

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHHP use only)

OAHHP1403
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.1011** Parcel number(s): **145027001**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Strout Realty Building**
- 6. Current Building Name: **Stewart Title Building**
- 7. Building Address: **501 Lincoln Avenue**
- 8. Owner Name: **Donald C. Lufkin**
- Owner Organization:
- Owner Address: **P.O. Box 883001**
Steamboat Springs, CO 80488



44. National Register eligibility field 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**
NW ¼ of SE ¼ of NW ¼ of NE ¼ of Section 17
10. UTM reference (Datum: NAD27)
 Zone: **13** **344802 mE** **4482902 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5**
12. Lot(s): **Easterly ½ of Lot 1 Block 27**
 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: 120 feet x Width: 26 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features:
21. General architectural description:
The Stewart Title Building is located at the corner of Lincoln Avenue and 5th Street near the southeast end of downtown Steamboat Springs. The building features a single story front portion, with a larger two story section which extends nearly to the alley to the southwest. The building's walls are made of concrete blocks, clad with painted cream white stucco, and the roof is flat. The facade fronts directly onto the wide concrete sidewalk which parallels Lincoln Avenue on the northeast elevation. The facade wall is divided into two large, slightly recessed, panels. The panel to the right (NW), as you face the facade, contains a glass-in-steel-frame entry door and a single-light fixed-pane window with a stuccoed sill. This door and window are covered by a red canvas awning. The panel to the left (SE) contains a large single-light fixed-pane window, with a stuccoed sill, and covered by a red canvas awning with the following text in white letters: "stewart title of steamboat springs." The long southeast elevation fronts onto the wide concrete sidewalk which parallels 5th Street to the southeast. A set of paired glass-in-steel-frame entry doors, covered by a red canvas awning, enters two-story portion of the southeast elevation. The two-story portion of the southeast elevation is also penetrated by eight single-light fixed-pane windows - four each in the first and second stories. The front, single story portion of this elevation is penetrated by two single-light fixed-pane windows. The southwest (rear) elevation faces toward the alley. It is penetrated by one 1x1 horizontal sliding first story window and one 1x1 horizontal sliding second story window. In addition to Stewart Title, the building is also currently occupied by JDB Technology Solutions LLC, and by Paul Sachs, PC, Attorney at Law.

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22. Architectural style: **Modern Movements**
 Building type:
23. Landscape or special setting features: **This building is located at the southern corner of Lincoln Avenue (U.S. Highway 40) and 5th Street, near the southeast end of Steamboat Springs' downtown commercial district.**
24. Associated buildings, features or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1953**
 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: **Unknown**
 Source of information: **N/A**
29. Construction history:
Routt County Assessor records list 1953 as this building's year of construction. This date is probably correct, based on the building's physical characteristics, style, and condition. The building is composed of a single-story, 26' by 36', front section, and a two-story, 26' by 84', rear addition. The addition appears to date to the late 1960s or 1970s.
30. Original location: Moved: Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Professional**
32. Intermediate use(s): **Commerce and Trade/Business**
33. Current use(s): **Commerce and Trade/Business**
34. Site type(s): **Single-story commercial building, with a two-story rear addition, used primarily as office space for real estate companies and attorneys.**
35. Historical background:
This building was constructed in the early 1950s, and has been utilized as office space - primarily by real estate companies and attorneys - from that time to the present (2007). The 1956 Mountain States Telephone and Telegraph Company phone book for Steamboat Springs lists two attorneys at this location - Robert H. Gleason and Ray Monson. Both of these men maintained their law practices here through at least 1960. By 1965, the building had become home to Strout Realty, owned by Harry Frichtel and Franklin O. Stetson. An advertisement for Strout Realty in the 1965 yellow pages claims the company was "specializing in ranches, homes and business properties." The name Strout Realty existed at this location through the late 1970s; however, by 1980, the business had become known as Stetson Realty. By the late 1980s, the business name had changed once again, to Steamboat Realty. The front part of the building was more recently occupied by Steamboat Title Company, and it is presently (in 2007) occupied by Stewart Title of Steamboat Springs. Also in 2007, the rear, two-story, portion is occupied by JDB Technology Solutions, LLC, and by Paul Sachs, PC, Attorney at Law.

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36. Sources of information:

Alexandroff, Marty. Colorado Cultural Resource Survey Architectural Inventory Form, February 1996. On file with the City of Steamboat Springs, and the Colorado Historical Society Office of Archaeology and Historic Preservation.

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.

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.

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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:

This building is historically significant, to a modest extent, for its associations with Steamboat Springs' commercial development during the latter half of the twentieth century. It is also architecturally notable, again to a modest extent, for its architectural character - which is somewhat transitional between early twentieth century commercial styles, and the more modernistic styles of the 1960s and 1970s. The building's level of significance in these regards is not to the extent that it would qualify for individual listing in the National Register of Historic Places, nor would it likely qualify for individual listing in the Routt County Historic Register.

43. Assessment of historic physical integrity related to significance:

This building displays a marginal 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's physical integrity has been diminished by the construction of a large rear addition, and by modest alterations to the wall surfaces and window details.

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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 on this side of the 500 block of Lincoln Avenue in downtown Steamboat Springs do not collectively possess the historical and/or architectural significance, and do not display sufficient physical integrity, to be part of a State or National Register historic 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 #10, 192, 193; CD #14,** CDs filed at: **City of Steamboat Springs**

**Image 270; CD #17, Image
317CD #10, 192, 193; CD #14,
Image 270;**

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

49. Date(s): **05/18/07** **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**

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Sketch Map



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Location Map

