

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHF use only)

OAHF1403
Rev. 9/98

- Date _____ Initials _____
- Determined Eligible – National Register
- Determined Not Eligible – National Register
- Determined Eligible – State Register
- Determine Not Eligible – State Register
- Need Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District

I. IDENTIFICATION

- 1. Resource number: **5RT.2398** Parcel number(s): **145016106**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Not Applicable**
- 6. Current Building Name: **Buyer's Resource / Alpine Family Dentistry Bldg.**
- 7. Building Address: **116 8th Street**
- 8. Owner Name: **Russell E. Atha III & Carol H. Atha**
- Owner Organization:
- Owner Address: **P.O. Box 772323**
Steamboat Springs, CO 80477



44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Not Eligible

Architectural Inventory Form

Page 2 of 8

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**
NW ¼ of NW ¼ of NW ¼ of NE ¼ of Section 17
10. UTM reference (Datum: NAD27)
 Zone: **13** **344610 mE** **4483169 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5**
12. Lot(s): **Part of Lot 6 Block 16**
 Addition: **Original Addition of 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.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **Length: 50 feet x Width: 45 feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Stone/Sandstone**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Not Applicable**
21. General architectural description:
This two-story commercial building is located on the southeast side of 8th Street, in the block between Lincoln Avenue (U.S. Highway 40) and Oak Street, in downtown Steamboat Springs. Featuring a basic rectangular plan, overall, the building measures 45' NE-SW (across) by 50' NW-SE (deep). Included in these dimensions are the original flat-roofed two-story section which measures 45' NE-SW by 30' NW-SE, and a two-story saltbox-roofed rear extension which measures 42' NE-SW by 20' NW-SE. Both the original building and its addition are supported by a low unpainted concrete foundation, while the walls are made of concrete blocks. The symmetrical façade of the original building fronts directly onto the concrete sidewalk paralleling 8th Street on the northwest elevation. The façade wall is penetrated by two glass-in-steel-frame entry doors, with transom lights, and by three large single-light fixed-pane storefront display windows with silver metal frames. Surrounding the doors and windows, the lower façade wall is clad with a rusticated sandstone veneer. The first and second stories on the façade are visually separated by a shingle-clad secondary cornice which projects out over the sidewalk. The façade's second story is penetrated by three 1x1 horizontal sliding windows with painted grey wood frames and surrounds. The building's southwest (side) elevation fronts directly onto the alley between Lincoln Avenue and Oak Street. The original portion of this elevation features painted grey concrete block walls, and is penetrated by a grey metal service door and by two small 1x1 horizontal sliding windows in the second story. The original portion of the northeast (side) elevation is also penetrated by two small 1x1 horizontal sliding windows. A white metal-paneled door enters Bear Valley Saddlery on the saltbox-roofed addition's southwest elevation. Two 1x1 horizontal sliding windows penetrate the addition's second story above this entry door. The southeast (rear) elevation of the addition is penetrated by three 1x1 horizontal sliding second story windows. A metal staircase ascends to a second story entrance on the addition's northeast elevation.

Architectural Inventory Form

Page 3 of 8

22. Architectural style: **Modern Movements**

Building type:

23. Landscape or special setting features: **This two-story commercial building is located on the southeast side of 8th Street, in the block between Lincoln Avenue (U.S. Highway 40) and Oak Street in downtown Steamboat Springs. The building's southwest elevation is flanked by an alley. A small asphalt paved parking area is located behind the building.**

24. Associated buildings, features or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1971** Actual:

Source of information: **Routt County Assessor, Commercial Property Appraisal Record.**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **Robert and Amelia Selbe**

Source of information: **Routt County Assessor, Commercial Property Appraisal Record.**

29. Construction history:

Routt County Assessor records indicate that this building was erected in 1971, although an earlier building at this site may have been incorporated into the new construction in 1971. The extant building appears to be composed of a flat-roofed two-story section which measures 45' NE-SW by 30' NW-SE, and a two-story saltbox-roofed rear extension which measures 42' NE-SW by 20' NW-SE. Sanborn Insurance maps show that this property was initially developed between 1911 and 1920. The July 1911 Sanborn map depicts this property as undeveloped, while the June 1920 Sanborn map depicts a rectangular-shaped building labeled "Plumbing" at this location.

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

V. HISTORICAL ASSOCIATIONS

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

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

33. Current use(s): **Commerce and Trade/Professional
Commerce and Trade/Specialty Store**

34. Site type(s): **Two-story commercial building.**

Architectural Inventory Form

Page 4 of 8

35. Historical background:

Routt County Assessor records indicate that the current building on this property was erected in 1971. The building has been utilized as professional office space and by small commercial businesses throughout its history. The Steamboat Dental Group has been the building's primary occupant from the late 1970s to the present (2007). Previously, in the 1960s, the Steamboat Dental Group was located at 1082 the Boulevard. Other current occupants of the building include Buyers Resource Real Estate and Bear Valley Saddlery. Routt County Assessor records indicate that the property was owned by Robert and Amelia Selbe between circa 1965 and 1986, and that current owners Russell and Carol Atha have held the property since at least 1994.

36. Sources of information:

Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2007. On file at the Denver Public Library, Western History Department.

Routt County Assessor, Commercial Property Appraisal Record.

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

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation:

Designating authority:

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 possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;
- D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

Architectural Inventory Form

Page 5 of 8

Steamboat Springs Standards for Designation:

- | | |
|----------------|--|
| Not Applicable | A. Its character, interest, or value as part of the development, heritage, or cultural characteristics of Routt County, the State of Colorado, or the United States. |
| Not Applicable | B. Its location as a site of a significant historic event. |
| Not Applicable | C. Its identification with a person or persons who significantly contributed to the culture and development of Routt County. |
| Not Applicable | D. Its exemplification of the cultural, economic, social, or historic heritage of Routt County. |
| Not Applicable | E. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. |
| Not Applicable | F. Its embodiment of distinguishing characteristics of an architectural type or specimen. |
| Not Applicable | G. Its identification as the work of an architect or master builder whose individual work has influenced the development of Routt County. |
| Not Applicable | H. Its embodiment of elements of architectural design, detail, materials, and/or craftsmanship that represent a significant architectural innovation. |
| Not Applicable | I. Its relationship to other distinctive areas that are eligible for preservation according to a plan based on an historic, cultural, or architectural motif. |
| Not Applicable | J. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, a community, or Routt County. |

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National: State: Local:

42. Statement of significance:

Reportedly erected in 1971, this building is of too recent construction to be considered for historic designation. At the present time, thus, it may be considered ineligible for inclusion in the National Register of Historic Places, ineligible for listing in the State Register of Historic Properties, and ineligible for local landmark designation.

43. Assessment of historic physical integrity related to significance:

This property displays a reasonable standard of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association. The building is probably somewhat altered from its original appearance; however, a sense of time and place, relative to the building as it existed in 1971, likely remains in evidence.

Architectural Inventory Form

Page 6 of 8

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

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

45. Is there National Register district potential? Yes No

Discuss: **Historic buildings in the core area of downtown Steamboat Springs may collectively possess the historical or architectural significance, and display sufficient physical integrity to comprise a potential National Register historic district. This building would probably be located outside the boundaries of such a potential district.**

If there is National Register district potential, is this building: Contributing Noncontributing N/A:

46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #8, Images 144-147** CDs filed at: **City of Steamboat Springs**

48. Report title: **Historic Building Inventory of Downtown Steamboat Springs** **137 10th Street**

49. Date(s): **09/09/07** **Steamboat Springs, CO 80477**

50. Recorder(s): **Carl McWilliams**
Timothy Wilder

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court**
Fort Collins, CO 80525

53. Phone number(s): **(970) 493-5270**

Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map

