

Architectural Inventory Form

- 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.264** Parcel number(s): **145032002**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Steamboat Pilot Building**
- 6. Current Building Name: **The Pilot; Artists' Gallery of Steamboat**
- 7. Building Address: **1009 Lincoln Avenue**
- 8. Owner Name: **Marc and Audrey Small**
- Owner Organization:
- Owner Address: **2350 Glacier Ridge
Steamboat Springs, CO 80487**



44. National Register eligibility field assessment:	Eligible
Local landmark eligibility field assessment:	Eligible

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**
SE ¼ of SW ¼ of SE ¼ of SW ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **344335 mE** **4483273 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5**
12. Lot(s): **Lot 2 Block 32**
 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: 64 feet x Width: 50 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stone/Sandstone**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **N/A**
21. General architectural description:
This distinctive sandstone and brick building is located on the southwest side of the 1000 block of Lincoln Avenue, near the northwest end of downtown Steamboat Springs. Constructed in 1909, the building is supported by a sandstone foundation, and it measures 50' NW-SE (across) by 64' NE-SW (deep). A prefabricated metal building (erected in two components in 1970 and 1972), abuts the original building at the southeast end of the southwest (rear) elevation. The original building features a double storefront façade which fronts directly onto the wide concrete sidewalk paralleling Lincoln Avenue on the northeast elevation. The storefront comprising the southeast half of the façade features a centered recessed entryway, where a painted purple wood-paneled door, with one upper sash light and with flanking sidelights, enters the building. This entry is flanked on either side by large single-light, fixed-pane, display windows, with painted red wood surrounds and wood-paneled kick plates. These windows, and the entry door and sidelights, are all topped by bands of distinctive transom windows, with opaque bottle glass lights. The storefront comprising the northwest half of the façade features three large storefront display windows, with painted red wood frames and wood-paneled kick plates. These windows are also topped by bands of distinctive transom windows with opaque bottle glass lights. Locally-quarried sandstone columns appear at either end of the façade, and in-between the two storefronts. The upper façade wall is also built of coursed, locally-quarried, sandstone, with a distinctive parapet rising above the roofline. Notable sandstone crockets are atop the two columns at either end of the façade, while a set of paired sandstone crockets are atop the raised center of the parapet, above the word "PILOT" which is incised in the sandstone. These stone crockets are reminiscent of the natural Rabbit Ears rock formation, for which nearby Rabbit Ears Pass is named.

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A plaque, with the following text, is affixed to the center column on the façade:

The Pilot

The Pilot was the first local newspaper in northwest Colorado. The first issue was printed on July 31, 1885. In 1909 the log building on this site, which housed the press from 1885 on, burned and was replaced by this brick and stone building. In 1889, 16-year old Charles Leckenby was hired as a printer. Six years later he purchased the paper. The Leckenby name was on the masthead for 100 years.

Tread of Pioneers Plaque Program 1994

The building's southeast and northwest (side) elevations both feature red brick walls, laid in running bond. A square section of the wall at the northeast end of the southeast elevation is painted white with a painted black border. An advertisement was at one time painted here, but it is no longer decipherable. The rear (southwest elevation) wall of the building is also of red brick construction, laid in running bond.

22. Architectural style: **Late 19th And Early 20th Century American Movements/Commercial Style**
 Building type:
23. Landscape or special setting features: **The *Steamboat Pilot* Building is located on the southwest side of the 1000 block of Lincoln Avenue, near the northwest end of Steamboat Spring's downtown commercial district. Brooklyn's Pizzeria, et. al., in the old Forest Service building, is to the southeast of this building. The Pilot Office Supply abuts this building to the northwest. A pine tree is located just off this building's front eastern corner.**
24. Associated buildings, features or objects: **Joined by connecting element to 1029 Lincoln Avenue**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1909**
 Source of information: **"Hundreds Were Guests of Pilot." *Steamboat Pilot*, December 8, 1909, p. 1.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **Charles Leckenby and Delavan W. Gee; *Steamboat Pilot***
 Source of information: **"*Pilot Celebrates Quatro-Centennial.*" *Steamboat Pilot*, March 30, 1910.**
29. Construction history:
The *Steamboat Pilot* Building was constructed in the autumn of 1909, following a fire which had destroyed the newspaper's previous building at this location on May 6, 1909. The earlier log building had been built in the 1880s, and in 1997 it was substantially enlarged. When it burned, the earlier log structure was two stories tall and measured 18' by 54'. On May 6, 1909, during high winds, a fire started in the flue of the Wolcott, Steamboat Springs, and Hahn's Peak stage barn, located next door to the Pilot building. The fire quickly engulfed the stage barn's hayloft, and from there spread to the *Pilot* building next door. Both structures were totally destroyed. A temporary corrugated iron structure was erected within the next couple of weeks, from which the newspaper was

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published during the summer and fall of 1909. Ground on the new sandstone and brick building was broken in early September 1909, and by early December it was complete. On the evening of December 2, 1909, some 500 people attended a gala affair to celebrate completion of the "handsome new brick and stone building," as well as to honor the *Pilot's* twenty-fifth year of operation. Although, the building's construction was well chronicled in the *Pilot*, no mention of its architect and or builder was found. A 60' by 24' prefabricated metal structure, which abuts the historic *Pilot* building on its southwest (rear) elevation, was erected in two components, in 1970 and 1972. The northwest half of the façade originally had a recessed entryway, similar to the one in the southeast half of the façade, but at some point in time it was removed. A connecting element which joins this building to the building at 1029 Lincoln Avenue to the northwest was constructed in 1977.

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/Business**
33. Current use(s): **Commerce and Trade/Organizational**
34. Site type(s): **Commercial building; Steamboat Pilot newspaper office**

35. Historical background:

This building was constructed in the fall 1909 as the *Steamboat Pilot* Newspaper office, and it has been associated with the newspaper throughout nearly all of its history. Founded in 1885, the *Steamboat Pilot* lays claim to being the oldest business in northwestern Colorado. James Hoyle, the paper's founder, was among a handful of prominent Boulderites who had joined James Crawford in forming the original Steamboat Springs townsite company. The lot where this building now stands was donated for use as a newspaper office, and it was here that the *Pilot's* first issue was published on July 31, 1885. Built of log, the original newspaper office was substantially enlarged in 1897. It was then replaced with the current stone and brick edifice after the earlier building was destroyed by fire in the spring of 1909.

In the interim, Charles H. Leckenby had joined the newspaper staff in 1889, primarily as a typesetter and pressman, and James Hoyle, the paper's founder, had passed away in 1894. Following Hoyle's death, the paper was briefly owned by John Weiskopf, who then went into partnership with Leckenby, forming the newspaper enterprise of "Weiskopf and Leckenby." Within a short time, however, Leckenby had taken over as the newspaper's sole owner. Leckenby also acquired the *Yampa Valley Democrat* in 1896, and after becoming sole owner of the *Pilot*, he consolidated the two papers, retaining the *Steamboat Pilot* name. The paper would then carry the Leckenby name on its masthead for more than one hundred years, and through three generations of the Leckenby family. Charles J. Leckenby was joined in the family's newspaper business by his sons Maurice and Albert, with Maurice eventually taking charge. Following Maurice's death in 1962, his son, Charles J. "Chuck" Leckenby then became the *Pilot's* editor and president. Now its 123rd year of operation, in 2007, the Steamboat Pilot still remains in publication.

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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>. "Hundreds Were Guests of Pilot." *Steamboat Pilot*, December 8, 1909, p. 1.; "Pilot Celebrates Quatro-Centennial." *Steamboat Pilot*, March 30, 1910, p. 7. ; "Disastrous Fire Only A Temporary Backset." *Steamboat Pilot*, May 19, 1909, p. 1.; "The *Pilot* Does Things." *Steamboat Pilot*, November 9, 1909, p. 1.

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.

"The *Steamboat Pilot* 113 Years." *Steamboat Today*, July 31, 1998, pp. 12, 13. Located in clipping file at Tread of Pioneers Museum.

"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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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Eligible**
 Local landmark eligibility field assessment: **Eligible**
45. Is there National Register district potential? Yes No
- Discuss: **Historic buildings in the 1000 block of Lincoln Avenue do not collectively possess the historical or architectural significance, and do not display sufficient physical integrity, to be part of 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 #9, Images 167, 168; CD #12, Images 229-231; CD #13, Image 240; CD #14, Image 241** 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

