

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.253** Parcel number(s): **145014009**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **J.W. Hugus and Company Warehouse; Routt County Courthouse; Masonic Lodge**
- 6. Current Building Name: **Lorenz Building**
- 7. Building Address: **928 Lincoln Avenue**
- 8. Owner Name: **Betty Lorenz Survivor's Trust**
- Owner Address: **3727 Pescadero Drive
Santa Barbara, CA 93105**



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 SE ¼ of SE ¼ of SW ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **344430 mE** **4483246 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5**
12. Lot(s): **East ½ of Lot 9 and Westerly 8.5 Feet of Lot 10 Block 14**
 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: 80 feet x Width: 33 feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Window/Segmental Arch**
21. General architectural description:
This two-story commercial building is located on the northeast side of Lincoln Avenue, near the northwest end of downtown Steamboat Springs. It measures 33' NW-SE (across) by 80' NE-SW (deep), and is built of brick masonry construction. A non-historic, applied, first-story façade fronts directly onto the wide concrete sidewalk paralleling Lincoln Avenue on the southwest elevation. A painted dark grey wood-paneled door, with latticed upper sash lights and with flanking side lights, enters the center of the façade from a 3-step concrete porch within a recessed entryway. The entry door is flanked on either side by large single-light fixed-pane windows which angle out toward the sidewalk. These windows feature painted white and dark grey wood frames, and red brick kick plates, and they are set behind red brick knee wall flower boxes. A 2-step concrete stoop at the northwest end of the façade leads to another painted dark grey wood-paneled door with latticed upper sash lights. A non-historic, shingle-clad, secondary roof projects out over the sidewalk, visually separating the first and second stories on the façade. The building's name "THE LORENZ BUILDING" is centered on the face of the secondary roof, in applied gold lettering. Red brick columns form the northwest and southeast ends of the façade, and the upper façade wall is also made of red brick laid in running bond. The uppermost portion of the façade wall features extensive brick corbelling, with three short projecting brick columns, and with sandstone coping. The second story of the façade is penetrated by one set of paired windows with a common segmental brick arch, and by two single windows with segmental brick arches. These windows were probably originally double-hung sash; however, they are now casement type windows with transom lights.
- The northwest and southeast (side) elevations are made of red brick laid in common bond, with stepped side gables, and with sandstone coping at the top of the wall surfaces. The northwest elevation is fully exposed, and**

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is penetrated by two first story windows and three second story windows. A wooden signband at the front, southwest, end of the northwest elevation is inscribed with the following text: "THE LORENZ BUILDING TACTICAL MAPPING MARY B. KURTZ, M.A. MARK FREIRICH, ATTY. ROBYN PILLOW, CPA."

The northeast (rear) elevation is made of painted brown brick. Two service doors enter the main level on the rear elevation. A non-historic metal staircase, with a wood railing, ascends to a glass-in-wood-frame door which enters the second story. This door is not original, and it located where a 1/1 double-hung sash window was originally located.

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 near the northwest end of the 900 block of Lincoln Avenue, in downtown Steamboat Springs. A gasoline service station is located northwest of this building, at the corner of Lincoln Avenue and 10th Street; The VFW Post 4264 building, at 924 Lincoln Avenue, abuts this building on its southeast elevation.**
24. Associated buildings, features or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1900**
 Source of information: **[untitled article] *Steamboat Pilot*, June 13, 1900, p. 1; [untitled article] *Steamboat Pilot*, September 26, 1900, p. 1.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **J.W. Hugus & Company**
 Source of information: **[untitled article] *Steamboat Pilot*, June 13, 1900, p. 1; [untitled article] *Steamboat Pilot*, September 26, 1900, p. 1.**

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29. Construction history:

This building was erected as a warehouse for J.W. Hugus & Company in the summer and fall of 1900. This was Steamboat Springs' first brick commercial building, according to the *Steamboat Pilot*. On June 13, 1900, the *Pilot* alluded to the building's pending construction when it reported that Mullin and Babcock of Rifle had located a brick kiln on the north side of Soda Creek near the intersection of Pine and 9th Street. The two men had found a clay bank there, which they determined would make a "splendid quality of brick", and they planned to run two crews that would mold 200,000 bricks in a short time, "part of which has been contracted for by Hugus & Co. for building a new warehouse."

On September 26, 1900, the *Pilot* reported:

Work is progressing nicely on the big brick warehouse of Hugus & Co. This is the first brick business building to be put up in this town, and will probably be followed by many others in the near future.

A 1908 souvenir history of the J.W. Hugus & Company provides documentation that this is the building referenced in the two *Steamboat Pilot* articles in 1900. The building was converted for use as the Routt County Courthouse in 1912. The building's current façade may date to 1968, when it was remodeled for retail use by the Intermountain Music Company. Routt County Assessor records indicate that the second floor was remodeled for office space in 1980, and the first floor was remodeled for office space in 1982.

30. Original location: Moved: Date of move(s): N/A

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commerce and Trade/Warehouse
Social/Meeting Hall
32. Intermediate use(s): Government/Courthouse
Social/Meeting Hall
Commerce and Trade/Specialty Store
Commerce and Trade/Professional
33. Current use(s): Commerce and Trade/Business
Commerce and Trade/Professional
34. Site type(s): Two-story commercial building

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35. Historical background:

This building was constructed in the summer and fall of 1900 as a brick warehouse for J.W. Hugus & Company. The Masons began using the second floor as a meeting hall that December, while the first floor was used as warehouse space by the Hugus Company.

John William Hugus, founder of the company which bore his name, had been born at Pittsburgh, Pennsylvania on November 24, 1836. In 1868, Hugus was the post trader at Fort Steele, Wyoming, and from there, he launched the highly-successful J.W. Hugus & Company. In 1880, Hugus formed a partnership with John C. Davis, who was then a clerk at the Fort Steele store. They opened their first store, at Rawlins, Wyoming, under the name J.W.

Hugus and Company, followed by an Indian trading post at Meeker, Colorado. Hugus and Davis subsequently launched other stores at Dixon, Wyoming, and at Hayden, DeBeque, Steamboat Springs, and Rifle in Colorado. Later, there would be stores at Wolcott, Parshall, and elsewhere. A full-service mercantile, J.W. Hugus reportedly "sold everything from needles to threshing machines, groceries, dry goods, stock supplies - in fact everything needed for existence by the early day ranchers and homesteaders." In addition to mercantile supplies, J.W. Hugus & Company was also a financial institution, and in fact, in 1901, billed itself as "J.W. Hugus & Company The Pioneer Mercantile and Banking Firm." At that time, in addition to eight stores, the company had also established banks at Craig, Meeker, Rifle, and Steamboat Springs. The Hugus Company's Steamboat Springs bank was established circa 1899, and was appropriately named "The "Bank of Steamboat Springs." It was located in the Hugus building, then adjacent to this building's southeast elevation where the V.F.W. Post is now located. By 1907, J.W. Hugus & Company was reportedly grossing nearly one million dollars in annual sales. In the interim, J.W. Hugus had retired to California where he passed away on October 11, 1901.

By 1911, J.W. Hugus and Company was no longer using this building as a warehouse; however, the second floor continued to be used as a Masonic Lodge. From 1913 to 1923, this building served as the Routt County Courthouse. Dating to the 1870s, the county's first courthouse was located in a log building near Hayden. The county seat was relocated to Hahn's Peak, before it was moved to Steamboat Springs in 1912, when Moffat County was formed from the western portion of Routt County. The courthouse was then located in this building until the current courthouse was built in 1923.

The Social Benefit Association used this building's second story as a dance hall, beginning in the early 1930s, while by the end of that decade the ground floor was headquarters for the Routt National Forest. Don Lorenz (who later became a district judge) purchased the building for his law practice in 1958. It has since been known as the Lorenz Building, and has been continuously owned by the Lorenz family from that time to the present. From the 1960s to the present, the building has been home to a wide variety of retail stores and businesses.

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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>. "For a Blue Lodge." *Steamboat Pilot*, December 19, 1900, p. 4; "J.W. Hugus & Company The Pioneer Mercantile and Banking Firm." *Steamboat Pilot*, January 2, 1901; [untitled article] *Steamboat Pilot*, June 13, 1900, p. 1; [untitled article] *Steamboat Pilot*, September 26, 1900, p. 1; "We offer no 'baits' at this store." *Steamboat Pilot*, July 19, 1899, p. 4.

"J.W. Hugus & Co., One of First Chain Store Groups in Nation." *Steamboat Pilot*, July 30, 1959, p. 7B. Located in clipping file at Tread of Pioneers Museum.

"J.W. Hugus & Company Souvenir History 1908." 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.

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. |
| <input checked="" type="checkbox"/> | | | | 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. |
| <input checked="" type="checkbox"/> | | | | 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 historic use as the J.W. Hugus & Company warehouse, and for its early historic uses as the Masonic Lodge, and as the Routt County Courthouse between 1913 and 1923. The building is also architecturally significant as an excellent example of a turn-of-the-twentieth-century, two-story, brick commercial building. According to the *Steamboat Pilot*, this was Steamboat Springs' first brick business building. Due to some loss of integrity, this building currently may be considered ineligible for individual listing in the National Register of Historic Places, and in the State Register of Historic Properties. However, if the building's lower façade was restored it would probably become National Register eligible. Despite alterations to the façade, this building retains sufficient integrity to 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 physical integrity has been diminished by alterations to the lower portion of the façade.

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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 #7; Images 122, 130-133, CD #8; Image 141** CDs filed at: **City of Steamboat Springs**
48. Report title: **Historic Building Inventory of Downtown Steamboat Springs** **137 10th Street**
49. Date(s): **08/08/07** **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

