

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.2395** Parcel number(s): **145032003**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Pilot Office Outfitters Building**
- 6. Current Building Name: **Pilot Office Outfitters Building**
- 7. Building Address: **1025 Lincoln Avenue**
- 8. Owner Name: **1025 Lincoln LLC**
- Owner Organization:
- Owner Address: **P.O. Box 775804**
Steamboat Springs, CO 80477



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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**
SW ¼ of SW ¼ of SE ¼ of SW ¼ of Section 8
10. UTM reference (Datum: NAD27)
 Zone: **13** **344313 mE** **4483293 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5**
12. Lot(s): **Lots 3 and 4 and East ½ of Lot 5 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: **5751 square 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: **Window/Glass Block**
Roof Treatment/Decorative Cornice
21. General architectural description:
This single-story commercial building is located on the southwest side of Lincoln Avenue, in the center of the 1000 block, near the northwest end of downtown Steamboat Springs. It is occupied by "Pilot Office Outfitters," selling "office furnishings, machines and supplies since 1962." The façade fronts directly onto the wide concrete sidewalk which parallels Lincoln Avenue on the northeast elevation. Here, a stained natural brown glass-in-wood-frame door, with a single sidelight and a transom light, enters into the building from within a recessed entryway. To the southeast of the entryway, the façade wall is faced with a wire-cut red brick veneer, laid in running bond. A band of four fixed-pane storefront display windows, with transom lights, painted green wood surrounds, and a continuous stone sill, penetrate the façade wall to the southeast of the entry. The northwest half of the façade, meanwhile, is penetrated by two sets of paired fixed-pane windows, and one single fixed-pane window. These windows also have transom lights, but are set in steel frames, and are divided by painted green wood columns. An applied metal cornice forms the top of the façade wall. The northwest (side) elevation is made of a red brick veneer, laid in running bond. A large, 36-light, glass block window penetrates the northeast end of the northwest elevation. The northwest elevation is also penetrated by a band of four awning windows, and by two small industrial sash windows with red brick rowlock sills. The southwest (rear) elevation is clad with painted black vertical wood siding. A painted black wood door enters the rear elevation from a 4-step concrete stoop. A non-historic white, metal, roll-away, garage door opens onto a loading dock near the southeast end of the rear elevation. The rear elevation is covered by a flat cantilevered roof which extends from the building's flat roof.

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An 18' NW-SE (across) by 56' NE-SW (deep) addition was built onto the original southeast (side) elevation in 1977. This addition is stepped back on the façade, and it abuts the Steamboat Pilot building at 1009 Lincoln Avenue on its southeast elevation.

22. Architectural style: **Twentieth Century Commercial Style**
 Building type:
23. Landscape or special setting features: **This property is located on the southwest side of the 1000 block of Lincoln Avenue (U.S. Highway 40), near the northwestern edge of downtown Steamboat Springs.**
24. Associated buildings, features or objects: **Steamboat Pilot Building at 1009 Lincoln Avenue.**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1962**
 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: **Charles Leckenby/ Steamboat Pilot (probably)**
 Source of information: **Routt County Assessor, Commercial Property Appraisal Record.**
29. Construction history:
This building was constructed in 1962 as an office supply store associated with the Steamboat Pilot newspaper office located at 1009 Lincoln Avenue to the southeast. The two buildings were later joined by a connecting element.
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/Specialty Store**
33. Current use(s): **Commerce and Trade/Specialty Store**
34. Site type(s): **Commercial building/ office supply store**
35. Historical background:
This building was constructed in 1962 as an office supply store, in association with the Steamboat Pilot newspaper which was located nearby at 1009 Lincoln Avenue. Perhaps known originally as Pilot Office Supply, this business is now named Pilot Office Outfitters, and is still located in this building. A sign attached to the façade advertises that the business deals in "OFFICE FURNISHINGS, MACHINES & SUPPLIES SINCE 1962." Steamboat Springs' telephone directories from 1965 through the early 1980s indicate that the Post Office was also located in this building.

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36. Sources of information:

Mountain States Telephone and Telegraph/ Mountain Bell Telephone Directories for Steamboat Springs, 1956 – 2007. On file at the Denver Public Library, Western History Department.

Colorado Cultural Resource Survey Historic Building Inventory Record form. (Partially completed, hand-written, draft form, no author, undated)

Routt County Assessor, Commercial Property Appraisal Record.

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. |
| Not Applicable | 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. |
| Not Applicable | 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. |

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39. Area(s) of significance: **Not Applicable**
40. Period of significance: **Not Applicable**
41. Level of significance: National: State: Local:

42. Statement of significance:
Constructed in 1962, this building is not yet old enough to be considered for listing in the National or State Registers. It also does not presently qualify for 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 façade has been altered over the years, and a stepped-back connecting element now joins this building to the historic Steamboat Pilot building at 1009 Lincoln Avenue.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

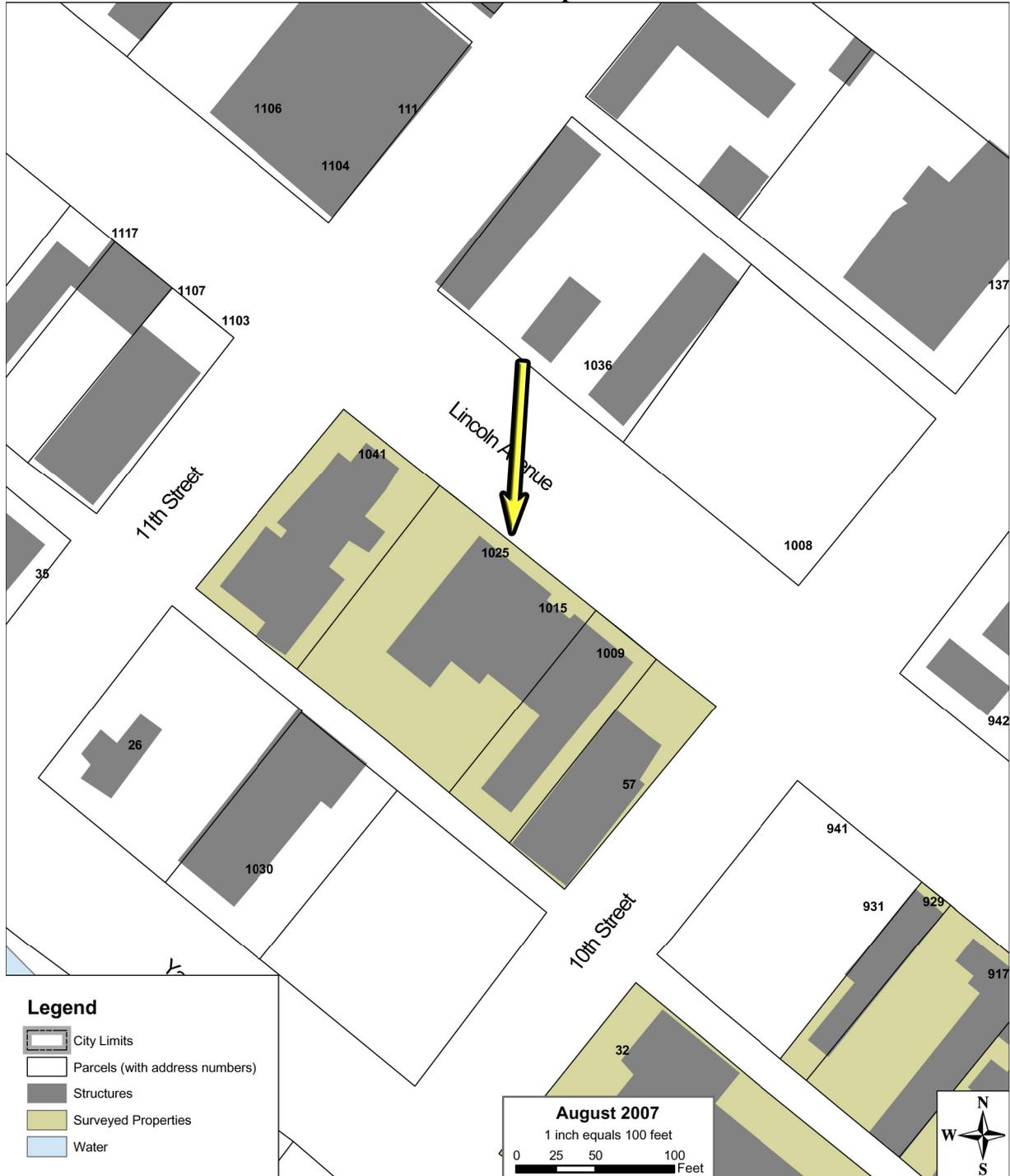
44. National Register eligibility field assessment: **Not Eligible**
 Local landmark eligibility field assessment: **Not Eligible**
45. Is there National Register district potential? Yes No
 Discuss: **Historic buildings in this block probably do not collectively possess the historical or architectural significance, and do not display sufficient physical integrity, to be part of a downtown Steamboat Springs 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 165, 166; CD #12, Images 232-234** 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

