COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAHP use only) OAHP1403 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.1045** Parcel number(s): **145032005**
2. Temporary resource number: **N/A**
3. County: **Routt**
4. City: **Steamboat Springs**
5. Historic Building Name: **Unknown**
6. Current Building Name: **Old Pilot Building**
7. Building Address: **1041 Lincoln Avenue**
8. Owner Name: **Rubicon-Pilot, LLC**

   Owner Organization:

   Owner Address: **P.O. Box 775026**
   Steamboat Springs, CO 80477

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

Architectural Inventory Form

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **6N** Range: **84W**
   NW ¼ of **SW** ¼ of **SE** ¼ of **SW** ¼ of Section **8**
10. UTM reference (Datum: NAD27)
    Zone: **13** **344289 mE** **4483312 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
    Year: **1969** Map scale: **7.5**
12. Lot(s): **West ½ of Lot 5 and all of Lot 6 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): **Irregular Plan**
15. Dimensions in feet: **Length: 136 feet x Width: 62 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco**
18. Roof configuration: **Flat Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**
    Window/Glass Block

21. General architectural description:
    Built in 1938, this is an irregular-shaped, singles-story, Prairie style building, with a large 1994 rear addition. Overall, the entire building, with the addition, measures 62' NW-SE (across) by 136' NE-SW (deep). The original building is of wood frame construction, and is supported by a low poured concrete foundation. Overall, the original portion alone measures 57' NW-SE (across) by 78' NE-SW (deep). The lower wall surface along the northeast elevation is faced with a distinctive stone veneer with flagstone capping. Elsewhere, the original building's exterior walls are primarily clad with painted beige stucco; however, portions of the building are clad with painted beige horizontal wood siding. The words "Old Pilot BUILDING" appear in applied block lettering, above the roof line, on the northeast elevation, facing Lincoln Avenue. The roof is flat, with extensive overhanging boxed eaves with painted dark grey wood trim. A stained natural brown wood-paneled door is located at the northeast end of the northwest elevation. This door enters the building from a 4-step concrete and flagstone porch which is recessed under the extended overhang of the roof eave. The porch steps are flanked by pipe railings, while a non-historic steel handicap-accessible ramp extends from the porch and wraps around the northwest elevation. Four small, vertically-oriented, glass block windows are located at the front corners, and adjacent to the entry. A large oculus window penetrates the southeast end of the northeast elevation. Windows elsewhere are primarily 1x1 horizontal sliders, and single-light fixed-panes.

    The 1994 addition features an L-shape plan, and overall measures 62' NW-SE by 65' NE-SW. The addition features painted beige stucco walls, over wood frame construction, a concrete foundation, and a flat roof. Two glass-in-steel-frame entry doors enter the addition on the northwest elevation. A set of paired glass-in-synthetic-

frame doors enter into the southwest (rear) elevation, from a small porch built of recycled material. A steel utility door, with one upper sash light, penetrates the addition's southeast elevation. Windows in the addition are predominantly double-hung sash.

22. Architectural style: **Late 19th And Early 20th Century American Movements/Prairie 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: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1938** Actual:
    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: **Unknown**
    Source of information: **N/A**

29. Construction history:
    Routt County Assessor records indicate that the original portion of this building was erected in 1938. It exhibits elements of the Prairie and/or International styles of architecture. The original building was significantly expanded with additions in 1994, and perhaps again in 2002.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Professional**
32. Intermediate use(s): **Government/Government Office**
33. Current use(s): **Commerce and Trade/Business**
34. Site type(s): **Office Building**

35. Historical background:

This building was constructed circa 1938, and has served primarily as an office building from that time to the present. Oral sources in Steamboat Springs (according to previous surveys) indicate that an entity called "Hooper Hospital" was the original occupant, while other sources recall that in its early years the building was a doctor's office. The Routt National Forest Supervisor's office occupied the building in the late 1950s, and perhaps into the early 1960s. Throughout much of its more recent history, the building has been owned by the Leckenby family and associated with the Steamboat Pilot. The building, with its addition(s) is currently occupied by at least thirteen different professional or commercial office spaces.

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.

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.

Architectural Inventory Form

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.

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, to a modest extent, for its associations with Steamboat Springs' commercial development through the mid-twentieth century. It is also architecturally notable, again to a modest extent, for its Prairie and/or International styles of architecture. The building's level of significance in these regards is not to the extent that it would qualify for individual listing in the National or State Registers of Historic Places. Moreover, due to a substantial loss of integrity, it also does not qualify for individual listing in the Routt County Historic Register.

43. Assessment of historic physical integrity related to significance:

This building displays a below-average 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 integrity has been diminished by the construction of a large rear addition.

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 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: ☑

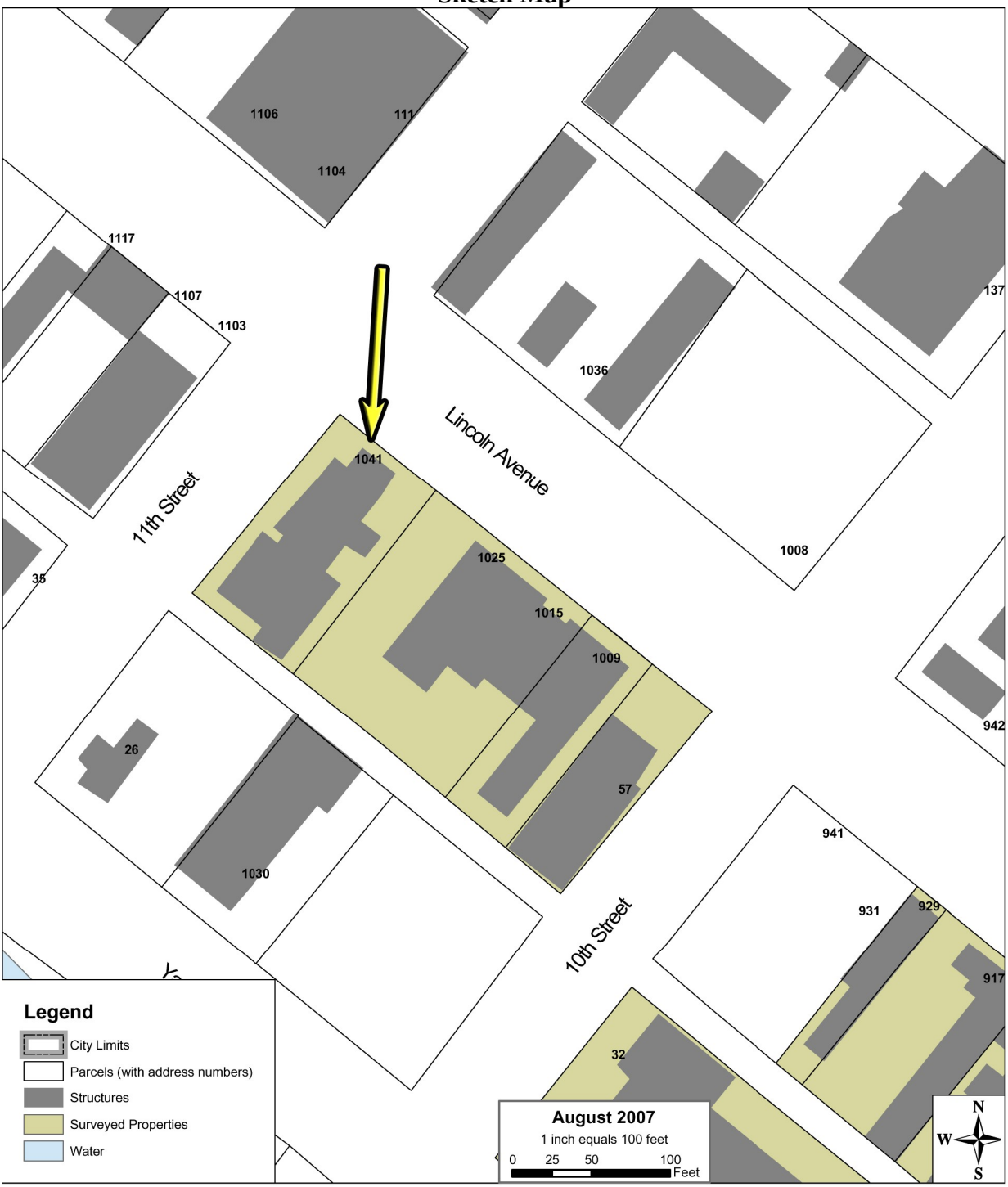
46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A: ☑

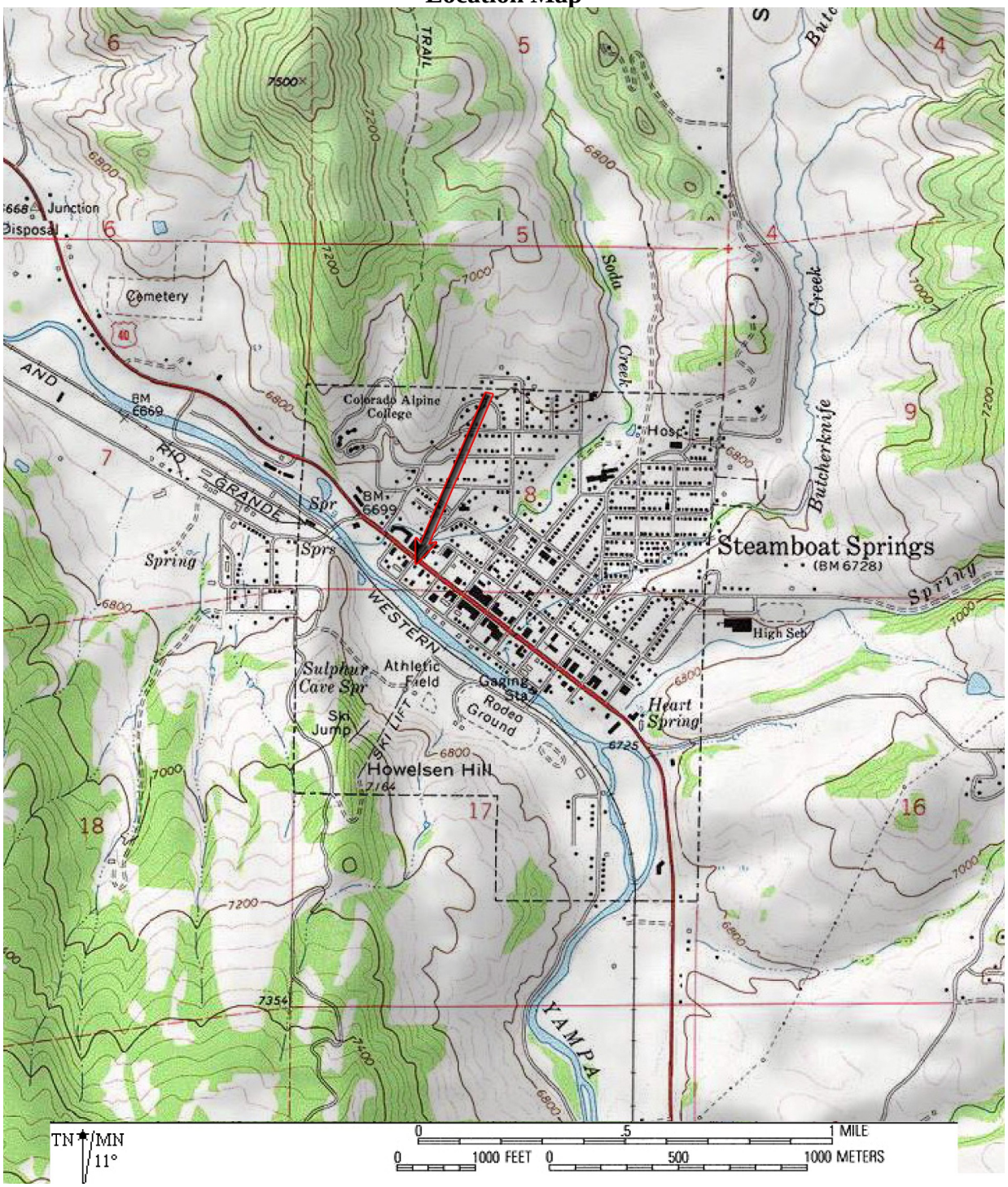
VIII. RECORDING INFORMATION

47. Photograph number(s): **CD #s 9, 10, 12, Images 169-171; 235-237** CDs filed at: **City of Steamboat Springs**
48. Report title: **Historic Building Inventory of Downtown Steamboat Springs** **137 10th Street**
49. Date(s): **06/21/07** **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**

Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map