

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.1016** Parcel number(s): **145027004**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Dr. Richard's Office**
- 6. Current Building Name: **Kali's Boutique**
- 7. Building Address: **525 Lincoln Avenue**
- 8. Owner Name: **John T. Wiedemann**
- Owner Organization:
- Owner Address: **P.O. Box 880197**  
**Steamboat Springs, CO 80477**



44. National Register eligibility field assessment:	<b>Not Eligible</b>
Local landmark eligibility field assessment:	<b>Not Eligible</b>

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**  
**NE ¼ of SW ¼ of NW ¼ of NE ¼ of Section 17**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **344764 mE** **4482934 mN**
11. USGS quad name: **Steamboat Springs, Colorado**  
 Year: **1969** Map scale: **7.5**
12. Lot(s): **Lot 4 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: 40 feet x Width: 26 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Concrete/Concrete Block**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
 Other roof materials:
20. Special features: **Window/Glass Block**
21. General architectural description:  
**This single-story commercial building is located near the center of the 500 block of Lincoln Avenue, near the southeast end of downtown Steamboat Springs. It is supported by a concrete foundation and has painted grey concrete block walls. The symmetrical façade fronts directly onto the wide concrete sidewalk which parallels Lincoln Avenue on the northeast elevation. A 10-light glass-in-wood-frame entry door is centered on the façade, and is flanked on either side by a single-light fixed-pane storefront display window, each with non-historic painted green wood surrounds. The upper façade wall features a non-historic applied wall surface of stained brown horizontal wood siding, with a wooden sign band inscribed "KALI'S BOUTIQUE" centered above the entry door. The applied wall surface features painted green wood trim and a centered triangular-shaped parapet which extends above the flat roof line. The horizontal wood siding is affixed over painted beige vertical wood siding, which in turn is affixed to the building's original concrete block walls. Narrow, vertically-oriented, glass block windows appear at either end of the façade. The northwest (side) elevation is penetrated by: one set of paired 1/1 double-hung sash windows; a single, narrow, 1/1 double-hung sash window; and one 4/1 (ribbon-style) double-hung sash window, all with painted white wood frames and painted green wood surrounds. The southeast (side) elevation abuts 521 Lincoln Avenue ("Mambo Italiano" restaurant). An unpainted solid wood door enters into the northwest end of the southwest (rear) elevation from a 4-step wood stoop. The rear elevation is also penetrated by a single, narrow, 1/1 double-hung sash window with a painted green wood frame. A small wooden sign band centered on the upper rear elevation wall is inscribed "KALI'S BOUTIQUE."**

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22. Architectural style: **Early Twentieth Century Commercial Style**  
 Building type:
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: **1941**  
 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 1941 as this building's year of construction. This date is probably correct given the building's architectural characteristics and physical condition. There have been no additions to the original structure; however, there have been alterations to the façade as the building's uses have changed over the years. In particular, large display windows have been cut into the façade wall (replacing the original smaller windows), and an applied wooden façade, for Kali's Boutique, has been affixed to the upper façade wall.**
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): **Health Care/Medical Business/Medical Office**
33. Current use(s): **Commerce and Trade/Specialty Store**
34. Site type(s): **Single-story commercial building.**

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35. Historical background:

**Sanborn Insurance maps for Steamboat Springs reveal that this property was initially developed in the years prior to 1911. The July 1911 and June 1920 Sanborn maps both depict an L-shaped dwelling at the front of this lot, with two small outbuildings toward the rear of the lot. According to a circa 1910 plat map of Steamboat Springs, this property was then occupied by the Brotherton Barbershop and Joe Delmi's Tin Shop.**

**The property's extant building dates to the early 1940s, and was originally an abstract office - according to previous surveys and oral information. Steamboat Springs' telephone directories indicate that Dr. Hugh S. Richards maintained his medical practice in this building from the mid-1950s until sometime in the late 1970s. In 1980, Dr. Robert Horton, a chiropractor, and Jeanne Girard, a massage therapist, had their offices in the building. In the mid-to-late 1990s, the building was occupied by Cota Family Chiropractic. From the late 1990s to the present (2007), the property has been home to Kali's Boutique, a women's clothing store owned by Jill Ackerman.**

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.**

**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 early twentieth century architectural style - which is representative of small-scale commercial buildings constructed in the years surrounding World War II. 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. Due to some loss of integrity, the building also does not 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. Alterations to the façade include the installation of large display windows flanking the entry door (in place of the smaller original windows), and an applied wooden façade with a gabled parapet on the upper façade wall. The building appears well-maintained and in good condition.**



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## Sketch Map



# Architectural Inventory Form

## Location Map

