

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHHP use only)

OAHHP1403
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.1844** Parcel number(s): **145019003**
- 2. Temporary resource number: **N/A**
- 3. County: **Routt**
- 4. City: **Steamboat Springs**
- 5. Historic Building Name: **Unknown**
- 6. Current Building Name: **Solstice Building**
- 7. Building Address: **419 Oak Street**
- 8. Owner Name: **Steven Lewis and Linda Halteman Lewis**
- Owner Organization:
- Owner Address: **P.O. Box 770285**
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**
NE ¼ of SE ¼ of NW ¼ of NE ¼ of Section 17
10. UTM reference (Datum: NAD27)
 Zone: **13** **344940 mE** **4482944 mN**
11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** Map scale: **7.5**
12. Lot(s): **Lot 3 Block 19**
 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: 69 feet x Width: 29 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Weatherboard**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Metal Roof/Steel Roof**
20. Special features: **Roof Treatment/Dormer**
Porch
21. General architectural description:
Traditionally a single family dwelling, the building at 419 Oak Street was converted to professional office space several years ago. The building now consists of the original 1.5-story side-gabled dwelling, and a large 1.5-story rear addition, with a walk-out basement level, on the southwest (rear) elevation. Current (2007) tenants of the Solstice Building include Sky Design, Beespring Designs, Bunkhouse Interiors, Heidi Berend, Lewis Engineering, Borden Companies, and The Nature Conservancy. The original dwelling is supported by a low unpainted concrete foundation, and its exterior walls are clad with painted pale grey horizontal wood siding with 1" by 4" corner boards. Painted blue and purple square-cut wood shingles appear in the upper gable ends on the northwest and southeast (side) elevations. The original house is covered by a steeply-pitched side gable roof, with metal roofing material over 1x wood decking and 2x wood rafters. The rafter ends are exposed beneath the eaves and are painted blue. Two shed-roofed dormers are located on the northeast-facing roof slope, overlooking the façade. Each of these dormers is penetrated by a single-light fixed-pane window, flanked by a small 1/1 double-hung sash window. The façade wall is penetrated by a set of paired 6/1 double-hung sash windows, and by a single 6/1 double-hung sash window. Windows on the original side elevations are also primarily 6/1 double-hung sash. A painted blue wooden door, with painted turquoise, yellow and burnt orange accents, and with an oval-shaped light, enters an enclosed, 7' by 13' shed-roofed entry porch at the southeast end of the façade. A stained natural brown glass-in-wood-frame door leads from within the porch into the building's interior. The large 1.5-story rear addition, with a walk-out basement level is supported by a concrete foundation. The foundation is faced with a river rock veneer, extending to approximately six feet above grade, on the southwest elevation. The addition's first story and upper half story feature painted white horizontal

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weatherboard walls, and a steeply-pitched saltbox roof with metal roofing material over 1x wood decking and 2x wood rafters. The rafter ends are exposed beneath the eaves and are painted blue. Two large shed-roofed wall dormers, each with a set of paired 6/1 double-hung sash windows, are located on the addition's southwest elevation. A painted blue wood-paneled door, with nine upper sash lights, enters the walk-out basement level from beneath a saltbox-roofed covering.

22. Architectural style: **No Style**
 Building type:

23. Landscape or special setting features: **This property is located on the southwest side of the 400 block of Oak Street in Steamboat Springs. Lincoln Avenue (U.S. Highway 40), Steamboat Spring's main street, is a block to the southwest. The property features a planted grass front yard, landscaped with native plants and flowers. A concrete driveway extends from Oak Street to the southeast side of the former dwelling.**

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1910** Actual:
 Source of information: **Sanborn Insurance map, July 1911.**

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:
Sanborn Insurance maps document that the original portion of this building was constructed as a single-family dwelling prior to 1911. It was most likely constructed during a building boom which followed the arrival of the railroad in Steamboat Springs at the end of 1908. The *Steamboat Pilot* took note of the boom in the spring of 1910 with an article titled "Many New Residences in Steamboat Springs". F.A. Metcalf, a realtor, ran advertisements in the *Pilot* that same spring, titled "Specials in Town Property, in which a "fifty foot corner lot on Oak Street" was advertised at "\$750.00." This house apparently stood largely as originally built until 2000 when it was converted to professional offices and a large addition was built onto the rear of the original dwelling.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
 32. Intermediate use(s): **Domestic/Single Dwelling**
 33. Current use(s): **Commerce and Trade/Professional**
 34. Site type(s): **Former single family dwelling; presently used as professional office space.**

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35. Historical background:

The original portion of this building was erected as a single-family dwelling, probably not long after the Denver, Northwestern and Pacific Railroad (the Moffat Road) arrived in Steamboat Springs in December of 1908. Little regarding the building's early history has been uncovered to date. Routt County Assessor records indicate that for many years, extending into the 1990s, this property was owned by the Lockhart family. Mountain States Telephone and Telegraph directories, and later Mountain Bell directories, provide a general chronology of the house's residents from 1956 to the 1990s. Frank Barrett is listed at this address from 1956 through the early 1960s, followed by Darwin Lockhart from the mid-1960s to the early 1970s. Jane Lockhart is then listed at this address from the late 1980s to the late 1990s. The original dwelling was substantially altered and enlarged, circa 2000. The building has been used a professional office space from that time to the present.

36. Sources of information:

Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>. "Many New Residences In Steamboat Springs." *Steamboat Pilot*, March 23, 1910, p. 1; "Specials in Town Property." [advertisement] *Steamboat Pilot*, April 6, 1910, p. 14.

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.

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:

- 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:

The historic dwelling at this location may have been historically significant for its associations with Steamboat Springs' residential development during the early 1900s. Due to a substantial loss of integrity, however, the present building is no longer able to adequately convey a sense of its former significance. As such, this building may be considered ineligible for inclusion in the National Register of Historic Places, and in the State Register of Historic Properties. It is also ineligible for local landmark designation.

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 most notably by the construction of a large rear addition in 2000.

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Sketch Map



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Location Map

