

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.1024** Parcel number(s): **145016112**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Federal Land Bank Association Building**
- 6. Current Building Name: **Wildhorse Meadows Real Estate Building**
- 7. Building Address: **708 Lincoln Avenue**
- 8. Owner Name: **Bird Living Trust/ Lawrence E. Handing**
- Owner Organization:
- Owner Address: **P.O. Box 770638**
Steamboat Springs, CO 80477



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

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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** **344637 mE** **4483078 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5**
12. Lot(s): **West 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: 89 feet x Width: 25 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: **Porch**
Roof Treatment/Decorative Cornice
21. General architectural description:
This single-story commercial building is located on the northeast side of Lincoln Avenue in downtown Steamboat Springs. Its walls are built primarily of concrete blocks, supported by a concrete foundation, and with a flat roof. The façade wall, on the southwest elevation, is clad with a red brick veneer laid in running bond. The symmetrical façade features a recessed centered entryway, where a painted red glass-in-wood-frame door enters Wildhorse Meadows Real Estate from a 2-step flagstone and concrete porch. The entrance is flanked on either side by two single-light fixed-pane display windows, each topped by a 2-light transom. The windows have painted red wood frames, painted cream white wood surrounds, and continuous red brick rowlock sills. A steel I-beam header, topped by a red brick rowlock belt course, extends over the entry and the recessed entryway. The top of the façade wall is finished with a wood cornice with a dentil course. The concrete foundation is visible on the façade, while the bricks in the first course above the foundation are laid as soldiers. The northwest (side) elevation wall, and the northeast (rear) elevation wall are both made of painted cream white stucco over concrete block construction. A stained natural brown wood-paneled door, with one upper sash light, enters a CPA office on the northeast (rear) elevation. This door is flanked on either side by a single-light casement window. The southeast (side) elevation abuts the Beau Jo's building at 704 Lincoln Avenue. A tall red brick chimney extends from the roof near the front of the building.
22. Architectural style: **Twentieth Century Commercial Style**
 Building type:
23. Landscape or special setting features: **This property is located on the northeast side of the 700 block of Lincoln Avenue (U.S. Highway 40), in downtown Steamboat Springs.**
24. Associated buildings, features or objects: **Not Applicable**

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IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1952**
 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: **Federal Land Bank Association (probably)**
 Source of information: **Routt County Assessor, Commercial Property Appraisal Record; Mountain States Telephone and Telegraph directory listings.**
29. Construction history:
Routt County Assessor records indicate that this building was constructed in 1952, as offices for the Federal Land Bank and National Farm Loan Association. The building's construction history is not well-documented; however, there have been no apparent additions to the original building.
30. Original location: Moved: Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Financial Institution**
32. Intermediate use(s): **Commerce and Trade/Financial Institution**
33. Current use(s): **Commerce and Trade/Business**
34. Site type(s): **Single-story commercial building.**
35. Historical background:
This building was constructed in 1952, and was originally used as the Federal Land Bank and National Farm Loan Association offices in Steamboat Springs. The Federal Land Bank Association was located in this building until the 1980s. In more recent years, the building has served as an insurance, real estate and accountant's office. The Alpine Insurance Company was located here in the mid-to-late 1990s. Today (in 2007), Wildhorse Meadows Real Estate occupies the front part of the building, while the back part is Lawrence E. handing, Certified Public Accountant.
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.

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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:

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.

 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.

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:

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42. Statement of significance:

This building is historically significant, to a modest extent, for its historic use by the Federal Land Bank Association and National Farm Loan Association. As such, it contributed to Steamboat Springs' socioeconomic development through the middle years of the twentieth century. The building is also architecturally notable for its mid-twentieth century commercial architectural style - which is somewhat transitional between early twentieth century commercial styles, and the more modernistic styles of the 1950s and 1960s. 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, or in the State Register of Historic Properties. The building may qualify, though, for individual listing in the Routt County Historic Register.

43. Assessment of historic physical integrity related to significance:

This building displays a reasonably 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. The, rear, northeast elevation (facing the alley) is presently composed of a modern façade for the accountant's office, approached by a non-historic handicapped-accessible ramp. The Lincoln Avenue façade, however, retains the look and feel of an early 1950s-era building.

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 #3; Images 42, 43, 63, 64** 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**

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Sketch Map



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Location Map

