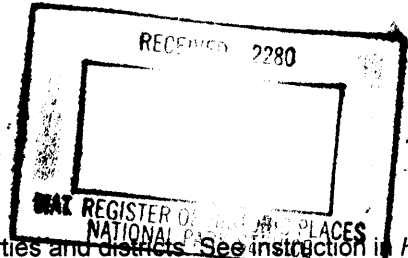


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determination for individual properties and districts. See instruction in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Routt County National Bank Building

other names/site number Routt National Bank; First National Bank; Routt County State Bank;
5RT242

2. Location

street & number 802-806 Lincoln Avenue [N/A] not for publication

city or town Steamboat Springs [N/A] vicinity

state Colorado code CO county Routt code 107 zip code 80487

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. ([] See continuation sheet for additional comments.)

Margarina Conteguglia State Historic Preservation Officer 12/12/01
Signature of certifying official/Title Date

Office of Archaeology and Historic Preservation, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
([] See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
[] See continuation sheet.
- determined eligible for the
National Register
[] See continuation sheet.
- determined not eligible for the
National Register.
- removed from the
National Register
- other, explain
[] See continuation sheet.

Signature of the Keeper Beta Boland Date of Action 5/20/02

Routt County National Bank Building
Name of Property

Routt County, Colorado
County/State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not count previously listed resources.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing.
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

- Financial institution
- Meeting hall
- Medical business
- _____
- _____
- _____
- _____

Current Functions

(Enter categories from instructions)

- Specialty store
- Meeting hall
- _____
- _____
- _____
- _____

7. Description

Architectural Classification

(Enter categories from instructions)

- Commercial style
- _____
- _____
- _____
- _____

Materials

(Enter categories from instructions)

- foundation Sandstone
- walls Brick
- _____
- roof Asphalt
- other _____
- _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Routt County National Bank Building
Name of Property

Routt County, Colorado
County/State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

Commerce

Periods of Significance

1919-1951

Significant Dates

N/A

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

Howelsen, Carl

9. Major Bibliographical References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey
- # _____
- recorded by Historic American Engineering Record
- # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

Colorado Historical Society

Routt County National Bank Building
Name of Property

Routt County, Colorado
County/State

10. Geographical Data

Acreage of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 344560 4483150
Zone Easting Northing

3. Zone Easting Northing

2. Zone Easting Northing

4. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Laureen Schaffer & Jusstina McPhearson/Historic Preservation Specialist

organization Historic Routt County date September 7, 2001

street & number PO Box 775717 telephone 970-871-8278

city or town Steamboat Springs state CO zip code 80477

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Steamboat Springs Agency, LLP, and Masonic Temple Association

street & number PO Box 774888 telephone 970-870-2059

city or town Steamboat Springs state CO zip code 80477

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018),

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Routt County National Bank Building
Routt County, Colorado

Section number 7 Page 1

DESCRIPTION

Located in downtown Steamboat Springs at the northwestern corner of Eighth Street and Lincoln Avenue (U.S. Highway 40), the Routt County National Bank Building is a prominent visual element within the downtown commercial district. Constructed in 1919, the rectangular plan, two-story commercial building has a circa 1940s, rectangular plan, one-story rear addition. Overall, the building with its addition measures approximately 50 x 140 feet. On the south and east, concrete sidewalks abut the building, and several small trees are planted near the curb at the south elevation. An alley is located to the north. The building has experienced several remodeling phases and recently has undergone a restoration that returned the south (front) elevation, to its original appearance, and the east (Eighth Street) elevation to its 1940s appearance. The overall appearance is consistent with the building's history, with the building currently maintaining a high degree of integrity in terms of location, design, setting, materials, workmanship, feeling, and association.

The Routt County National Bank Building is a two-story, rectangular plan, flat-roofed commercial building made of pressed brick (red and blond) and locally excavated blond sandstone with a one-story brick addition on the rear (alley) elevation. Supported by a cut stone foundation, the building's six first-story facade bays form a double storefront facing Lincoln Avenue. Semicircular arch display windows are topped with fanlight transoms on the first level. Two arched entryways that match the display windows appear on the Lincoln Avenue elevation. The entrance to the eastern half of the retail area features a reconstructed pediment above the door. The second story features nine new (2000-01 restoration) metal clad, wood frame, one-over-one windows grouped into three sets of three. Light colored sandstone forms the elements of the arched windows and entries. Blond brick fills the spandrels above the archivolt to the sandstone belt course which forms the flat arches of the second-story windows. An additional sandstone belt forms the sill course. The facade is framed by red brick which rises vertically to form the parapet. Corbelled blond brickwork capped with sandstone forms a cornice of alternating blond and red colored brick set in vertical and horizontal courses.

The east elevation, facing Eighth Street, features five short windows which originally matched the front elevation in appearance. They were shortened to a rectangular shape in the 1940s. The lower portion of the original window opening was filled with blond brick, while the upper arched transom area was squared off, filled with glass block, and defined by a soldier course transom surround. These windows feature new (2000-01 restoration project) large, fixed display windows. Two doors appear on the elevation, one at the northern end of the two-story portion of the building and a second, smaller entrance is located between the fourth and fifth display windows. The smaller door with transom leads to a storage area. The larger, northern-end door provides the second-story access and features a transom capped with a sandstone lintel. A narrow sandstone belt course crosses the elevation level with the transom

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

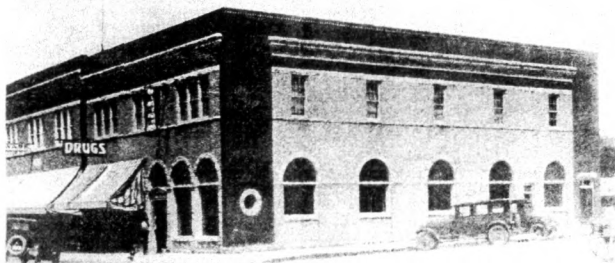
Routt County National Bank Building
Routt County, Colorado

Section number 7 Page 2

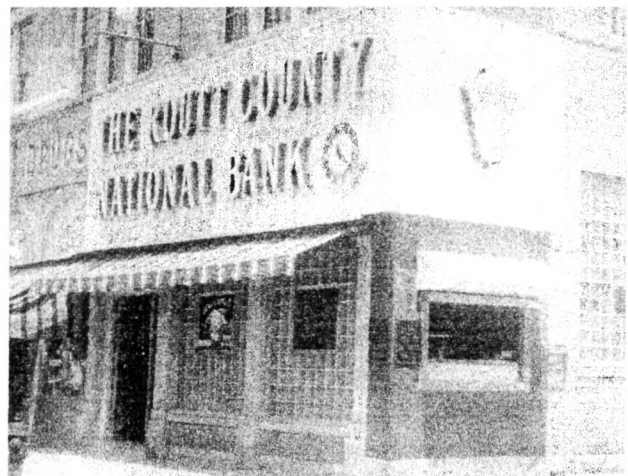
bar. A similar course forms the second-story sills. A wide belt course forms the flat arches of the second-story windows. Five evenly spaced second-story windows are of the same modern vintage as the front elevation. Like the front elevation, the majority of the building on the east elevation is of blond brick construction framed by red brick along the sides and across the upper portion above the second-story windows. Corbelled blond brickwork capped with sandstone forms a cornice of alternating blond and red colored brick set in vertical and horizontal courses. An eye-level oculus occupies a spot near the southern corner. This decorative window, built during the 2000-01 rehabilitation, is framed with sandstone. The east elevation of the one-story rear addition is of blond brick with three rectangular display windows, one larger square-shaped display window, and a door. The windows feature original metal frames and are capped with a lintel of soldier-coursed brick.

The north (rear) elevation of the original two-story portion of the building is constructed of stone. The first story is totally covered by the building addition. On the second story, two one-over-one windows appear on the eastern half and two smaller windows appear on the western half. A brick chimney extends above the eastern portion of the building. The rear elevation of the one-story addition is divided equally between a concrete block section on the west and a brick section on the east. The concrete block section includes an alley door, while the brick section has a large, square glass block window. A pair of cellar doors provides access to the basement.

Sometime in the 1940s the building was modified. The stone arched windows on the east side of the building were replaced with flat arch windows infilled with glass blocks. The corner oculus was replaced with a rectangular bank teller window. On the facade, the lower portion of the two bank windows were infilled with glass block while the area above, up to the second-



Bank Building circa 1920



Bank Building circa 1945

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Continuation Sheet

Routt County National Bank Building
Routt County, Colorado

Section number 7 Page 3

story sills, was covered with a new wood facade containing an electric sign. The one-story portion of the building, measuring approximately 55' by 50', was added at the rear of the building.

Approximately 1980, the building was again modified. The building was furred out and covered with a stucco veneer and a faux-mansard roof with wood shingles was built over the exterior portion of the second story. Decorative art work in the shape of a snake was added to the first story of the east elevation. Plastic signage was placed on the mansard roof at the southeast corner. The east elevation window openings were enlarged vertically by removing the brick beneath each opening. The openings were also each divided into two narrow lights with a wide center mullion.



Bank building prior to rehabilitation in 2000



Bank building prior to rehabilitation in 2000

The 2000-01 restoration project included the removal of the non-original stucco and mansard roof modifications. The damaged rusticated sandstone along the foundation, east elevation belt course and front elevation arches was replaced with two-inch thick pieces of light colored limestone. Infilled facade arches were opened and new transoms installed. The upper portion of each east elevation window was filled in with glass block. The sills were raised to their original level and the brick apron was recreated. The 1940s flat arch transom area was not reversed in order to properly depict the varied architectural history of the building. Additionally, the corner oculus was recreated from photographic evidence.

The interior portions of the building provide equally divided retail space in the original portion of the building and office/retail area in the one-story addition. The second-story remains largely intact, with large meeting spaces provided for the Masonic Lodge.

The most northern door on the original portion of the Eighth Avenue elevation provides access to the Masonic Lodge. Wood stairs with a metal rail in the center lead to the second-story spaces. The ceiling above the stairs is of pressed sheet metal painted white. A small room at

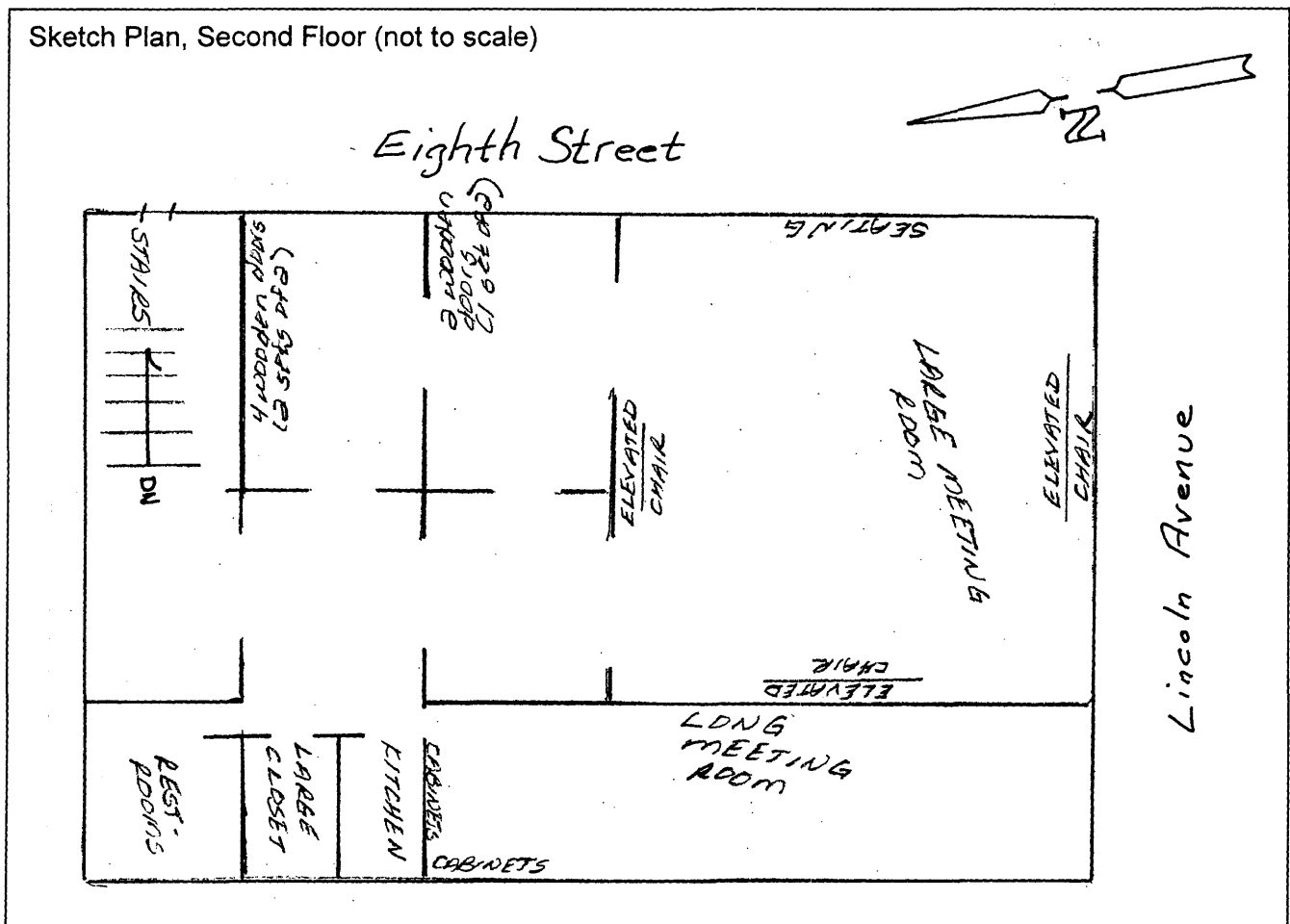
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Routt County National Bank Building
Routt County, Colorado

Section number 7 Page 4

the top of the stairs leads to a series of empty rooms that eventually open to the large meeting room. All rooms feature wood floors and base boards, plaster walls and ceilings, and wooden window frames and trim. Doors between the spaces are two panel wood doors with wooden door framing and trim. The large meeting room features a trunk-type altar in the center of the room. Large chairs for seating occupy the side walls. The south end of the room features three chairs and a podium elevated by three steps, the north end features one chair and podium elevated by two steps, the west end of the room has one chair elevated by one step, and the east end of the room features one unelevated chair and bench seating. The western portion of the building contains a long meeting room, apparently used for dining. To the north of the long meeting room are the kitchen, restrooms and a large closet. The entire floor is characterized by clean, open areas without clutter or decoration.



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Routt County National Bank Building
Routt County, Colorado

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SIGNIFICANCE

The 1919 Routt County National Bank Building qualifies for designation to the National Register under Criterion A as it exemplifies the development of the commercial sector of a Colorado mountain town and the economic ups and downs of Routt County during the first half of the twentieth century. Because the building was constructed for a specific use, (i.e., banking) it is a reflection of early commercial development specific to Steamboat Springs and Routt County shortly after the turn of the twentieth century. The construction of a brick and stone building of large-scale proportions to house the expansion of the First National Bank and provide commercial space for other businesses is also reflective of the economic prosperity and growth occurring in Steamboat Springs during the beginning of the 1920s, the "first town on the Western slope to awake from the building lethargy imposed by the war and consequent high prices of building material."¹

Historical Context

The City of Steamboat Springs was founded by Lt. James Harvey Crawford, a homesteader who saw the Yampa Valley for the first time in 1874 while on a hunting trip. Upon discovery of the lush valley and its hot springs, Crawford was so enchanted that he promptly staked a claim and moved his entire family to their new homestead the following summer. The Crawfords obtained a legal survey of their homestead and received a patent for the claim in 1876. In 1885, Crawford and a group of investors from Boulder formed the Steamboat Springs Town Company and began platting the town in a location southeast of his original homestead. In August 1900, the City of Steamboat Springs officially incorporated and James Crawford was elected as its first mayor.²

Commercial development in Steamboat Springs began when a sawmill opened for business in 1883, with other businesses soon following. By 1900, the town had two hotels, a flour mill, a bank, general store, post office, newspaper, and a schoolhouse located on Pine Street.³ The first banking establishment in Steamboat Springs was Milner Bank & Trust Company, founded in 1880s by E. F. Milner, one of the original members of the Steamboat Springs Town Company. Milner continued to manage the bank until 1920.⁴ By January 1899, another financial institution, the Bank of Steamboat Springs, was in business and running

¹"Handsome New Business Block for Steamboat," Pilot, 2 Apr. 1919.

²Marty Alexandroff, Historic Property Survey of Downtown Steamboat Springs (Steamboat Springs: Tread of Pioneers Museum, 1996) 13-14.

Tread of Pioneers Museum, The Historical Guide to Routt County 65-66.

³Marty Alexandroff, Historic Property Survey of Downtown Steamboat Springs 9-10.

⁴Tread of Pioneers Museum, The Historical Guide to Routt County 71.

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Routt County National Bank Building
Routt County, Colorado

Section number 8 Page 6

advertisements in the *Steamboat Pilot*. Steamboat's third banking institution, the First National Bank of Steamboat Springs, was established in the fall of 1902.⁵

Steamboat's early banking institutions prospered during the first two decades of the twentieth century, with the exception of the Milner Bank, which folded by the 1920s--Steamboat's first financial disaster.⁶ Prosperity continued for the First National Bank throughout the first two decades of the century, so much so that by 1918, the bank was again in need of a larger building. An addition located behind the original bank building was already in progress but additional space was needed. In April 1919, Richard Jones, president of the institution, promised completion of a new business block on the opposite, or northwest, corner of Eighth Street and Lincoln Avenue to house the expanding institution. The new building was 50 x 85 feet in size, divided in the center on the ground floor. The First National Bank would occupy the eastern corner while Mark I. Ballard planned to lease the western portion for his drug store. The upper story of the building was designed to be the meeting place for the local Masonic Lodge.⁷ Although the architect is unknown, Carl Howelsen was the builder.⁸

Carl Howelsen, a Norwegian immigrant, renowned locally for his talent and craftsmanship with stone and masonry work, is credited with introducing the sport of ski jumping to Steamboat Springs and is responsible for establishing the Winter Carnival, a tradition that continues to this day.

The new bank building closely matched the adjacent Lincoln Avenue Furlong Building, a building Howelsen also erected. Howelsen produced many fine masonry buildings during the early history of Steamboat Springs, including many of the cobble and mortar structures located throughout town. Howelsen frequently used local materials for his buildings, and the Routt County National Bank Building was no exception. The brick for the building was locally manufactured in kilns located to the west of Steamboat, and the stone was quarried from Emerald Mountain.⁹

The stock market crash of 1929 affected all financial institutions in the country to varying degrees. The First National Bank of Steamboat Springs did not fare well in the following decade, and eventually the institution went under during the Depression of the 1930s. In 1933, Steamboat's remaining financial institution, the Bank of Steamboat Springs, merged with the Routt County State Bank, which originated in Oak Creek. Following the death of Richard Jones in the mid-1930s, the western and eastern halves of the lower story of the building were

⁵"First National Bank, " Steamboat Pilot 3 Sept. 1902: n.p.

⁶Dee Richards, Steamboat Round the Bend (Steamboat Springs: The Steamboat Pilot 1976) 144.

⁷"Handsome New Business Block for Steamboat,:" Steamboat Pilot 2 Apr. 1919: n.p.

⁸Richards 213.

⁹Richards 213.

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Routt County National Bank Building
Routt County, Colorado

Section number 8 Page 7

sold to Mark Ballard and the Routt County State Bank, respectively. In 1938, the merger of the two banks was incorporated, and the name of the newly formed institution was changed to Routt County National Bank.¹⁰

As noted previously, the original building block was intended to house several operations. When the building was erected in 1919, the eastern portion was purchased by Richard Jones of the First National Bank, and the western half of the property was leased to Mark Ballard at the same time. The Ballards ran a drug store in the western half from 1929 -1937, at which time, Walter and Mabel Law took over the business and renamed it Law Drugs. In 1956, the pharmacy was sold and became Kinney Drugs until 1976, when it was again sold and renamed Beckett Drugs. The Ballard Family owned the western portion of the commercial building until 1961, when it was sold to Lloyd L. Brown. In 1968, the Routt County National Bank purchased Brown's interest in the building, owning both halves of the lower story for a brief period before selling the property to its present owners, the Steamboat Springs Agency. The bank remained at its original location on the northwest corner of Lincoln Avenue and Eighth Street until the fall of 1970, when it relocated to the corner of Lincoln Avenue and Third Street.¹¹ However, a downtown branch of the financial institution was maintained in the former location on the northwest corner of Lincoln Avenue and Eighth Street throughout most of the 1980s, even though the first floor of the building itself had been sold to the Steamboat Springs Agency in 1969.¹² Currently, the structure houses the Shirt Stop at 806 Lincoln Avenue (the western half), Alpine Electronics (Steamboat's Radio Shack dealership) at 802 Lincoln, and Jackson's Office Supplies in the addition.

The upper story of the commercial block was leased to the Masons for the first 10 years, and was then purchased by The Steamboat Hall Association and declared "tax exempt" in February 1930. The second story of this building has remained under the ownership of the Steamboat Masonic Lodge to date.¹³ Chartered in September 1904, there were 31 founding members of the Masonic Lodge, including prominent citizens such as Charles Leckenby, David

¹⁰Office of Archaeology and Historic Preservation, Colorado Cultural Resource Survey: Historic Surveys of Colorado Communities (Routt County National Bank), 11 May 1981, n.p.

Routt County Assessors' Office, Property Ownership Book, Original Addition, First Addition, and A - C, n.p.

¹¹Routt County Assessors' Office, Property Ownership Book, Original Addition, First Addition, and A - C, n.p.

Office of Archaeology and Historic Preservation, Colorado Cultural Resource Survey: Historic Surveys of Colorado Communities (Routt County National Bank), 11 May 1981, n.p.

¹²Irlan Neas, personal interview, 10 Sept. 1999.

Routt County Assessors' Office, Property Ownership Book, Original Addition, First Addition, and A - C, n.p.

¹³Routt County Assessors' Office, Property Ownership Book, Original Addition, First Addition, and A - C, n.p. "Handsome New Business Block for Steamboat," Pilot, 2 Apr. 1919.

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Routt County National Bank Building
Routt County, Colorado

Section number 8 Page 8

and John Stuckey, Vernon Briston, Don Whipple, and Charles Van Dorn, among others. In the 1930s and 1940s, Lodge membership increased to 150 members. Throughout its years in the Yampa Valley, the Masonic Lodge has hosted social events for the community, including slide shows, dinners, and dances, as well as operating a variety of youth organizations and events.¹⁴

¹⁴Lee Anderson, Masonic Lodge Master, personal interview with Winnie Delli Quadri, 1998.

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Routt County, Colorado

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GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

The Routt County National Bank Building is located in the west ½ of Lot 12, Block 15 and the east ½ of Lot 12, Block 15 in the Original Addition to Steamboat Springs, 802-806 Lincoln Avenue.

BOUNDARY JUSTIFICATION

The boundary includes the parcel of land historically associated with the Routt County National Bank Building.

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Routt County National Bank Building
Routt County, Colorado

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PHOTOGRAPH LOG

The following information pertains to photograph numbers 1-21, except as noted:

Name of Property: Routt County National Bank Building
Location: Steamboat Springs, Routt County, Colorado
Photographer: J. Webber
Date of Photographs: 9/25/2001
Negatives: Historic Routt County!
PO Box 775717
Steamboat Springs, CO 80477

<u>Photo No.</u>	<u>Photographic Information</u>
1	South and east elevations; view to the northwest.
2	South (facade) elevation; view to the north.
3	South elevation; view to the northwest.
4	East elevation, partial; view to the west.
5	East elevation, partial; view to the west.
6	East elevation, with rear addition; view to the southwest.
7	North elevation; view to the south.
8	East elevation, door to stairwell; view to the west.
9	Stairs to Masonic Lodge.

The following information pertains to the photos below:

Photographer: L. Schaffer
Date of Photographs: 10/1/2001

- | | |
|----|--|
| 10 | Masonic Lodge, ceremonial meeting room; view to the south. |
| 11 | Masonic Lodge, ceremonial meeting room; view to the southeast. |
| 12 | Masonic Lodge, ceremonial meeting room; view to the east. |
| 13 | Masonic Lodge, ceremonial meeting room; view to the north. |
| 14 | Masonic Lodge, ceremonial meeting room; view to the northwest. |
| 15 | Masonic Lodge, ceremonial meeting room with wood roll-up door; view to the west. |
| 16 | Masonic Lodge, wood roll-up door detail. |
| 17 | Masonic Lodge, tin ceiling. |
| 18 | Masonic Lodge, long room; view to the south. |
| 19 | Masonic Lodge, long room; view to the northwest. |
| 20 | Masonic Lodge, vertically stacked doors to storage areas. |
| 21 | Masonic Lodge, vertically stacked doors to storage areas. |

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Routt County National Bank Building
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USGS TOPOGRAPHIC MAP
Steamboat Springs Quadrangle, Colorado
7.5 Minute Series, 1969

