

United States Department of the Interior
National Park Service
**National Register of Historic Places
Registration Form**

OCT 28 2011
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

877

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 Propertyhistoric name Steamboat Apartmentsother names/site number Hillcrest Apartments/5RT.2624**2. Location**street & number 302 11th Street [N/A] not for publicationcity or town Steamboat Springs [N/A] vicinitystate 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.)

Signature of certifying official/Title

Deputy State Historic Preservation Officer

Date

Office of Archaeology and Historic Preservation, History Colorado, History Colorado
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
☐ See continuation sheet.
☐ other, explain
☐ See continuation sheet.

Signature of the Keeper

Date of Action

Edson D. Beall
Signature of the Keeper

12-7-11
Date of Action

Steamboat Apartments
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	
3	0	buildings
0	0	sites
0	0	structures
0	0	objects
3	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)

DOMESTIC: multiple dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC: multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

MODERN MOVEMENT
Other: Usonian

Materials

(Enter categories from instructions)

foundation	Concrete
walls	Brick
roof	Asphalt
other	

Narrative Description

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

National Register of Historic Places
Continuation Sheet
United States Department of the Interior
National Park Service

Steamboat Apartments
Routt County, Colorado

Section number 7 Page 1

DESCRIPTION

The 1958 Steamboat Apartments are comprised of two Usonian style apartment buildings and a detached garage building on a 100' x 140' (.32 acre) lot located at the northeast corner of the irregular intersection of Pine Street and Eleventh Street within the First Addition to Steamboat Springs.

Setting

A triangular-shaped undeveloped open space parcel owned by the surrounding property owners on Eleventh, Pine, and Crawford streets is located across the street, to the northwest, of the Steamboat Apartments. The 1894 National Register-listed Crawford House (5RT.473, listed 8/7/2005, NRIS 05000782) is located on the northwest corner of the open space at 1184 Crawford Street. The First Addition exhibits a mixture of residential styles with corresponding diverse construction histories. The terrain behind the buildings slopes sharply downward toward Pine Street and the town's commercial core to the south. Mature vegetation is present, with large evergreen trees located between the two residential apartment buildings and Eleventh Street. A grass lawn is maintained in the general building area, with natural vegetation dominating the sloped area on the southern part of the property. No public sidewalks exist in the neighborhood, while the few concrete walks on site feature functional pipe railing at the locations of stairs.

The two apartment buildings are sited diagonally on the lot in accordance with the natural topography; their long façades are oriented along an east-west axis, with Building 2 recessed slightly behind Building 1, with the garage located at the top north corner of the lot.

Building 1, 1958 (west building, Units 1, 2, and 3) (contributing)

The single-story apartment building closest to Eleventh Street measures 24' N-S x 64' E-W, and is divided into three residential units numbered 1, 2, and 3. The building sits on a low concrete slab foundation. The lower exterior walls are faced with a red brick veneer, laid primarily in running bond, while the upper wall surface is clad with stained brown vertical board-and-batten siding. The lower brick walls and upper board-and-batten walls are separated by a metal belt course. The building's distinctive inverted-pitch, asphalt shingle "butterfly" roof features widely-overhanging eaves and heavy 3" x 10" exposed rafter tails and beams which are bolted to metal plates beneath the eaves. Metal coping bands appear along the edges of the front and back eaves. Three stained brown solid wood doors enter into the three apartment units, from a common concrete sidewalk on the north elevation. Two of these doors are covered by silver aluminum storm doors, while the third is covered by a black aluminum storm door. Three glass-in-wood-frame doors, each with an aluminum storm door, are placed in a near symmetrical tripartite division (2:3 rhythm of window placement) on the south (rear) elevation. Two of these rear doors open onto wood decks, while the third opens onto a small concrete porch. Three small single-light hopper windows penetrate the north façade wall, above the brick veneer. Large expanses of single-light fixed-pane windows, set over single-light awning windows, and with fixed-pane transom lights, penetrate the south façade, surmounting a portion of brick veneer foundation laid as surmounted stretchers. No doors or windows penetrate the east and west (end) façades. This description derives largely from Carl McWilliams' 2008 intensive-level survey of the complex, on file at the Office of Archaeology and Historic Preservation.

National Register of Historic Places
Continuation Sheet
United States Department of the Interior
National Park Service

Steamboat Apartments
Routt County, Colorado

Section number 7

Page 2

Building 2, 1958 (east building, Units 4, 5, and 6) (contributing)

The apartment building farthest east from Eleventh Street measures 24' N-S x 64' E-W and is also divided into three apartment units numbered 4, 5, and 6. The building design, materials, and configuration is substantially the same as that of Building 1, as previously described. However, while no fenestration is present on the west (end) facade, The easternmost unit features a chimney and rectangular window on the east elevation. The 1958 contract with the builder lists the chimney/fireplace as an extra add-on.¹

The two residential buildings feature a public facade with minimal fenestration oriented toward the nearby street and a more private facade opening to the south. Each living unit comprises about 500 square feet. The buildings' interiors feature zoned plans, with three primary living areas and extensive built-in storage components in light-colored wood. Modest fixtures, simple efficient design, and easily cleaned surfaces prevail, with the open and light viewscape to the south being the dominant feature from within the residences. The floor plan for each individual unit consists of an open living, eating, and sleeping area, with a centralized L-shaped service core comprising the bathroom (with bathtub), linear kitchen with sink and stove, and two closets. Four of the six apartments feature small decks off the southern facade rear entry.

Garage, 1958 (contributing)

The detached garage building is located 12' from Eleventh Street on the northern portion on the property. Constructed in 1958, the 40' x 22' functional, extremely low-pitch inverted-roof building opens to the west. The original plans, which detailed a garage building with a different opening and a footprint within the 25' setback required by local ordinance, caused controversy and resulted in the District Court ruling in favor of the neighboring property owner. As a result, the building permit was revoked and the architect provided new plans with a change in orientation of the garage and a 12' setback from the street. The four-stall garage is supported by an unpainted concrete foundation and divided into stalls A, B, C, and D. The north, south, and west façades feature red brick veneer laid in a running bond. The uppermost portion of the wall surface on these three walls is clad with board-and-batten siding stained dark brown. Board-and-batten siding details the entire east (rear) façade. Painted white boxed eaves overhang the entry façade, while the eaves on the east, north and south façades are nearly closed. Two plywood paneled garage doors open on the west façade and lead to an asphalt parking area and driveway, which extends to Eleventh Street (McWilliams and *Steamboat Pilot* (July 17, 1958)).

The Steamboat Apartments retain excellent historic integrity in terms of setting, location, design, materials, workmanship, association, and feeling. There have been no additions and minimal, maintenance-related exterior alterations to the property's three buildings following their construction in 1958. These include the wall-mounted light fixtures adjacent to the apartment door entrances.

¹ McWilliams and Linda Kakela Private Collection.

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)

Architecture**Periods of Significance**1958**Significant Dates**1958**Significant Person(s)**

(Complete if Criterion B is marked above.)

N/A**Cultural Affiliation**N/A**Architect/Builder**Sternberg, Eugene D. (Architect)W.L. Pierce (Contractor/Builder)**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:

History Colorado, Colorado Historical Society

National Register of Historic Places
Continuation Sheet
United States Department of the Interior
National Park Service

Steamboat Apartments
Routt County, Colorado

Section number 8

Page 3

STATEMENT OF SIGNIFICANCE

The 1958 Steamboat Apartments in Steamboat Springs are eligible to the National Register of Historic Places under Criterion C in the area of *architecture* as a superior local example of the Modern Movement's Usonian style and as an excellent example of architect Eugene Sternberg's body of work. Integrated into the surrounding landscape with expansive views oriented toward the Old Town area and south Yampa Valley, the complex embodies many of the defining characteristics of the Usonian design philosophy, including the use of natural materials which help blend the building into the site, dominant horizontal lines, integrated windows, and a distinctive butterfly roof with wide overhanging eaves. Additionally, the Steamboat Apartments evince the local community's long-term association with architect Eugene Sternberg, a master of mid-twentieth century regional architecture. Sternberg's personal focus on socially involved and affordable construction throughout his career is clearly evident in his design for the Steamboat Apartments. The period of significance is 1958, the year of construction.

Historical Background

Eugene D. Sternberg (1915-2005)

The following biographical information relative to Eugene Sternberg and his career is largely extracted from the Office of Archaeology and Historic Preservation's Colorado Architects' biographical sketch series. Born in Czechoslovakia on January 15, 1915, Eugene D. Sternberg earned a degree in architectural engineering in Prague. While pursuing graduate work in architecture at Cambridge University in England, World War II began. Sternberg remained in London during the war, teaching part time at Cambridge. He then joined the firm of Sir Patrick Abercrombie, where he was involved in rebuilding many of the homes and buildings destroyed by German bombing. While in England, he met and married his wife, Barbara. In 1945, the couple immigrated to the United States, where Sternberg had accepted a teaching appointment in the Department of City and Regional Planning at Cornell University. Shortly after, he became the first faculty member at the University of Denver's new School of Architecture. In 1949, Sternberg became associated with developer Edward Hawkins in the creation of the Arapahoe Acres development in Englewood (5AH.1434, National Register 11/3/1998, NRIS 98001249). Hawkins' ideal to develop "socially conscious modern housing, combining quality architectural design and economical construction" attracted Sternberg to the project. As noted by architectural critic Michael Paglia in his obituary of Sternberg: "He was a utopian who believed in an ethical architecture that responded to social and economic forces as well as functional considerations and aesthetics. He infused his work with progressive politics, and he was guided by deeply felt moral imperatives. He believed in buildings that would enrich people's lives, both physically and spiritually. Stylistically, he was a modernist through and through, and he never wavered from his goal of achieving rational and responsible architecture."²

Sternberg is known for the many civic, residential, educational and commercial buildings he designed, including: Arapahoe Community College in Littleton circa 1966; the Littleton Heritage High School in

² Michael Paglia, "Memory Lane," *Denver Westword* (1 Sep 2005).

National Register of Historic Places
Continuation Sheet
United States Department of the Interior
National Park Service

Steamboat Apartments
Routt County, Colorado

Section number 8 Page 4

1969-1970, the Littleton Bemis Public Library in 1965, and the 1959 Arapahoe County Courthouse Building and Law Center, also in Littleton. Altogether, Sternberg is responsible for over 400 known buildings in Colorado, Wyoming and Nebraska.³

Steamboat Apartments: Architectural History

At the end of 1957, the Steamboat Springs Town Board minutes detail the hiring of Eugene Sternberg to serve as planning consultant and architect to the newly formed Planning Commission. By early 1958, Sternberg began examining the town's fringe areas to determine the suitability of subdivisions and a junior college. Sternberg guided the efforts of the Beautification Project and worked directly with the Kiwanis and Lions Clubs on park projects. Sternberg is quoted in the July 18, 1957, *Steamboat Pilot* as wanting to "outlaw ugliness" and promoted open space and encouraged the use of evergreens, "remembering the long winter season" in Steamboat Springs. Projects in Steamboat Springs documented to have Sternberg direction during this time include the 1960 National Register-listed Chamber of Commerce Building (5RT.2616, 4/16/2010, NRIS 08001010), the Methodist Church on Oak Street, the 1956 Yampa Valley Electric Association, the 1960 Stukey House, the Pierce House (built as the residence for the contractor for Steamboat Apartments), the 1960 Soda Creek Elementary addition (demolished 2007), and the conceptual Bristol Hotel and Howelsen Hill redesigns.

The Routt County Assessor's Office records note the parcel on which the Steamboat Apartments are located as purchased by Alma Baer, et. al. in November 1957. Baer, Arthur Anderson, Zelma Harvey, Dorothy Wither, Ruth Beverly, and Betty Card thereafter formed a cooperative ownership group with a non-profit purpose. Six original shares in the co-op were issued to members in February 1959. The group hired Sternberg to design the residential buildings which he designated the "Steamboat Apartments" in original designs and drawing. However, in 1958 the local newspaper referred to the buildings as "Hillcrest Apartments" and by March of 1959, the Assessor's records noted the owner of the property as Hillcrest Apartments, Inc.

The contract for construction of the Steamboat Apartments was awarded to W.L. Pierce in May 1958. Originally a \$40,000 project, the final total cost for the Steamboat Apartments came to \$45,068 with add-ons including the \$4,000 four-stall garage, the fireplace and chimney in the easternmost unit of Building 2 (the Wither apartment), and wood floors in the east unit of the western building.

Local newspaper coverage of Sternberg's activities in town and with various community groups feature frequently throughout 1957 and 1958. An announcement of plans for the apartment appeared in the February 20, 1958, printing of the *Steamboat Pilot*: "Sternberg also met Friday with the group planning the new apartment, on 11th street near the Joe Lake property. He has sketched tentative plans for this project." A subsequent article detailed the dispute over the placement of the garage. Finally, a photo of the apartments with the garage under construction appeared in the August 28, 1958 edition, with notations that the apartments were of modern construction and well-appointed.

³ For additional information, see: Carl McWilliams, Architectural Inventory Form for Chamber of Commerce Building, Steamboat Springs, Routt County, Colorado, 5RT.1044, recorded in 2007. On file at the Office of Archaeology and Historic Preservation.

National Register of Historic Places
Continuation Sheet
United States Department of the Interior
National Park Service

Steamboat Apartments
Routt County, Colorado

Section number 8 Page 5

Usonian Design Philosophy

The following summary of the Usonian design philosophy is largely adapted from the Office of Archaeology and Historic Preservation's architectural lexicon.⁴ Typically associated with modern residential architecture of the 1940s through the 1960s, Usonia as a design concept dated to the turn of the twentieth century. Conceived by Frank Lloyd Wright around 1900, the Usonia design philosophy evolved over many years, coming to fruition in the 1930s with the Broadacre City model constructed at Wright's Taliesin Fellowship in 1934. As his commissions for large, grand houses dropped off with the onset of the Great Depression, Wright looked for a way to address the need for affordable middle-class housing while employing a simple design.

Wright's ideas in part heralded emerging Utopian notions of population dispersal into anti-urban settlements. He forecast this would occur through the agency of the telephone and telegraph, radio, and the automobile, and be facilitated by standardized production of housing stock (...) But in the proposed organization of the city's infrastructure Wright's betrayed his democratic and egalitarian idealism. For example, an acre of land for the individual cultivation of food was to be afforded each person of a given age.⁵

For instance, one of Wright's interests, as private families increasingly employed fewer servants, was to centralize the kitchen, or "laboratory," and thus women, in daily life through a function reorganization of the residential building plan.⁶ However, all social ills were not thoroughly addressed in his idealistic concept, as was a frequent criticism.

The result was an architecture he termed "Usonian," which focused on the residents of a culturally reformed United States. Wright employed the term as early as 1925, attributing the acronym to Samuel Butler's "United States of America." The Usonian houses were smaller than his sprawling Prairie style residences, exhibited little ornamentation and lacked basements or attics. These houses were arranged by zones, typically with three areas: living space, small bedrooms, and a kitchen-dining area. Built-in components and furniture allowed homeowners to appreciate the simpler, integrated space Wright intended.

The Usonian concept sought to holistically address planning, natural elements, and simple design on a human scale. Wright's philosophy originated with his increasing focus on community dynamics and daily human needs. He advocated decentralized communities with commercial, residential, educational, industrial, cultural and recreational facilities. While his early concepts of these communities remained just that, many of the components were applied in a handful of places across the country, though not on the scale that he originally envisioned. As Wright did with the Prairie style of his earlier career, he also focused intently on incorporating the smaller Usonian house within the specifics of their landscape and site. Wright integrated houses with contours and vegetation in an

⁴ "Usonian Style," *Guide to Colorado's Historic Architecture and Engineering*, Office of Archaeology and Historic Preservation, <http://www.coloradohistory-oahp.org/guides/architecture/usonian.htm>, accessed May 2, 2008.

⁵ Jeffery W. Howe, ed., *American House: Domestic Architecture in the USA* (London: PRC Publishing Ltd., 2002).

⁶ Dell Upton, *Architecture in the United States*, Oxford History of Art (Oxford and New York: Oxford University Press, 1998) 43.

National Register of Historic Places
Continuation Sheet
United States Department of the Interior
National Park Service

Steamboat Apartments
Routt County, Colorado

Section number 8

Page 6

active attempt to get away from overly boxy designs. Walls extended beyond the interior to the outside, intermingling the two. Large windows brought the outside inward. Natural materials blended the building with its site while warm interior colors further contributed to that integration. Usonian houses were a departure from the stark International Style houses that often appeared to be dropped onto, rather than a part of, their location.

Also called Wrightian, numerous architects across the country adopted and adapted the Usonian style. General characteristics of associated buildings include: dominant horizontal lines; flat roofs with large overhangs; integrated windows; organic siting (a private side and a more public face, usually south-facing); concrete slab floors with integral gravity heating; built-in components; and inside-outside walls. The Steamboat Apartments exhibit many of these elements.

Located on a steep hillside directly above the original town area, the Steamboat Apartments are integrated into the landscape. Hillside construction figures prominently in the design, and while the building was constructed into the landscape contour, the building's design is respectful of its environment and does not attempt to dominate. The two components, natural and man-made, complement and serve each other. The building's form is an organic and integrated whole. Dominant horizontal lines, including the band of windows and over-hanging eaves, further serve to incorporate the building into the site. Natural materials and warm colors and textures bring together and complete the entire design. Sternberg's simple design eschews the traditional detailing associated with earlier styles. At the same time, the Steamboat Apartments embrace a human scale. The smaller buildings fit the site, are incorporated into its setting through form and materials, and, as a result, create a community befitting the co-operative association of its tenant-owners. The building uniquely embodies the local architecture of the period.

The Hillcrest Apartments Inc. continues to own the buildings. In the late 1980s, the group did relinquish its non-profit status and formed a corporation under the identical name of the prior dissolved corporation. The Hillcrest Apartments Inc. operate through its articles of incorporation and specialized by-laws.

National Register of Historic Places
Continuation Sheet
United States Department of the Interior
National Park Service

Steamboat Apartments
Routt County, Colorado

Section number 9

Page 7

BIBLIOGRAPHY

Howe, Jeffery W., ed. *American House: Domestic Architecture in the USA*. London: PRC Publishing Ltd., 2002.

Kakela, Linda. Private collection, Hillcrest Apartments.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1997.

McWilliams, Carl, "Architectural Inventory Form for Chamber of Commerce Building, Steamboat Springs, Routt County, Colorado, 5RT.1044," recorded in 2007. On file with the Office of Archaeology and Historic Preservation.

McWilliams, Carl, "Architectural Inventory Form for Steamboat Apartments, Steamboat Springs, Routt County, Colorado, 5RT.2624," recorded in 2008. On file with the Office of Archaeology and Historic Preservation.

"Much construction underway in Steamboat Springs." *The Steamboat Pilot* 74.7 (28 Aug 1958).

Paglia, Michael. "Memory Lane." *Denver Westword* (1 Sep 2005).

Routt County Assessor's Office. Steamboat Springs, CO.

Schaffer, Laureen. Chamber of Commerce Building National Register nomination, 5RT.1044, 2010.

The Steamboat Pilot, 1957-58.

Steamboat Springs' City Clerk, Town Council Minutes, 1957-1960.

Sternberg, Eugene, Architectural Records, WH 1003, Denver Public Library, Western History Collection.

"Sternberg, Eugene D." *Architects of Colorado* biographical sketch, Office of Archaeology and Historic Preservation, Colorado Historical Society, 2001.

United States Census, 1920.

Upton, Dell. *Architecture in the United States*. Oxford History of Art. Oxford and New York: Oxford University Press, 1998.

"Usonian Style," *Guide to Colorado's Historic Architecture and Engineering*, Office of Archaeology and Historic Preservation, Colorado Historical Society, <http://www.coloradohistory-oahp.org/guides/architecture/sonian.htm>, accessed May 2, 2008.

Steamboat Apartments
Name of Property

Routt County, Colorado
County/State

10. Geographical Data

Acreage of Property less than 1

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 344479 4483524 (NAD27)
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

[] See continuation sheet

The UTM reference point was derived from heads up digitization on Digital Raster Graphic (DRG) maps provided to OAHP by the U.S. Bureau of Land Management.

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 Lafferty Schaffer (for property owner)

organization consultant for Historic Routt County date June 26, 2011

street & number PO Box 770662 telephone (970) 871-8797

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 Hillcrest Apartments Inc. c/o Pat Turner at Colorado Mountain College

street & number 1330 Bob Adams Drive telephone _____

city or town Steamboat Springs state CO zip code 80487-5027

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 range from approximately 18 hours to 36 hours depending on several factors including, but not limited to, how much documentation may already exist on the type of property being nominated and whether the property is being nominated as part of a Multiple Property Documentation Form. In most cases, it is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form to meet minimum National Register documentation requirements. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, 1849 C St., NW, Washington, DC 20240.

National Register of Historic Places
Continuation Sheet
United States Department of the Interior
National Park Service

Steamboat Apartments
Routt County, Colorado

Section number 10

Page 8

GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

The Steamboat Apartments are located in Tract 100' x 140' in the SW Corner of Block 2 of the 1st Addition to Steamboat Springs, Section 8, Township 6 North, Range 84 West, known as 302 11th Street. More particularly the area is described as: "a tract of land located in the SE1/4SW1/4, Section 8, Township 6 North, Range 84 West of the 6th P.M., beginning at the intersection of the easterly line of Eleventh Street extended northerly, and the northerly line of Pine Street in the Town of Steamboat Springs; thence northerly along said easterly line of Eleventh Street a distance of 100 feet; thence at right angles, extended easterly and parallel to the northerly line of Pine Street a distance of 140 feet; thence southerly and parallel to the easterly line of Eleventh Street to the northerly line of Pine Street, a distance of 100 feet; thence along the northerly line of Pine Street extended westerly a distance of 140 feet to the place of beginning" (Stockholder's Lease).

BOUNDARY JUSTIFICATION

The boundary includes the land historically associated with the Steamboat Apartments.

National Register of Historic Places
Continuation Sheet
United States Department of the Interior
National Park Service

Steamboat Apartments
Routt County, Colorado

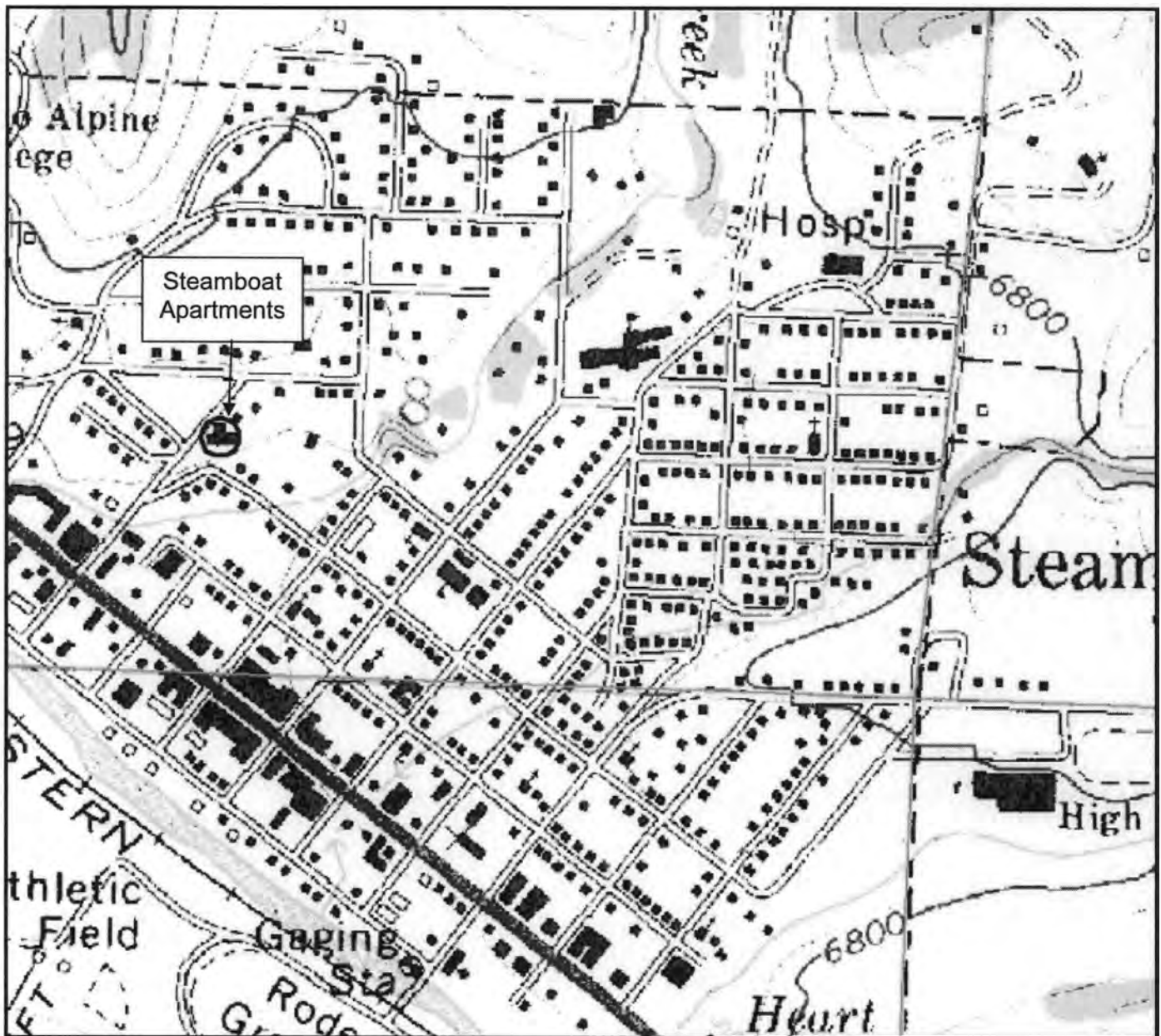
Section number _____

Page 9

USGS TOPOGRAPHIC MAP

Steamboat Quadrangle, Colorado
7.5 Minute Series

PLSS:6th PM, T6N, R84W, NW1/4 of NE1/4 of
SE1/4 of SW1/4 of Section 8
Elevation: 6700'

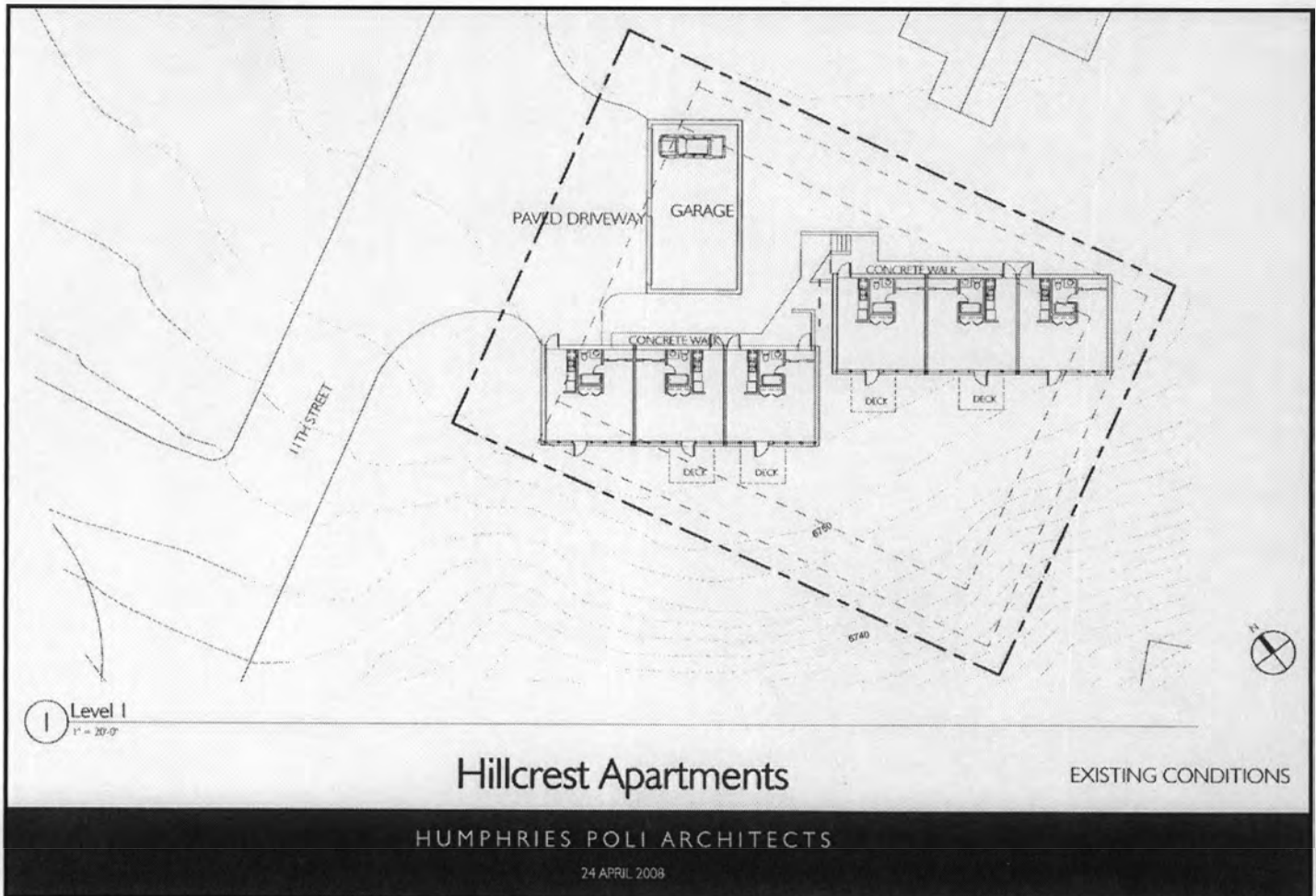


National Register of Historic Places
Continuation Sheet
United States Department of the Interior
National Park Service

Steamboat Apartments
Routt County, Colorado

Section number _____

Page 10



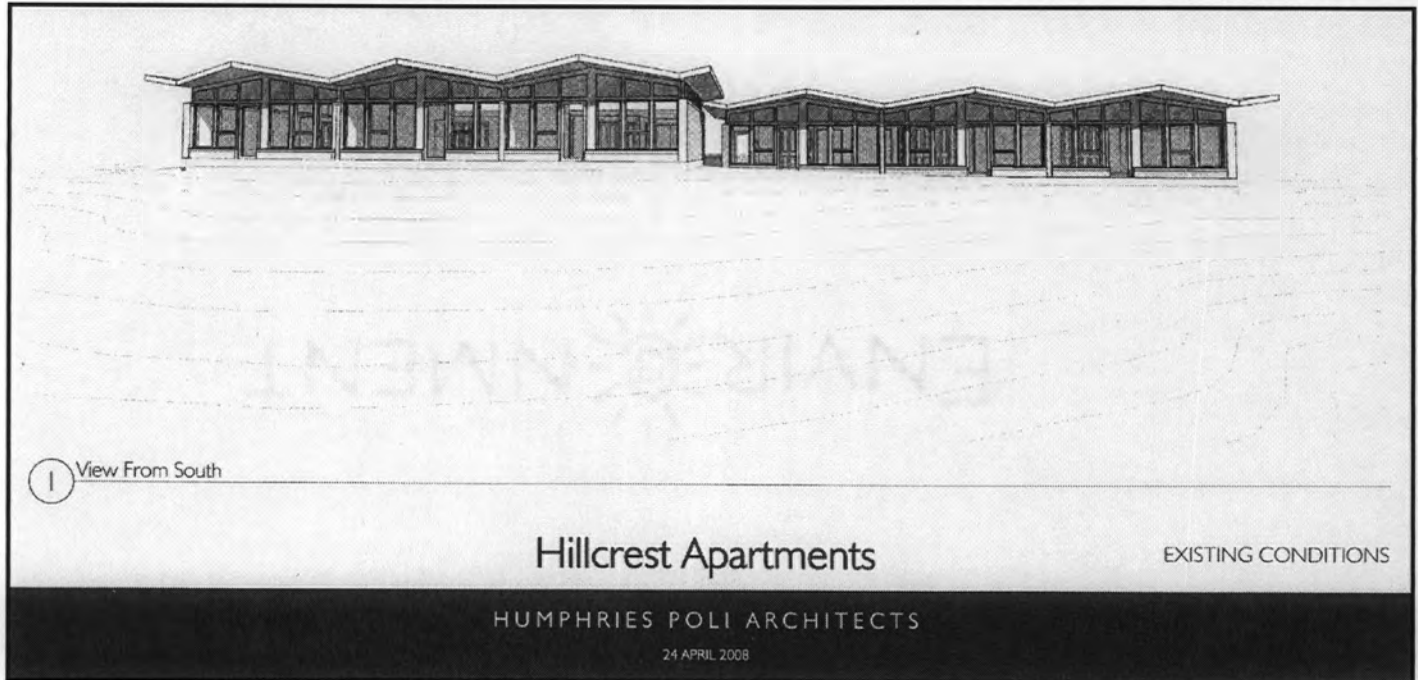
Sketch map (Source: Humphries Poli Architects, April 2008)

National Register of Historic Places
Continuation Sheet
United States Department of the Interior
National Park Service

Steamboat Apartments
Routt County, Colorado

Section number _____

Page 11



Rendering of south elevation, Buildings 1 and 2 (Source: Humphries Poli Architects, April 2008)

National Register of Historic Places
Continuation Sheet
United States Department of the Interior
National Park Service

Steamboat Apartments
Routt County, Colorado

Section number _____ Page 12

PHOTOGRAPH LOG

The following information pertains to all photograph numbers except as noted:

Name of Property: Steamboat Apartments
City of Vicinity: Steamboat Springs
County: Routt County
State: CO
Photographer: Laureen Schaffer (photos 2, 5a, 6, 8);
Astrid Liverman (photo 9); Heather Peterson (photos 1, 3, 4, 5, 7, 10-14)
Date of Photographs: June 2011 (Schaffer); June 2009 (Liverman); August 2011 (Peterson)
Negatives: CD on file with the National Park Service and Colorado Office of Archaeology and
Historic Preservation

Photo No.	Photographic Information
1	West elevation (front) of garage, camera facing east
2	Southwest corner elevation of garage, camera facing northeast
3	North elevation of west building (Building 1), camera facing east
4	North elevation of west building (Building 1), camera facing south
5	West elevation of east building (Building 2), camera facing east
5a	Corridor between east and west buildings, camera facing south
6	North elevation of east building (Building 2), camera facing east
7	South elevation of west building (Building 1), camera facing northwest
8	South elevation of east building (Building 2), camera facing northeast
9	South elevation of east building (Building 2), camera facing northeast
10	Interior view, living area
11	Interior view, living area
12	Interior view, built-in storage
13	Interior view, kitchen
14	Interior view, bath

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Steamboat Apartments
NAME:

MULTIPLE
NAME:

STATE & COUNTY: COLORADO, Routt

DATE RECEIVED: 10/28/11 DATE OF PENDING LIST: 11/21/11
DATE OF 16TH DAY: 12/06/11 DATE OF 45TH DAY: 12/13/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000877

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 12.7.11 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the
nomination is no longer under consideration by the NPS.



001

Colo. Routt County

Steamboat Apartments

296775, DSC_0083_0036



302

#0002

Steamboat Apartments
Houtt. County
SRT. 2624

212850, CO-Route-County-Steamboat-Apartm



003

Colorado - Routt County
Steamboat Apartments

296775, DSC_0004_0037



#0004

Colorado - Routt County
Steamboat Apartments

296775, DSC_0086_0038



005

Colorado - Routt County
Steam Boat Apartments

296775, DSC_0087_0039



#005a

Colorado - Routt County
Steamboat Apartments

212858
Routt County Steamboat Apartm



#0006

Colorado- Routt County
Steamboat Apartments

212850, CO, Routt, County, Steamboat, Apartment



0007

Colorado - Routt County
Steamboat Apartments

212850, Routt County Steamboat Apartments



#0008

Colorado - Routt County
Steamboat Apartments

212853, CO-Routt-County-Steamboat-Apartm



#0009

Colorado - Routt County
Steamboat Apartments

296775, OSC-0099-0047



#0010

Colorado - Routt County

Steamboat Apartments

296775, DSC_0105_0054



#0011

Colorado- Routt County
Steamboat Apartments

WOLF, A1382, 10/21/11

212850, CO, Routt County- Steamboat Apartments



0012

Colorado - Routt County
Steamboat Apartments

296775, DSC_0106_0056



0013

Colorado - Routt County
Steamboat Apartments

212850, CO, Routt County, Steamboat, Apartment



#00014

Colorado - Routt County
Steamboat Apartments

212850. CO_Routt_County_Steamboat_Apartm

43362. 10-21-11



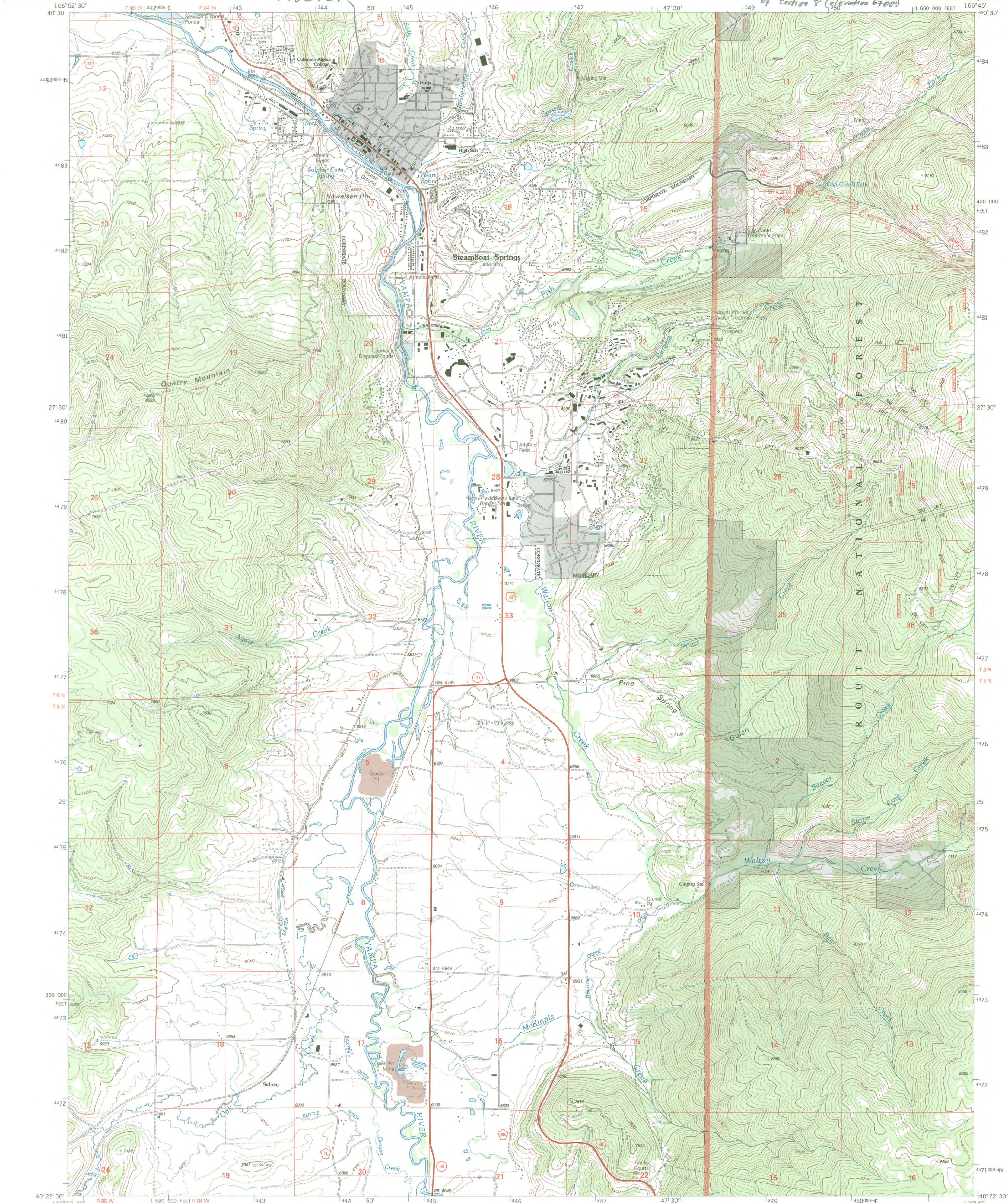
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

Steamboat Apartments
302 11th Street, Steamboat Springs, Routt County, Colorado
12/344424 (NAD 83)
4483524



U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE

STEAMBOAT SPRINGS QUADRANGLE
COLORADO-ROUTT CO.
7.5-MINUTE SERIES (TOPOGRAPHIC)
T6S 6th PM, T6N, R84W, NW 1/4 of NE 1/4 of SE 1/4 of SW 1/4 of Section 8 (elevation 6700)



Produced by the United States Geological Survey 1969
Revision within and adjacent to National Forest System lands
by USDA Forest Service 2000

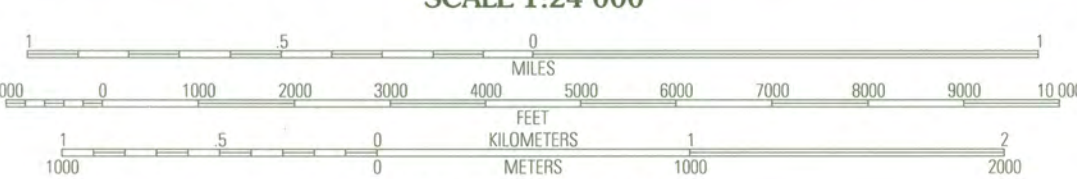
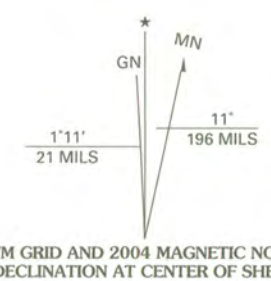
Topography compiled 1968. Planimetry derived from imagery taken 1999
and other sources. Public Land Survey System and survey control current
as of 2001. Boundaries current as of 2001

North American Datum of 1927 (NAD 27). Projection and 10 000-foot ticks:
Colorado coordinate system, north zone (Lambert conformal conic)
Blue 1000-meter Universal Transverse Mercator ticks, zone 13

North American Datum of 1983 (NAD 83) is shown by dashed corner ticks
The values of the shift between NAD 27 and NAD 83 for 7.5-minute
intersections are obtainable from National Geodetic Survey NADCON software

Non-National Forest System lands within the National Forest
Inholdings may exist in other National or State reservations

This map is not a legal land line or ownership document. Public lands are
subject to change and leasing, and may have access restrictions; check
with local offices. Obtain permission before entering private lands



CONTOUR INTERVAL 40 FEET
SUPPLEMENTARY CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048



1	2	3	4	5	6	7	8
1 Mad Creek	2 Rocky Peak	3 Buffalo Pass	4 Cow Creek	5 Mount Werner	6 Oak Creek	7 Blacktail Mountain	8 Walton Peak

Interstate	U.S.	State	County	National Forest, suitable for passenger cars	National Forest, suitable for high clearance vehicles	National Forest Trail
5	100	75	6	105	105	384

Primary highway	Secondary highway	Light-duty road
Unspecified	Paved	Gravel
Unimproved	4 wheel drive	Trail
Gate	Barrier	

STEAMBOAT SPRINGS, CO
2000
40106-D7-TF-024
NIMA 4664 IV NE-SERIES V877



**COLORADO CERTIFIED LOCAL GOVERNMENT
NATIONAL REGISTER NOMINATION REVIEW REPORT FORM**

Property Name: Steamboat (Hillcrest) Apartments
Address: 302 11th Street, Steamboat Springs, CO 80487
Certified Local Government: City of Steamboat Springs

Date of public meeting at which nomination was reviewed: HPC 8.10.11 CC 9.6.11

Eligibility Criteria: (Check applicable boxes)

- ☐ Criterion A ☒ Criterion C
☐ Criterion B ☐ Criterion D

Please check the boxes below appropriate to the nomination review:

Commission/Board

- ☒ The commission/board recommends that the nomination meets the criteria checked above.
☐ The commission/board recommends that the nomination fails to meet any of the above criteria.
☐ The commission/board chooses not to make a recommendation on the nomination. Attach an additional sheet explaining the lack of a recommendation.

Chief Elected Official

- ☒ The chief elected official recommends that the nomination meets the criteria checked above.
☐ The chief elected official recommends that the nomination fails to meet any of the above criteria.
☐ The chief elected official chooses not to make a recommendation on the nomination. Attach an additional sheet explaining the lack of a recommendation.

Attach an additional sheet to make any further comments.

Certify this report with both signatures below

CLG Commission/Board Chair or Representative

Print name: Sally Te Stroke

Signature: Sally Te Stroke

(Date)

Chief Elected Official or Designee

Print name: Cari Hermacinski

Signature: [Signature]

9.12.11

(Date)



Department of Planning & Community Development



Colorado Historic Preservation Review Board
The Colorado Historical Society
Civic Center Plaza
1560 Broadway, Suite 400
Denver, CO 80202

September 15, 2011

RE: CLG Report Form for the Steamboat (Hillcrest) Apartments

Dear Colorado Historic Preservation Review Board

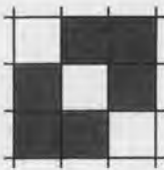
Please find enclosed the CLG Report Form from the City of Steamboat Springs for the nomination of the Steamboat (Hillcrest) Apartments to the National Register of Historic Places. There was unanimous support to recommend inclusion of the property to the National Register of Historic Places as evidenced in the meetings held by the Historic Preservation Commission and by the City Council.

Feel free to contact me with any further questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Alexis Casale".

Alexis Casale
Historic Preservation Planner
Department of Planning & Community Development
City of Steamboat Springs
PO Box 775088
Steamboat Springs, CO 80488
970.871.8202
acasale@steamboatsprings.net



Robert C.
McHugh
Architect

September 16, 2011

Colorado Historic Preservation Review Board
c/o Astrid M.B. Liverman Ph.D
History Colorado
Civic Center Plaza
1560 Broadway, Suite 400
Denver, Colorado – 80202

RECEIVED

SEP 19 2011

CHS/OAHP

RE: Steamboat Apartments – Hillcrest Apartments / 5RT.2624

Members of the Board:

I am writing to recommend support of the above referenced project for inclusion on the National Register of Historic Places.

The narrative in the application refers to the Usonian philosophy that influenced the design of buildings during the era within which Hillcrest was built. The Usonian movement was a general trend towards simplicity and economy in design and construction, yet elegantly livable.

I had the experience of being an owner and living in this building for several years. Although it fostered a more simple life style, Hillcrest was definitely a pleasant place to live. During my residence there I had the pleasure of meeting with and talking to Eugene Sternberg at his home near Evergreen. Our discussion was about a simpler way to live and the relationship of the living space to that life style. These experiences have influenced my work and the concept of “downsized living” I am promoting for senior citizens today.

Because of the paradigm set by Hillcrest in 1959, I feel this complex should be accepted for the National Register of Historic Places.

Sincerely

Robert C. McHugh -- Architect

<http://www.robertcmchugh.com/>

<http://www.clarkhomesteadpaonia.com/>

FINE DESIGN & DEVELOPMENT WITH COMMUNITY IN MIND

19 September 2011

Astrid M.B. Liverman, Ph.D
History Colorado
Civic Center Plaza
1560 Broadway, Suite 400
Denver, Colorado 80202

RE: Nomination of the Steamboat (Hillcrest) Apartments to the National Register of Historic Places
302 11th Street, Steamboat Springs, CO (5 RT.2624)

Dear Members of the National Register Nomination Review Board:

It is with great enthusiasm that we write this letter of support for your consideration of the Steamboat Apartments-Hillcrest Apartments for nomination to the National Register of Historic Places. The building is an extraordinary example of the Modern Movement's Usonian style and an excellent example of acclaimed architect, Eugene Sternberg.

Our understanding of this structure is recent and relevant. We had the privilege of being retained by the Hillcrest Apartments Homeowners' Association a few years ago as an architect to investigate the condition and opportunities afforded by this marvelously crafted structure. There was a sense among several members of the Association to demolish the structure in their belief the "apartments" did not accommodate contemporary lifestyles. Our recommendation was contrary to that opinion and fortunately the current economic conditions reinforced that notion offering a "stay of execution".

In many ways, these 500 square foot units predefined the concept of "affordable apartments". The building's butterfly roof and south facing window system are strong character defining features offering memorable views of the ski area but more importantly capturing sustainable passive solar qualities well before their popularity. The interior of the units offer living accommodations where every square inch has been carefully and thoughtfully designed for spacious living.

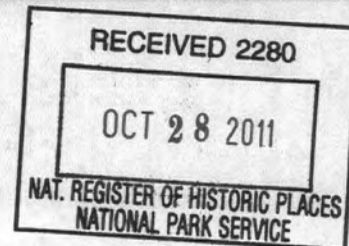
The nomination of this building to the National Register will more than simply reinforce the isolated importance of this structure, it will send a very strong message to the architectural community of the Eugene Sternberg's significant role in the evolution of Steamboat Springs. Our work with one other Sternberg building in Steamboat, the Chamber of Commerce Building built one year after the Hillcrest, has provided us a great understanding of his work, where in 1957 Sternberg was retained to serve as Steamboat's City Architect/Planner. His visionary style and craftsmanship is evident in numerous public structures in the community representing a unique accomplishment given the rich Victorian history of this mountain resort community.

The Hillcrest Apartments are truly a remarkable structure in a remarkable setting. We can think of no other modern building in Colorado more deserving of this honor and urge you to give your strongest consideration to the approval of this nomination. Please do not hesitate to contact me with any questions regarding this matter.

Sincerely,
Humphries Poli Architects, P.C



Principal



Ms. Carol Shull
Interim Keeper of the National Register
National Register of Historic Places
1201 Eye Street, N.W. 8th Floor (MS 2280)
Washington, D.C. 20005-5905

Dear Ms. Shull:

We are pleased to submit for your review the enclosed National Register of Historic Places nomination for the Steamboat Apartments in Steamboat Springs, Routt County, Colorado.

The Colorado Historic Preservation Review Board reviewed the nomination at its meeting on September 30, 2011. The board voted unanimously to recommend to the State Historic Preservation Officer that the property met the criteria for listing in the National Register.

We look forward to the formal listing of this property. If you have any questions, please do not hesitate to contact me by phone at 303-866-4681 or by e-mail at astrid.liverman@state.co.us.

Sincerely,

Astrid M. B. Liverman, Ph.D.
National and State Register Coordinator

Enclosures
Registration forms
USGS map
Photographs
CD