

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAH use only)

- 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.246** Parcel number(s): **145015009**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Steamboat Creamery and Produce Company**
- 6. Current Building Name: **Paradise Found of Steamboat**
- 7. Building Address: **824 Lincoln Avenue**
- 8. Owner Name: **WB Real Estate, LLC**
- Owner Organization:
- Owner Address: **P.O. Box 774846**
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**
NE ¼ of NE ¼ of NE ¼ of NW ¼ of Section 17
10. UTM reference (Datum: NAD27)
 Zone: **13** **344520 mE** **4483175 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5**
12. Lot(s): **East ½ of Lot 9 Block 15**
 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: 97 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 single-story commercial building is located on the northeast side of Lincoln Avenue in downtown Steamboat Springs. It measures 25' NW-SE (across) by 97' NE-SW (deep), and features a symmetrical façade which fronts directly onto the wide concrete sidewalk paralleling Lincoln Avenue on the southwest elevation. A stained brown glass-in-wood-frame door, with a transom light and side lights, enters the center of the façade from within a recessed entryway. The entryway is flanked on either side by large single-light fixed-pane storefront display windows, set in dark brown metal frames. The window is enframed by brown brick columns at either end of the façade, projecting brown brick rowlock sills, and a continuous brown brick lintel composed of a soldier course sandwiched between two rowlock courses. The kick plate areas beneath the windows and the upper façade wall are also finished with brown brick laid in running bond. The pattern of a soldier course sandwiched between two rowlock courses is repeated at the top of the façade wall. The building's northeast (rear) elevation is clad with stained dark brown vertical wood siding. A concrete loading dock, or outside storage area, on the rear elevation, is excavated to approximately two feet below grade, and is covered by a flat roof. A painted brown steel utility door enters the southeast end of the rear elevation.
22. Architectural style: **Late 19th And Early 20th Century American Movements/Commercial Style**
 Building type:

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23. Landscape or special setting features: **This building is located on the northeast side of the 800 block of Lincoln Avenue, in downtown Steamboat Springs. The Moose Mountain Trading Company at 822 Lincoln Avenue abuts this building on its southeast elevation. Allen's Clothing at 828 Lincoln Avenue abuts this building on its northwest elevation. An asphalt paved parking area extends behind the building to the alley.**

24. Associated buildings, features or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1913**
 Source of information: **Routt County Assessor, Commercial Property Appraisal Record; Sanborn Insurance maps, July 1911 and June 1920.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **Edward O. Furlong (probably)**
 Source of information: **"Furlong's Has Served Public For 41 Years." *Steamboat Pilot*, n.d. (circa 1944). Located in clipping file at Tread of Pioneers Museum.**
29. Construction history:
Routt County Assessor records list 1913 as this building's year of construction. This date is probably correct as Sanborn Insurance maps indicate that the building was erected sometime between 1911 and 1920. This lot is shown as undeveloped on the 1911 map, while on the 1920 map a building labeled "Creamery" is depicted. Corroborating evidence comes from historic newspaper accounts which indicate that E.O. Furlong established the Steamboat Creamery and Produce Company in the spring of 1912. He presumably moved the business into this new building the following year. The façade has been altered from time-to-time over the years to accommodate the building's changing retail and business uses.
30. Original location: Moved: Date of move(s): **N/A**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Specialty Store**
32. Intermediate use(s): **Commerce and Trade/Business
 Commerce and Trade/Specialty Store**
33. Current use(s): **Commerce and Trade/Specialty Store**
34. Site type(s): **Single story commercial building.**

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35. Historical background:

This building was constructed in 1913, and was originally occupied by the Steamboat Creamery and Produce Company. Founded by E.O. Furlong in the spring of 1912, the Steamboat Creamery and Produce Company was a popular downtown Steamboat Springs business for many years. Furlong, at the time, was already well-established as a businessman in Steamboat Springs, having founded the Furlong Hardware Company with his brothers in 1903. In that year, the Furlong brothers - Edward, James and Albert - established a small hardware store on Lincoln Avenue; Edward, though, soon bought out his brothers interests becoming the hardware business' sole owner. Born in Nebraska circa 1875, Edward O. Furlong had arrived in Steamboat Springs around the turn of the twentieth century. He returned to Nebraska in 1904 to marry his childhood sweetheart, Miss Nellie "Nel" Taylor, who had been born in Plattsmouth on April 10, 1879. The newlywed couple returned immediately to Steamboat Springs where Edward worked diligently to expand his young hardware store. In time, the company opened satellite stores in Craig and Hayden, and would eventually sell furniture, along with tractors and other farm machinery, in addition to a full line of hardware.

In 1912, Furlong expanded his business interests by founding the Steamboat Creamery and Produce Company, which was subsequently located in this building for many years. Furlong sold his interest in the Creamery in 1920, with Charles Beardshear becoming the controlling owner and manager in the ensuing years. Furlong, meanwhile, erected the handsome Furlong Building (completed in 1920), at 810 Lincoln Avenue, to house his hardware and furniture store. Tragically, however, Furlong passed away on December 31, 1923 at the young age of 48.

Following its initial use as the Steamboat Creamery and Produce Company, this building reportedly became a Hested's Five and Dime in the late 1920s and 1930s. It has subsequently been home to numerous retail stores and businesses over the years. Olin's, a ladies ready-to-wear store (operated by Olin Light) was reportedly located here for a time, while Cooper's Ladies and Children clothing store reportedly did business here, perhaps in the early 1950s. Mountain States Telephone and Telegraph directories, and Mountain Bell yellow pages reveal that Melvin S. Wheeler and Ben T. Delahay shared office space in this building during the late 1950s and early 1960s. Wheeler ran a real estate and insurance business, while Delahay had his law practice here.

More recent occupants include: Brown Business Service (mid-to-late 1960s), Inside Edge Ski Shop (early 1970s), Mason and Morse Real Estate, Inc. (mid-1970s), The Professional Group, Ltd. real estate company (late 1970s - circa 1990), and Bare Necessities (1990s). The building's current retail business is Paradise Found of Steamboat.

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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.

Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>. "Activity in Building." *Steamboat Pilot*, October 8, 1919, p. 1; "The Furlong Building." *Steamboat Pilot*, August 27, 1919, p. 9; Furlong Is Building Modern and Model Hardware Store." *Steamboat Pilot*, October 15, 1919, p. 9; Furlong Will Erect Handsome Building." *Steamboat Pilot*, August 13, 1919, p. 1.

Fourteenth Census of the United States, 1920, Routt County, Colorado, Precinct 1, Steamboat Springs.

"Furlong's Has Served Public For 41 Years." *Steamboat Pilot*, n.d. (circa 1944) Located in clipping file at Tread of Pioneers Museum.

Klein, Naomi. "Colorado Cultural Resource Survey Inventory Record." May 1981, 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.

Thirteenth Census of the United States, 1910, Routt County, Colorado, Precinct 1, Steamboat Springs.

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:

- | | | |
|-------------------------------------|----------------|--|
| <input checked="" type="checkbox"/> | | 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. |
| <input checked="" type="checkbox"/> | | C. Its identification with a person or persons who significantly contributed to the culture and development of Routt County. |
| <input checked="" type="checkbox"/> | | 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. |
| <input checked="" type="checkbox"/> | | 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 for its original use as the Steamboat Creamery and Produce Company. This business played an important role in Steamboat Springs' commercial development during the early decades of the twentieth century. The building is also architecturally notable as an example of an early 1900s single storefront commercial building. 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, though, likely does qualify for individual listing in the Routt County Historic Register.

43. Assessment of historic physical integrity related to significance:

This building displays a reasonably adequate 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 impacted to some extent by alterations to the façade over the years.

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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 #5; Image 99, CD #6; Images 111,120CD #5; Image 99** CDs filed at: **City of Steamboat Springs**
48. Report title: **Historic Building Inventory of Downtown Steamboat Springs** **137 10th Street**
49. Date(s): **04/18/07** **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



Architectural Inventory Form

Location Map

