

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.1013** Parcel number(s): **145027107**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Routt County Abstract Company Building**
- 6. Current Building Name: **Steamboat Flyfisher Building**
- 7. Building Address: **507 Lincoln Avenue**
- 8. Owner Name: **G & G Holdings, LLC/ Addison Gooding Revocable Living Trust**
- Owner Organization:
- Owner Address: **P.O. Box 774525
Steamboat Springs, CO 80477**



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** **344795 mE** **4482907 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5**
12. Lot(s): **Westerly 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: 109 feet x Width: 25 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick**
Concrete Block
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Not Applicable**
21. General architectural description:
The Steamboat Flyfisher Building is located between Stewart Title and Colorado Group Realty, near the southeast end of downtown Steamboat Springs. The single story building measures 25' SE-NW (across) by 109' SW-NE (deep). The symmetrical facade fronts directly onto the wide concrete sidewalk which parallels Lincoln Avenue on the northeast elevation. The facade wall is made of a wire-cut red brick veneer, topped by a wooden cornice with a centered stepped parapet. The parapet is clad with painted burgundy color horizontal wood siding, with a centered sign band advertising the "STEAMBOAT FLYFISHER." The sign band is also adorned with a rainbow trout motif. A stained natural brown glass-in-wood-frame entry door, with a sidelight, and topped by a brick soldier course lintel, enters the center of the facade. The entry door is flanked on either side by a square, single-light, fixed-pane display window, with brick rowlock sills and soldier lintels. The rear (SW) elevation features a painted beige concrete block wall which is penetrated by two 2-light casement windows. A 5-step metal porch leads to a painted green glass-in-wood-frame rear entry door flanked by a sidelight. A sign band above this door on the rear elevation advertises "Colorado Group Realty Downtown Development Headquarters", which occupies the rear portion of the building. Two square 16-light glass block windows, and a 2-light window, penetrate the rear portion of the northwest (side) elevation. The southeast (side) elevation abuts 501 Lincoln Avenue.
22. Architectural style: **Early Twentieth Century Commercial Style**
 Building type:

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23. Landscape or special setting features: **This property is located on the southwest side of the 500 block of Lincoln Avenue (U.S. Highway 40), 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: **1948**
 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: **Gooding family**
 Source of information: **Alexandroff, Marty. Colorado Historical Society, Historic Building Inventory, February 28, 1996.**
29. Construction history:
Routt County Assessor records list 1948 as this building's year of construction. This date makes sense considering the building's architectural character and physical characteristics. Changes to the façade have occurred at various times over the years, as the building's business and retail uses changed.
30. Original location: Moved: Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Business**
32. Intermediate use(s): **Commerce and Trade/Business**
33. Current use(s): **Commerce and Trade/Specialty Store**
34. Site type(s): **Single-story commercial building.**
35. Historical background:
Routt County Assessor records reveal that this building was constructed in 1948, and that Doris M. Gooding, and/or members of the Gooding family have owned it from that time to the present (2007). Listings in the Mountain States Telephone and Telegraph and Mountain Bell phone books, list the Routt County Abstract Company at this location between circa 1956 and the early 1970s. Oral sources in Steamboat Springs (interviewed for previous surveys) indicate that the Routt County Abstract Company was the building's original occupant in 1948.
- Sanborn Insurance maps reveal that in earlier times, a dwelling with associated outbuildings existed at this location. The 1911 and 1920 Sanborn maps both depict the dwelling with two small outbuildings immediately behind it, and with a larger outbuilding (probably a barn) adjacent to the alley at the rear of the lot. According to a plat map titled "Steamboat Springs, Co. About 1910" (on file at the Tread of Pioneers Museum), this was the Clark Home, with the Clark Blacksmith Shop located next door to the northwest.**

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By 1980, the Routt County Abstract Company in the present building had given way to the TransAmerica Title Insurance Company, which existed here until the late 1990s or early 2000s. From May 2005 to the present, the building has been home to the Steamboat Flyfisher, owned by Steve Henderson and Tim Kirkpatrick.

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.

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

"Steamboat Springs, Co. About 1910." Plat map, on file at the Tread of Pioneers Museum.

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 representative of modest commercial architecture in the post-war years, and is somewhat transitional to the more modernistic commercial 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 façade has been significantly altered, including the movement and reconfiguration of the door and window openings. The building appears well-maintained and in good condition.

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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, Image 194; CD #14, Image 269; CD # 14, Image 17CD #10, Image 194; CD #14, Image 269;** CDs filed at: **City of Steamboat Springs**

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

