

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.1023** Parcel number(s): **145016012**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Mountain States Telephone and Telegraph Building**
- 6. Current Building Name: **Beau Jo's Mountain Bistro Building**
- 7. Building Address: **704 Lincoln Avenue**
- 8. Owner Name: **Richard S. Boyes**
- Owner Organization:
- Owner Address: **9 Dos Rios
Greeley, CO 80634**



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

Architectural Inventory Form

Page 2 of 8

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**
SW ¼ of NW ¼ of NE ¼ of Section 17
10. UTM reference (Datum: NAD27)
 Zone: **13** **344643 mE** **4483073 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5**
12. Lot(s): **East ½ Lot 12 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: 25 feet x Width: 82 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **N/A**
21. General architectural description:
This building is located at the northern corner of Lincoln Avenue and 7th Street in downtown Steamboat Springs. Supported by a low concrete foundation, it measures 25' NW-SE (across) by 82' NE-SW (deep). The exterior walls (fully exposed on the southwest (façade), southeast (side), and northeast (rear) elevations), are clad with wire-cut brown brick laid in running bond. Four narrow stringcourses, each composed of a single course of alternating red and brown bricks, appear near the top of the walls. Moreover, the four topmost brick courses are made of red bricks, including a soldier course, and three courses of stacked alternating headers and stretchers. The building's symmetrical façade fronts directly onto the wide concrete sidewalk which parallels Lincoln Avenue on the southwest elevation. Here, a glass-in-steel-frame door, with flanking sidelights and a transom light, enters the building from within a centered recessed entryway. The entryway is approached by a single step, features an inlaid tile floor, and is flanked on either side by 4/1 or 8/1 (ribbon-style) fixed-pane display windows with white vinyl-clad frames and red brick rowlock sills. A continuous header, composed of three courses of projecting brown and red bricks, extends over the windows and entryway. Three gooseneck lamps are affixed to the upper wall surface, illuminating the entrance and façade wall. The long southeast (side) elevation faces 7th Street. This elevation is penetrated by: two bands of three 4/1 or 3/1 (ribbon-style) fixed-pane display windows; three single fixed-pane display windows; and glass-in-synthetic-frame entry door, topped by a 3-light transom. Windows on this elevation feature brick sills and lintels, and burgundy color metal awnings. A service door enters the building on the northeast (rear) elevation.

Architectural Inventory Form

Page 3 of 8

22. Architectural style: **Late 19th And Early 20th Century American Movements/Commercial Style**
 Building type:
23. Landscape or special setting features: **This building is located at the northern corner of Lincoln Avenue and 7th Street in downtown Steamboat Springs. The Space Station sign is across 7th Street to the southeast.**
24. Associated buildings, features or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1937**
 Source of information: **"Telephone Co. Is In Handsome New Building." Steamboat Pilot, December 9, 1937.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **Mountain States Telephone and Telegraph Company**
 Source of information: **"Telephone Co. Is In Handsome New Building." Steamboat Pilot, December 9, 1937.**
29. Construction history:
This building was constructed in 1937 as the Mountain States Telephone and Telegraph Company switchboard and office facility. The *Steamboat Pilot* reported on the new building on December 9, 1937, claiming that the cost of construction was approximately \$20,000.00 and that a new switchboard and auxiliary equipment had been installed at an approximate cost of \$16,000.00. There have been no additions to the original building. Sanborn Insurance maps indicate that in earlier years this property was undeveloped, at least through 1920.
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/Professional**
33. Current use(s): **Commerce and Trade/Restaurant**
34. Site type(s): **Commercial building; originally the Mountain States Telephone and Telegraph office; presently a restaurant.**

Architectural Inventory Form

Page 4 of 8

35. Historical background:

This building was constructed in 1937 by the Mountain States Telephone and Telegraph Company to house the company's local switchboard and offices. As reported by the *Steamboat Pilot* on December 9, 1937:

The site of the building was purchased by the telephone company several months ago. The building itself was completed November 1 at a cost of approximately \$20,000, and embodies nearly all of the modern devices and ideas known in the building profession. The new switchboard and auxiliary equipment housed in the new telephone home was installed at an approximate cost of \$16,000, making a total of \$36,000 for the entire plant and system.

The telephone office was the sole occupant of this building until the late 1960s, and it then apparently continued to occupy the rear portion until the late 1970s. In the meantime, in the 1960s, the Mountain States Telephone and Telegraph Company had become part of the Bell System, known as Mountain Bell. By 1970, Carter J. Francis had opened a dentist office in the building's front portion facing toward Lincoln Avenue. Richard Boyes purchased the building in 1977, and also took over the dental practice. From circa 1977 to the late 1990s, the dental practice of Richard Boyes was located in this building. In the interim, the local Mountain Bell office closed entirely, apparently consolidating with the office in Craig. Now converted to retail use, the building has housed Beau Jo's Mountain Bistro restaurant for the past several years.

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.

"Telephone Co. Is In Handsome New Building." *Steamboat Pilot*, December 9, 1937.

Architectural Inventory Form

Page 5 of 8

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.

Steamboat Springs Standards for Designation:

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.

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.

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.

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:

Architectural Inventory Form

Page 6 of 8

42. Statement of significance:

This building is historically significant for its original use as the local Mountain States Telephone and Telegraph Company switchboard and office facility. As such, it played an important role in Steamboat Springs' socioeconomic development through the middle years of the twentieth century. It is also architecturally significant for its highly-representative late 1930s architectural characteristics. The building's level of significance in these regards may not be to the extent that it would qualify for individual listing in the National Register of Historic Places or in the State Register of Historic Properties. The building, though, does qualify for individual listing in the Routt County Historic Register.

43. Assessment of historic physical integrity related to significance:

This building displays a relatively high 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. Modest alterations have been made to the southwest and southeast facades; however, there have been no additions to the original building, and a sense of time and place relative to a late 1930s-era building is still very much intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

Local landmark eligibility field assessment: **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 and/or architectural significance, and display sufficient physical integrity, to comprise a 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 #2; Images 39, 40, CD #3; Images 41, 65, 66** CDs filed at: **City of Steamboat Springs**
48. Report title: **Historic Building Inventory of Downtown Steamboat Springs** **137 10th Street**
49. Date(s): **06/22/07** **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

