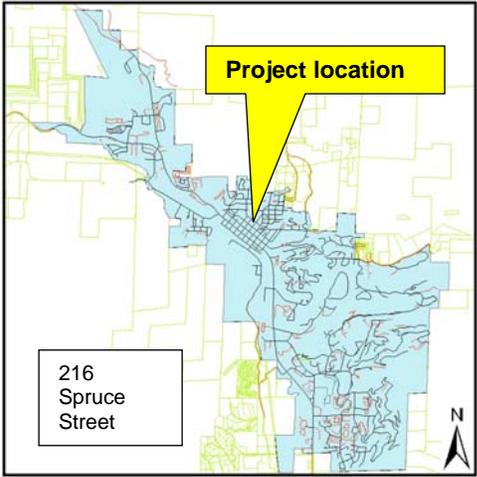


**DEPARTMENT OF PLANNING & COMMUNITY
 DEVELOPMENT STAFF REPORT**

HISTORIC PRESERVATION COMMISSION ITEM 4A:	
Project Name:	Remington House- 216 Spruce Street
Prepared By:	Alexis Casale, Historic Preservation Planner (Ext 202)
Through:	Tyler Gibbs, AIA Director of Planning & Community Development (Ext. 244)
HPC	February 9, 2011
Planning Commission (PC):	N/A
City Council (CC):	N/A
Zoning:	Residential Old Town (RO)
Applicant:	Ms Dona Steele PO Box 771803 Steamboat Springs, CO 80477
Request:	City of Steamboat Springs Historic Register Application



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I. CITY OF STEAMBOAT SPRINGS HISTORIC REGISTER – STAFF ANALYSIS SUMMARY

Staff finds that the Remington House at 216 Spruce Street is eligible to the City’s Historic Register as an Historic Resource. The Remington House is listed on the Routt County Register of Historic Places. Staff recommends that the Historic Preservation Commission approve listing of the Remington House as an Historic Resource.

Remington House – 216 Spruce Street



II. BACKGROUND

The City of Steamboat Springs Historic Register was created in 2009. The Historic Preservation Policy Review Committee reviewed historic preservation policies in 2007 and 2008 and recommended the creation of the City’s historic register. The Committee also recommended that all properties within the City of Steamboat Springs already listed on the Routt County Register of Historic Places be automatically listed on the newly created City Register. Additionally, the Committee recommended that the City of Steamboat Springs designate the City-owned historic properties on the City of Steamboat Springs Historic Register.

III. PRINCIPAL DISCUSSION ITEMS

Since the Remington House is already listed on the Routt County Register of Historic Places, the Remington House is eligible to the City of Steamboat Springs Historic Register.

IV. NOMINATION DESCRIPTION

See attached Steamboat Springs Historic Register nomination for information regarding the nominated property.

V. HISTORIC PRESERVATION COMMISSION (HPC)

The Historic Preservation Commission will review the nomination for the Remington House to the City of Steamboat Springs Historic Register on February 9, 2011.

VI. PROJECT ANALYSIS

The following section provides staff analysis of the application as it relates to nomination criteria as outlined in Ordinance 2230. It is intended to highlight those areas that may be of interest or concern to HPC, staff, or the public. For a comprehensive list of designation criteria, standards and requirements applicable to this proposal please refer to Ordinance 2230 or contact the staff planner.

A) KEY ISSUES

Ordinance 2230, Sec. 26-84(f)

- 1) *Staff Analysis:* **Eligible;** the attached historic register nomination suggests that the Remington House qualifies for listing on the City of Steamboat Springs Historic Register as an Historic Resource.

VII. STAFF FINDING & RECOMMENDATIONS

Recommended Resolution

The City of Steamboat Springs's Historic Preservation Commission hereby resolves that the Remington House at 216 Spruce Street, which is more particularly described as Tract 55' x 152.8', Part of Tract B, Block 8 of the Crawford Addition of Steamboat Springs, Section 8, Township 6 North, Range 84 West, Steamboat Springs, CO, is eligible for listing on the Steamboat Springs Register of Historic Places as an Historic Resource under Criterion 1 in the area of History as set forth in the Routt County Register of Historic Places and approves inclusion of the Remington House in the Steamboat Springs Register of Historic Places.

Recommended Motion

The Historic Preservation Commission moves to approve the resolution from the staff report designating the Remington House to the Steamboat Springs Register of Historic Places.

VIII. ATTACHMENTS

Attachment 1 – City of Steamboat Springs Historic Resource Application



HISTORIC RESOURCE DESIGNATION APPLICATION INFORMATION

Thank you for your interest in Steamboat Springs' Historic Register Program. Attached is the application form and instructions on how to complete the form. A computer-generated version of the form is acceptable. The application is the permanent public record of why the property is significant and warrants the recognition and protection provided by Historic Resource designation. Attached is the application form, instructions for completing the application, and the text of a sample application.

The Historic Preservation Commission was established by City ordinance (XXXChapter , Revised Municipal Code) in 2009. Among its responsibilities are to identify and designate properties of historical, architectural, and geographical importance to the City of Steamboat Springs. Once a property has been designated, the Historic Preservation Commission has the additional responsibility of reviewing and approving exterior alterations (repair, rehabilitation, addition, or demolition) to make sure the structure retains its historic character.

Designation is a five-step process that takes approximately 60 days from the time a complete application is submitted to the Historic Preservation Office. A preapplication conference with staff can be scheduled to discuss the form, criteria, and whether the property in question meets the criteria.

- 1 . Preliminary investigation focuses on three questions:
 - Is the application complete?
 - Does the proposed property meet the criteria for designation?
 - Has the owner consented to the designation?
2. If the preliminary review is positive, the Historic Preservation Office sets a public hearing date and time that allows for the required owner notification period. Once the date has been set, all owners of record are notified by mail of the date, time, and place of the hearing and the effect designation will have on the subject property.
3. The public hearing on designation is intended to allow members of the public to comment for or against the designation or to ask questions of the Commission about the effect of designation. It is also an opportunity for the applicant to present information about the historical, architectural, and/or geographical significance of the property to the Commission and the public.
4. Upon closure of the public hearing, the Commission must notify the owner(s) and City Council in writing as to the decision of the Commission.
5. An Historic Resource is officially designated once the resolution is recorded.

If you have any questions about the application form or designation process, contact the City's Historic Preservation Office at 879-2060. Please submit the completed application for designation to:

City of Steamboat Springs
Historic Preservation Office
Centennial Hall – 124 10th Street
PO Box 775088
Steamboat Springs, CO 80477
(970) 879-2060

**STEAMBOAT SPRINGS HISTORIC PRESERVATION COMMISSION
APPLICATION FOR HISTORIC RESOURCE DESIGNATION**

Property Identification

1. Address of Resource: 216 Spruce Street, Steamboat Springs, CO 80487
2. Legal Description of Property: Tract 55' x 152.8', Part of Tract B, Block 8 Crawford Addition, 6th PM, Township 6N, Range 84W
3. Historic Name: Remington House
Current Name: Steele House
4. Historic Use: Single-Family Residential
Present Use: Residential/Duplex

Historical Data Summary

5. Year of Construction: 1902
Source of Information: Architectural Inventory Form, Steamboat Pilot, June 4, 1902 p. 4
6. Architect or Builder: Builder- Lester J. Remington
Source of Information: Steamboat Pilot, June 4, 1902, p. 4.
7. Original Owner: Lester J. Remington
Source of Information: Steamboat Pilot, June 4, 1902, p. 4.

Photographs

8. Attach at least two (2) current 5x7 or larger photographs (black and white or color) showing the views of the property from the public right-of-way(s) and any important features or details. Polaroid photographs are not adequate. If available, attach copies of historic photographs of the structure.
9. Provide a sketch map of the property that includes the boundary of the property, a basic footprint of the resource, and additional relevant features (such as outbuildings, significant landscape features, etc.)

Statement of Significance

10. Explain how the resource meets at least one criterion in one or more of the following categories. Please cite specific criteria in the summary.

Historic Resource Designation Criteria

1. **History.** To have historic importance, the resource shall be at least 50 years old and:
The building, site, structure or object has character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation; is the site of an historic event with an effect upon society; is identified with a person or group of persons who had some influence on society; or, exemplifies the cultural, political, economic, social or historic heritage of the community.

2. **Architecture.** To have architectural importance, the resource shall be at least 50 years old and:
The building, site, structure or object portrays the environment of a group of people in an era of history characterized by a distinctive architectural style; embodies those distinguishing characteristics of an architectural-type specimen; is the work of an architect or master builder whose individual work has influenced the development of the City or contains elements of architectural design, detail, materials and craftsmanship which represent a significant innovation.

3. **Geography.** To have geographical importance, the resource shall be at least 50 years old and:
The building, site, structure or object, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on an historic, cultural or architectural motif; or, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood, community or City.

Include the history of the resource and its associations with important individuals, groups, events, or historical trends.

- a. Provide details about the circumstances of construction including the date of construction, architect, builder, and owner for the original structure and any significant additions.
- b. Describe specific historical associations including why this structure has direct association with the individual, group, event, or historical trend.
- c. Describe other structures that have similar associations and the relationship of this structure to them.

Significance

The Remington House, located at 216 Spruce Street in Steamboat Springs, Colorado is significant to the community under Criterion 1 in the area of History for its association with early residential development in Steamboat Springs' Old Town neighborhood. Built in 1902, it is among the oldest houses in the Crawford Addition with its representative wood frame gabled T-plan. The house is particularly significant for its association with the family of L.J. Remington who pioneered strawberry farming in the Yampa Valley.

James Crawford initially settled in the area in the late 1800s after which the town grew to include a commercial core and a residential area. By 1902, the town had three hotels, three banks, markets and a number of businesses. Many of the early business owners built their homes on Oak and Pine Streets which eventually spilled over into other additions. The Crawford Addition was established in 1901. The Remington House, built in 1902, is an early representative example of the vernacular style from this addition. "The vernacular houses of Steamboat Springs are similar to those throughout other Colorado mountain towns-these houses were designed for utilitarian purposes with minimal attempts to copy a prescribed style."¹ The gable-T-plan at 216 Spruce Street with board- and- batten siding typifies the wood frame construction of the time. Most residences followed the same developmental patterns with long lots, houses facing the street with a front porch, sloping roofs and secondary structures at the rear of the property. The resource located at 216 Spruce Street exemplifies these unifying elements of the old town residential area.

History

The house located at 216 Spruce Street was built in 1902 as a residence for the family of Lester John and Mary Remington. The purchase of this property was reported in the May 14, 1902 edition of the *Steamboat Pilot*: "Recent sales in F.A. Metcalf's office include a Lincoln Avenue lot to J.C. Baalz, a half acre each to Mr. and Mrs. Remington in Crawford's Addition, and a number of lots in Fairview to various purchasers." F.A. Metcalf was a well-known Steamboat Springs' realtor, and subsequent sources document that the Remington property was at this location on Spruce Street.

The Remingtons had initially moved to Routt County from Phippsburg, Kansas in 1899 after a couple of failed crops discouraged Lester to continue farming in the state. Lester J. purchased the 160 acre Parkinson Ranch in Strawberry Park on his arrival to the county. In 1902, the Remingtons built a house on Spruce Street for the winters to attend school, church, Sunday school and other activities, as noted by Grace Pearl Luekens. On June 4, 1902, the *Pilot* reported: "L.J. Remington put his acre in Crawford Addition in oats this week. He intends to build on the property this fall and move to town in order to be handy to the schools."

The Remington family at that time included L.J. and Mary, and three children: Grace (born ca. 1893), Amos (born ca. 1898), and Gladys (born ca. 1900). Another son, George, would be born in 1904 and daughter, Florence Marie in 1910. The 1910 U.S. census lists Mr. Remington's occupation as "fruit farmer" and numerous citations in the *Pilot* (from

¹ Historic Preservation Design Guidelines, City of Steamboat Springs: 2001. p. 17

circa 1902 into the 1920s) document that he pioneered the commercial production of strawberries in the Yampa Valley during the early decades of the twentieth century. The strawberry business was very lucrative for the Remingtons due to the crop itself and the lack of competition. The berries were named the Remington Strawberry. Initially the berries were sold locally, but with the arrival of the railroad in 1909, the Remington Strawberries were shipped outside of the valley. Lester later purchased the Bearpole Ranch, which consisted of 40 acres just south of the road from the primary ranch to grow raspberries.

The Remington family owned and lived at this location for an undetermined period of time. Grace Luekens stated that after several years of damaging frost to the crops, Lester sold the ranch in either 1916 or 1917. The Remington's subsequently purchased a grain farm at the top of "four mile" hill, which they sold only 2 years later. Lester and Mary Remington then moved to Pheonix, Arizona, where Lester died on June 6, 1928. Mary lived well into her 90s and died in September 1967. Routt County Assessor records state that L. J. Remington sold a tract of the property in 1924 to A. E. Gumprecht, a well-known builder. This most likely is the about the date that the Remington's no longer lived at their house on Spruce Street and moved to Arizona.

According to this property's Routt County "Application for Local Historic Designation" form, this house was later owned by businessman Elmer Combs. Steamboat Springs telephone directories list Lesley A. Faddis and Charlie Snider as the home's residents in 1980, followed by Anne and Joseph Fragola in the years surrounding 1990. Dona Dee Steele is the property's current owner and resident. She listed the property on the Routt County Register of Historic Properties in February 2008.

This property displays a reasonably high level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association.

Architectural Description

11. Concisely describe the resource and its surrounds.
 - a. Describe location and setting including physical context and relationship to neighborhood and other historic structures.
 - b. Architectural description including mention of major features, uncommon design features, ancillary structures, and important landscape or site features. Also describe interior spaces with extraordinary design features (if any).
 - c. Describe alterations to the exterior of the building.

The Remington House is located on the north side of Spruce Street mid block between Laurel and Grand Streets in the heart of Steamboat Springs' Residential Old Town zone district just northeast of the commercial core of Lincoln Avenue. This 1½-story, cross-gabled, wood frame dwelling features an offset T-shaped plan. The front side-gabled wing measures 14½' N-S (deep) by 29' E-W (across), while the offset rear wing measures 22½' N-S by 17' E-W. The front wing appears to be supported by a concrete block foundation, while the rear wing appears to be supported by a low stone foundation. The home's exterior walls are clad with painted green board and batten (plywood with 1" by 2" wood batts), while the cross gabled roof is covered with metal roofing material. The eaves are boxed with painted purple wood trim. A prominent intersecting gable overlooks the façade on the south elevation. A 1x1 horizontal sliding glass bypass door opens from the intersecting gable onto a 6' by 23' upper half-story porch. A painted purple 10-light glass-in-wood-frame door enters the main level on the façade from a 6' by 23' first story porch directly below the upper half-story porch. These porches feature wood floors, open wood railings, and square wood posts with brackets. The home's windows are entirely 1/1 double-hung sash with painted purple wood frames and painted green wood surrounds. A painted purple solid wood door, enters the north (rear) elevation from beneath another upper half-story porch with an open wood railing. A set of wooden stairs ascends to this upper half-story porch where a painted purple glass-in-wood-frame door enters into the upper half story. A planted grass lawn which surrounds the house is nicely landscaped with native trees, plants and flowers.²

Two wood frame gardening sheds are located near the rear northwest corner of the property. Each of these sheds measures approximately eight feet square, and are supported by wood timbers on grade foundations. Their exterior walls are clad with painted green vertical wood siding, with painted purple 1" by 4" corner boards, and they are covered by low-pitched gable roofs with grey asphalt composition shingles. The eaves are nearly flush

² Architectural Inventory Form 5RT.2796 216 Spruce Street, Steamboat Springs, CO Cultural Resource Historians
1607 Dogwood Court, Fort Collins, CO 80525 (970) 493-5270

with the walls and are painted purple. A painted green vertical wood plank door, with painted purple X-bracing, enters each of the two sheds.³

³ Architectural Inventory Form 5RT.2796 216

Bibliography

12. Provide a list of research sources used in compiling this application.

Architectural Inventory Form (SRT.2796) 216 Spruce Street, Steamboat Springs, CO Cultural Resource Historians

Historic Preservation Design Guidelines, City of Steamboat Springs: November 2001.

Remington Family File: The Tread of Pioneers Museum

Routt County Assessor

Application Information

13. Owner: Dona Dea Steele

Mailing Address: P.O. Box 771803, Steamboat Springs, CO 80477

Telephone: 970.879.9038

14. Owner Consent to Designation:

I / We, the undersigned, acting as owner(s) of, the property described in this application for Historic Resource designation do, hereby, give my consent to the designation of this structure as an Historic Resource.

Signature: _____

Printed name: _____

Date: _____

15. Applicant/Preparer Name: Dona Steele/ Alexis Casale

Affiliation/ Interest in Property: Owner/ Staff- Historic Preservation Planner

Address: PO Box 775088, Steamboat Springs, CO 80477

Telephone: 970-879-2060

Photographs: 216 Spruce Street







Spruce Street

Existing parking
2 spaces

Area A

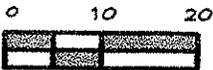
4.82 ft

Front Deck

Back Deck

Dona Steele
Property
216 Spruce Street

Graphic Scale



North

⊙ Electric Pole

Easement