springs* (Steamboat Springs: Tread of Pioneers Museum, 1996) 13-14.

Tread of Pioneers Museum, *The Historical Guide to Routt County* 65-66.

³Marty Alexandroff, *Historic Property Survey of Downtown Steamboat Springs* 9-10.

⁴Tread of Pioneers Museum, *The Historical Guide to Routt County* 71.

⁵"First National Bank," *Steamboat Pilot* 3 Sept. 1902: n.p.

⁶"Handsome New Business Block for Steamboat," *Steamboat Pilot* 2 Apr. 1919: n.p.

⁷Office of Archaeology and Historic Preservation, Department of Historic Preservation, *Colorado*



NPS Form 10-500a
(Rev. 8/88)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 7

First National Bank Building
Routt County, CO

The early success of the First National Bank of Steamboat Springs continued throughout the first part of this century; nonetheless, the stock market crash of 1929 eventually affected all financial institutions in the country to various degrees. The First National Bank of Steamboat Springs did not fare well in the following decade, and eventually the institution went under during the Depression of the 1930s.⁸ Although the original site of the First National Bank itself remained in the hands of the First National Bank of Steamboat Springs until the 1930s, the building was foreclosed upon and put up for public auction by the Sheriff of Routt County in the early part of 1937.⁹ The property was purchased by Harry Rehder on July 20, 1937, and it has been owned by the Rehder family since that time.

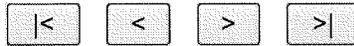
Harry Rehder's surviving sons, Theodore H., Henry H., and Karl Rehder inherited the building upon their father's death. Karl Rehder was to die from polio, and soon thereafter, Theodore traded his share in the building for another property owned by their father, leaving Henry H. Rehder the sole owner of the old bank building. Beginning in 1967, the property was owned in joint tenancy by Mr. Henry H. and Mrs. Helen R. Rehder.¹⁰ Mr. Rehder passed away in October 1998, leaving Mrs. Rehder as the sole owner. According to Mrs. Rehder recollections, the 1905 commercial block's exterior is in original condition.

Cultural Resource Survey: Historic Surveys of Colorado Communities (Routt County National Bank), Naomi I. Klein, recorder (Denver: Colorado Preservation Office, 11 May 1981), n.p.

⁸Office of Archaeology and Historic Preservation, *Colorado Cultural Resource Survey: Historic Surveys of Colorado Communities* (Routt County National Bank), 11 May 1981, n.p.

⁹For further information, please refer to the Sheriff's Deed Under Decree (Book 191, Pages 514-515), dated July 20, 1937.

¹⁰Routt County Assessor's Office, *Property Ownership Book, Steamboat Springs, Original Addition, First Addition, and A - C*, n.p.



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Tenant Summary

Over the years since the relocation of the First National Bank to its new facility, the original building and its addition have housed many businesses. During the 1920s through the early 1930s, a Ford garage and auto parts store, owned by E. L. Bradburn were among the tenants. Although no available photographs specifically indicate how the addition may have appeared when used as a garage, Sanborn maps seem to indicate that the garage occupied the entire addition, while garage offices were in the original building. During the mid- to late-1930s, the Gold Coin Creamery and a cheese factory were located in the rear addition, but these businesses did not last long. A dentist, Dr. George Mattern, had an office in the upstairs portion of the two-story building, and Charlie Pratt had a barber shop in the basement.

During the 1940s and into the early part of the 1950s, the general economy of much of Routt County, including Steamboat Springs, was affected by the closing of the shaft coal mines, and much of the Rehder Building was unoccupied during this slump. The Silver Dollar Saloon, owned by Candy Sandoval, was located in the front portion of the rear addition during the mid-1940s, staying in business for two to three years. A ladies lounge was also located in the upstairs portion of the bank building at some point in time prior to the 1950s.¹¹

With the advent of strip mining in 1946, such as the Edna Mine located close to Oak Creek, the economy gradually made a turn for the better. Mel Wheeler had an insurance office in the northeast portion of the first story of the old bank building during the 1950s. The Rev. Clyde W. Bromell, former manager of the old Cabin Hotel, also ran an antiques business out of the front portion of the rear addition (57½ Eighth Street) during the mid-1950s. The Rev. Bromell later ministered at the famous Wayfarer's Chapel, located on the West Coast. Boggs Hardware leased the rear addition during the mid-1950s for a farm implement repair shop, remaining in that location until the early 1970s.

By the 1960s, a uranium boom boosted the local economy and Three Forks Oil and Uranium leased the building during the 1960s.¹²

During the 1970s, the building was fully occupied and has remained so since that time. In 1974, the back part of the rear addition was converted into the Brandy Wine Restaurant, later becoming Gorky Park in 1987, and Antares Restaurant in 1994. The front portion of the rear addition was leased to the Photo Boat in 1986, Alpine Photo in 1988, Needleworks in 1993, and then became the back portion of the Into the West Gallery sometime during the mid-1990s. The upstairs portion of the two-story building was converted into an apartment for Mr. and Mrs. Henry Rehder and has remained that way to this date. The Rehders occasionally used the apartment, but spent most of their time, even the winters, at

¹¹ Helen R. Rehder, personal interview, 8 Sept. 1999.

John Sandelin, personal interview, 13 Sept. 1999.

¹² Helen R. Rehder, personal interview, 14 Sept. 1999.

Doug Boggs, personal interview, 13 Sept. 1999.

Irian Neas, personal interview, 10 Sept. 1999.

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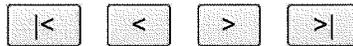
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their ranch in Pleasant Valley.¹³ The east side of the lower story was occupied by the Positive/Negative from 1974 to 1986, with Toots Sweet also located there from 1983 to 1985. In 1986, Hugh Carmichael leased this portion of the building for Resort Graphics, which then became the First National Shirt Shop. The first story of the western portion of the building housed the Calico Corner in the mid-1970s, Mountain Panache from 1984 to 1989, followed by a sporting goods store owned by Merle Sandefur. Several clothing stores, including Grant's Juniors, Steamboat Kids, and Audacity also leased this space prior to the Into the West Gallery moving there in 1993.¹⁴

In 1984, a new First National Bank of Steamboat Springs was chartered, and as of the spring of 1994, the institution opened a downtown branch at the former location of the original First National Bank in the 1905 business block. As of May 1998, the bank became Vectra Bank. At the present time, the building and its addition house three commercial enterprises; Vectra Bank, Into the West Gallery, and Antares Restaurant.

¹³Helen R. Rehder, personal interview, 8 Sept. 1999.

¹⁴Helen R. Rehder, personal interview, 15 June 1999.
Helen R. Rehder, personal interview, 8 Sept. 1999.
Jim Simon, personal interview, 26 July 1999.



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Routt County, CO

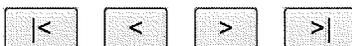
GEOGRAPHICAL DATA

Verbal Boundary Description

The boundary includes Lot 1, Block 30 of the Original Addition to Steamboat Springs, Section 17, Township 6 North, Range 84 West.

Boundary Justification

The boundary includes the parcel of land historically associated with the First National Bank Building.



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PHOTOGRAPH LOG

The following information pertains to photograph numbers 12A-16A:

Name of Property: First National Bank Building
 Location: 803-807 Lincoln Avenue & 57½ Eighth St., Steamboat Springs, CO
 Photographer: Kim Symalia, City of Steamboat Springs
 Date of Photographs: August 27, 2000
 Negatives: City of Steamboat Springs, Historic Preservation Office

<u>Photo No.</u>	<u>Photographic Information</u>
1	View northeast, west side
2	View northeast, west side
3	View south, north facade
4	View southwest, north facade
5	View northeast, 1920 addition north end
6	View east, looking down alley, 1920 addition at right
7	View east, west side
8	View east, west side

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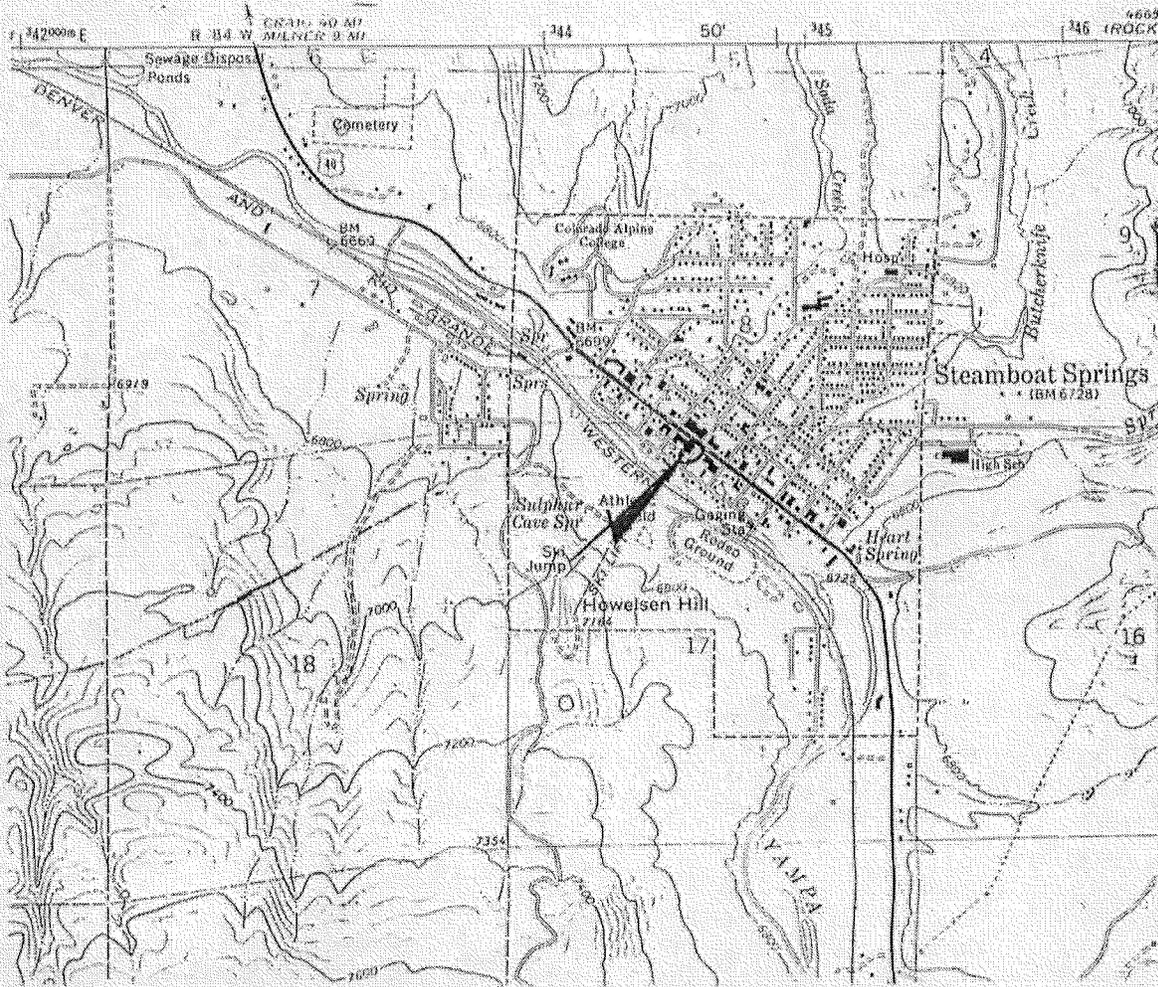
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USGS MAP
Steamboat Springs, CO





United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240



The Director of the National Park Service is pleased to announce actions on the following properties for the National Register of Historic Places. For further information contact Edson Beall via voice (202) 343-1572, fax (202) 343-1836, regular or E-mail: Edson_Beall@nps.gov

Visit our web site at <http://www.cr.nps.gov/nr>

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 1/08/01 THROUGH 1/12/01

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

CALIFORNIA, SAN FRANCISCO COUNTY, Haas Candy Factory,
54 Mint St., San Francisco, 00001622, LISTED, 1/08/01

~~★~~ COLORADO, ROUTT COUNTY, First National Bank Building,
803-807 Lincoln Ave., and 57 1/2 8th St., Steamboat Springs, 00001624,
LISTED, 1/11/01

FLORIDA, ESCAMBIA COUNTY, Barrancas National Cemetery,
80 Hovey Rd., Pensacola, 98000083,
ADDITIONAL DOCUMENTATION APPROVED, 1/10/01
(Civil War Era Cemeteries MPS)

IDAHO, FRANKLIN COUNTY, Relie Hall, 111 E. Main St.,
Franklin, 00001627, LISTED, 1/11/01

ILLINOIS, ROCK ISLAND COUNTY, Rock Island National Cemetery,
0.25 mi N of southern tip of Rock Island, Moline, 97000560,
ADDITIONAL DOCUMENTATION APPROVED, 1/10/01
(Civil War Era National Cemeteries MPS)

INDIANA, MARSHALL COUNTY, Hemminger Travel Lodge,
800 Lincolnway East, Plymouth, 00001629, LISTED, 1/11/01

IOWA, TAMA COUNTY, Conant's Cabin and Park,
IA 96, 3 mi. W of Gladbrook, Gladbrook vicinity, 00000920,
LISTED, 12/14/00

