

Historic Preservation Commission

Agenda

Regular Meeting
Meeting No. 09-05
March 9, 2009
5:00 PM

Meeting Location: Centennial Hall, Rooms 113 and 114
Steamboat Springs, CO

- 1) Call to Order/Roll Call**
- 2) Approve Minutes from February 23, 2009 (Chotvacs, Walker, Bunn, TeStrake, Dressel)**
- 3) Agenda Review**
- 4) Public Comment (5:00)**
- 5) Commission Member Reports**
- 6) Staff Updates**
- 7) Planning Department Referrals (TAC)**
- 8) Building Department Referrals**
 - a) Building Permit # SB-09-017 (270 River Road)**
- 9) Conceptual Review / National Register Nomination Review**
 - a) 270 River Road**
- 10) Work Session**
 - a) Approval of Nomination Form for Steamboat Springs Register of Historic Places**
 - b) CPI Follow Up**
- 11) Tax Referrals**
- 12) Other Business**
- 13) Adjourn**

DRAFT

CITY OF STEAMBOAT SPRINGS HISTORIC PRESERVATION COMMISSION MINUTES February 23, 2009

The regular meeting of the Historic Preservation Commission was called to order at approximately 5:00 p.m. on Monday, February 23rd, 2009, in rooms 113/114, Centennial Hall, 124 10th Street, Steamboat Springs, Colorado.

HPAC members in attendance were Chairperson D.J. Chotvac; Cami Bunn; Sally TeStrake; Johnny Walker, Bethanne Dressel

Absent: Claire Howington

Chotvac left the meeting at 6:30pm

Staff members present were Laureen Schaffer, Historic Preservation Program Coordinator; Alexis Casale, Historic Preservation Planner and Ginger Scott, Staff Assistant

Schaffer came to the meeting at 5:45pm

APPROVAL OF FEBRUARY 9, 2009 MEETING MINUTES

Commissioner Bunn changes:

- page 3, under work session (Barnett) should read “currently there are twelve people on the Main Street Board of Directors... and of the twelve, retail and restaurant are well represented.”
- Under Stettner, should read “Commissioner Bunn said she is hearing from some on City Council (capital C) and add “the”.
- Under Anderson in section E, should read “Anderson said they don’t have “a” very clear period... and other towns have “a”.

Commisisoner Chotvac requested also a change to capitalize Council on page 4.

MOTION

Commissioner TeStrake made a motion to approve the minutes with the above changes. Commissioner Walker seconded the motion.

VOTE

Vote: (4/0)

Abstaining (due to absence): Dressel

Absent: Claire Howington – new commissioner

AGENDA REVIEW

The applicant was present to discuss agenda item number 9, so this was moved up on the agenda. The agenda was approved by acclamation.

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

There was none.

AMENDMENT TO HOUSE BILL 09-1972 – VOTE on recommending to City Council.

Delliquadri explained that she was working on legislative items for the City. The issue is that Colorado Preservation, Inc. has put out a legislative alert requesting immediate

DRAFT

action in support of historic preservation in Colorado, regarding House Bill 09-1272 which is limited gaming Amendment 50 which passed last November changed the Colorado Constitution regarding limits on gaming. The result of that is that they have added new games, increased hours of operation to 24 hours/day, and increased betting limits. The legislation is being put forth that would set up the policies and procedures for distribution of these funds, by the Community College supporters. The part at issue is the writing of Amendment 50 and how it compares to what was explained to the voters last November. The new legislation will essentially freeze existing funding at its 2008/2009 level and not allow for inflation, etc. which is very different than what was originally proposed. What was originally proposed was that the funding for the original entities would remain whole, and now they are capped. The bill has made it through the third reading in the house, and will go on to the senate. If it passes there, then it will be made into law and will change how gambling dollars are distributed in the state. Delliquadri asked Assistant City Manager Wendy Dubord if the City should take a position on this as the City benefits greatly from tourism and historic preservation dollars (the City has received about \$1 million in State Historical Fund grants over the years, and the community at large has received about another \$1 million). DuBord said that the HPC should give their recommendation to City Council whether or not to take a position on this issue.

MOTION

Commissioner Bunn made a motion to oppose the bill that is being proposed by the Community College group as it does not fulfill the original intent (in regards to funding levels) of Amendment 50 which was passed by voters last fall. Commissioner Tetrake seconded.

DISCUSSION ON THE MOTION

Commissioner Bunn asked if someone from the HPC needed to write the letter. Delliquadri clarified that she would write the letter for City Council to sign, but that she would email a draft of the letter to Scott to distribute to HPC for their comments/approval. Delliquadri also clarified that she would be meeting with elected officials later in the week and would bring up this issue with them face to face.

VOTE

Vote: (5/0)

Abstaining (due to absence):

Absent: Howington

COMMISSION MEMBER REPORTS

- a. Commissioner Dressel announced that her term would expire in April and that she would be unable to reapply due to the fact that she was moving outside of the City limits and boundaries (the Steamboat RE-2 School District). She stated she would stay until her position was filled if the City needed her to. It was requested that Scott look into whether City Council could appoint one of the applicants who had applied earlier when Claire Howington was appointed, so that they could start and be trained in these next few weeks.

DRAFT

- b. Commissioner Bunn reported on her HPC Annual Report to City Council. She stated that she was told the day of the presentation that Council members didn't want her to do the power point presentation, but instead just discuss the 2009 goals. She said eventually she was given the ok to give the presentation, but that she was frustrated about the switch. Commissioner Bunn said after the presentation, there were the following questions and comments from City Council: Councilman Antonucci said that in the HPC report it said that they are following the Steamboat Springs Area Community Plan, but he said this is more of a wish list, and not intended to be the sole guiding document. Councilman Ivancie questioned Bunn's claim in the report that there hadn't been a group of preservationists put together to discuss hp issues, and pointed to the Partners In Preservation (PIPS). Bunn said she tried to explain what the PIPS was all about but doesn't think she was successful at doing this. She was discouraged by the dialogue, but added that council members said they would like to have a work session with HPC to talk about goals for the coming year. She added that they would like to do this after they know more about the budget. Commissioner Bunn said she also looked up City Council's guiding documents, and one was the Community Area Plan. She said she emailed some people to get feedback on where to go from here, and that she has decided that the HPC should keep a low profile and figure out exactly what they need before having the work session with City Council.
- c. Commissioner Bunn said that she met with Towny Anderson about creating a historic preservation fund. They are looking to people in the community to donate to this fund.
- d. Commissioner Bunn asked about the status of the Yampa Street Standards discussion. Schaffer said this has been low on Planning Commission's priority list. She stated staff is planning to do a workshop with Planning Commission, HPC, Planning Staff and the public very soon, and she will keep the commission updated on this. She added there is \$1,000 in the budget for this workshop.
- e. Commissioner Bunn said she would like staff and commissioners to do presentations on their experiences at the CPI Conference at the March 9th meeting.
- f. The commission discussed possible dates and times to have a training session with John Thrasher, who had suggested a four hour session preferably in the morning. After discussion, the commissioners decided that, due to work schedules, they would prefer to do two two-hour sessions, the first on March 16th 4-6pm and the second on March 23rd 4-6pm. Scott will check with Thrasher on these possibilities and also will let new Commissioner Howington know about the training.
- g. Commissioner Walker reported on a recent trip he took to Texas. He visited many towns there and spoke to the effect of bringing big boxes into these towns.

STAFF UPDATES

Casale reminded the group that staff is doing a snowshoe tour of the springs on Friday from 11:30am to 1:30pm. Commissioner Chotvacs suggested doing the tours on the weekend to accommodate those people who have to work. Scott said staff likes to vary the timing of the tours to reach a wide range of people.

02/23/09

DRAFT

Casale reported that Rollingstone Village project will go to Planning Commission this Thursday.

Scott reported that Channel 6 is on hold due to budget constraints. Chotvac said she would like Scott to ask if it would be possible to put anything on the television station, adding that it must cost money to have dead air right now.

PLANNING DEPARTMENT REFERRALS

None

BUILDING DEPARTMENT REFERRALS

a. 270 River Road – Rooftop Addition.

STAFF PRESENTATION - Casale gave the staff report. The project is in the RO Zone District. She clarified that with the new ordinance, the HPC now reviews only eligible properties and properties listed on the historic register. For eligible properties that are not listed, it is still mandatory review and voluntary compliance. The applicant's house is a single family residence in the Brooklyn neighborhood, was built in 1930 and is fronted by River Road. Staff found that the building is eligible to the local register as a representative of the vernacular wood frame architectural style of that time, and found that the building retains adequate integrity. Casale noted that staff found some issues with compliance of the addition in terms of mass, scale and height and nonconformity to 9.12 and 9.13 in the Design Guidelines. Staff found that these changes to the property would change the design and cause it to lose its integrity, therefore making it ineligible to the local register.

APPLICANT PRESENTATION - Jan Kaminski, with Mountain Architecture was present with owners Kate and Craig Rench to discuss the project. Kaminski explained their process for designing the addition and the background of the property. Currently they have an existing nonconformity, so constructing the addition to the rear of the main house (as is recommended to maintain character of a historic structure) is not feasible, because with the current setbacks the addition would be very narrow, and also it would be more expensive. The owners are looking to grow their family and so they need more space. The existing size is less than 1,300 square feet. With the new potential incentives, the applicants are open to considering other options including preserving the structure, and listing it on the local register. Kaminski said they may have more questions tonight than anything – one being how far the incentives can go. He said that he and the owners have discussed various options to make the addition affordable, and he showed drawings of some of these ideas. Kaminski discussed the idea of using dormers to create space. He stated the Design Guidelines suggest the top of the dormer be set down one foot from the top of the roof, and felt that this would make it so the space was not tall enough and unusable. It was discussed that staff could help with applying for tax credits (which could be used for rehabilitation of the primary structure) and noted that the Brooklyn neighborhood hasn't been surveyed yet, but that many of the historic structures in that area have been compromised.

COMMISSIONER QUESTIONS

Commissioners asked about the garage on the property.

02/23/09

DRAFT

The applicants said the previous owner tried re-zone or subdivide the area so that the garage would be on their property, but it was denied because of 32 foot frontage. Now the owners have a 100-year lease for the garage since it still currently sits on the neighbor's property. The applicants stated they would like to re-subdivide so that they could move the garage closer to the house and clean up the lots.

Kaminski stated that the Board of Adjustments can grant variances based on historic preservation of a property. If they could get a variance, they could build a one-car garage onto the back of the house. If their design conforms to the Secretary of the Interior Standards and they could get listed on the register, they could get tap fees free, use tax free, support for tax credits and sales tax rebate on materials. The owners would need all of the information on incentives and would need to know if their project would keep their house eligible before they move forward.

COMMISSIONER DISCUSSION

FINAL STAFF COMMENTS - Casale said staff would need to look at the new drawings to make sure that the integrity would be maintained.

FINAL APPLICANT COMMENTS - Kaminski asked if the HPC could make a recommendation to Planning as far as re-subdividing. Casale said she would need to check on that. Kaminski had questions on variance, subdividing that he was going to research. Owners will need to look at all of the information/benefits of being listed on the local register before they make their decision. The owners stated they would like to go back to the original shiplap wood siding. It was noted that tax credits could be obtained for a project like this. Kaminski made a request for the HPC to table the proposal until the next meeting.

RECOMMENDED MOTION/FINDINGS

MOTION Commissioner TeStrake made a motion to table the proposal until the March 9th meeting. Walker seconded.

DISCUSSION ON THE MOTION

There was discussion about whether it is possible to do the changes in lot lines, etc. and garage additions and still keep the integrity of the building.

Walker asked if the square footage would change with their proposal or if it would just be a different design construction to create more space.

The applicants said the square footage wouldn't change because they aren't changing any of the outer walls, just the interior.

Bunn spoke to the idea of getting a variance to build the addition out to the rear of the house, or to take the existing garage, put it in the back and use one part of it for the additional space, and also be able to use it as a garage.

02/23/09

DRAFT

Kaminski said these are all good ideas for the applicants to think about. He asked Casale about the shed roof idea and whether that would comply with the Design Guidelines.

Casale said she would need to look at the plans more closely to make that determination.

Commissioner Dressel asked about the driveway and garage and easements.

Commissioner commended the applicants for coming and having the discussion with HPC, and said it may be beneficial for the applicants to look into getting on the register and getting those benefits.

VOTE

Vote: (5/0)

Voting for approval of motion: Chotvacs, Walker, Bunn, TeStrake and Dressel (alt)

Absent: Howington

CONCEPTUAL REVIEW/NATIONAL REGISTER NOMINATION REVIEW

None

WORK SESSION

a. Training on New Historic Preservation Ordinance - Schaffer explained the City's new Historic Preservation ordinance and the new local register. The City will now designate and regulate, whereas in the past the County would designate to their register, and the City would regulate - which was confusing to people. Schaffer explained the criteria for the three different levels of historic register status which are 1. Architectural Importance, 2. Historic Importance and 3. Geographic Importance. She handed out examples of state and national register nomination forms, but clarified that they are much more detailed than a local nomination form would be. She said staff could take all the HPC members notebooks to replace with the updated information. Members are to bring their notebooks to the next meeting, and staff will put in the new information by the meeting on March 16th. Schaffer explained that there are three levels of historic designation including 1. Landmarks (which have overwhelming significance and meet two extra criteria), 2. Historic Resources, and 3. Historic Districts. The process is that staff will review the nominations first and make a recommendation to HPC. The commission will then decide whether the applicants have proved that the property meets the criteria. The group went over some examples of nominations and why they were eligible to the register. Schaffer explained it is best to think broadly about trends in history and then narrow it down, and added that the integrity of the structure needs to be higher if listing under architecture rather than History. For historic significance, the structure will most likely have a longer period of significance than for Architectural importance which would be the date of construction. For most buildings it is easier to get them listed under the history category. Properties with Geographic significance generally are in a unique location and are a familiar visual feature of the neighborhood.

There was discussion about doing work sessions before meetings – the commissioners said they wanted to be really well informed before the meeting. Schaffer said that may be a

DRAFT

possibility, but added she doesn't think there is anything wrong with the commissioners asking questions during the review.

Commissioner Bunn said in the future it could be helpful to go through what is currently on the list and why those properties are significant.

Schaffer said she thought it might be better to go through the most recent survey forms (from the last two years). She added they could go through the national and state listed forms that the city has.

Commissioner Bunn asked what the difference between the county and city register was.

Schaffer explained that the city is the CLG, has the commission and the professionals on the commission, and so it makes sense for the City to designate properties to the local register, and then regulate those properties. The City will need new application forms which Schaffer is working on – the goal is to make them very user friendly.

Commissioner Dressel asked for clarification on applicants that had come to HPC, but not yet to Planning Commission before the change in the ordinance, what rules do they fall under.

Schaffer explained that buildings needed to be listed on the register in order for their to be mandatory compliance with HPC's recommendations. There are no buildings yet on the City's local register.

The group discussed the incentives including 20% state income tax credit, City sales tax rebate, waiver of planning fees, waiver of tap fees, and variances. Schaffer said there are always exceptions to the rules.

TAX REFERRALS

None.

OTHER BUSINESS

None.

ADJOURNMENT

Commissioner TeStrake moved to adjourn the meeting at approximately 7:30 p.m.
Commissioner Dressel seconded the motion.

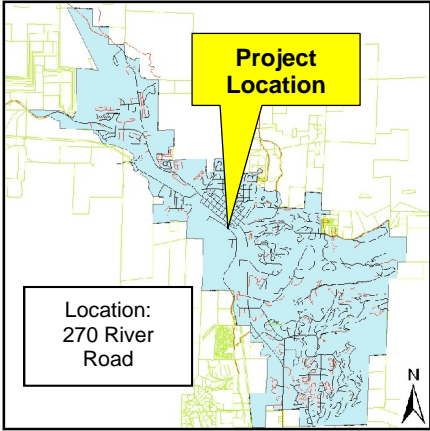
VOTE

Vote: (4/0)

Voting for approval of motion to adjourn: Dressel, Bunn, TeStrake, Walker

Absent: Chotvacs

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT STAFF REPORT

HISTORIC PRESERVATION COMMISSION AGENDA ITEM 8A :		
Project Name:	270 River Road	
Prepared By:	Alexis Casale, Historic Preservation Planner (Ext 202)	
Through:	Tom Leeson, AICP Director of Planning Services (Ext. 244)	
Historic Preservation Commission (HPC):	March 9, 2009	
Planning Commission (PC):	NA	
City Council (CC):	NA	
Zoning:	Residential Old Town (RO)	
Applicant:	Mountain Architecture PO Box 770420 Steamboat Springs, CO 80477	
Request:	A Building Permit has been submitted for a rooftop addition to a single family residence.	

Staff Report - Table of Contents		
Section		Pg
I.	Staff Analysis Summary	8A-2
II.	Background	8A-2
III.	Principal Discussion Items	8A-2
IV.	Project Description	8A-3
V.	Project Analysis	8A-3
VI.	Staff Finding	8A-3
VII.	Motion	8A-4
VIII.	Attachments	8A-4

270 River Road



I. STAFF ANALYSIS SUMMARY

The referred Building Permit is for the property located at 270 River Road in the Residential Old Town (RO) Zone District. The Building Permit was submitted for a rooftop addition to create livable upstairs space to an existing residence. The 1930 house is fronted by River Road and is surrounded by single family residences in the neighborhood of Brooklyn. The resource is eligible to the local register as a representative of architectural styles common to the area and is one of the few that remain in the Brooklyn neighborhood. The proposal does seek to conform to a few of the design guidelines for rooftop additions, however the mass, scale and altering of the dominant ridgeline profile would be detrimental to the resource's integrity and therefore staff recommends denial of the Building Permit.

II. BACKGROUND

A Building Permit for a rooftop addition to a 1930 residential structure has been submitted. The proposed project is located on River Road in the RO Zone District. Staff recommends that the Commission:

1. Review the information on the existing structure
2. Review the information on the proposed addition
3. Compare the proposed project to the applicable Design Guidelines
4. Provide comments regarding the project based on application of the Guidelines
5. Make a motion based on the applicable Design Guidelines

III. PRINCIPAL DISCUSSION ITEMS

Principal discussion items include conformity of the rooftop addition to the Design Guidelines.

Please note that the proposed building addition is within the Residential Old Town Zone District; therefore, the Design Guidelines for rooftop additions apply. The Design Guidelines were written with the help of a consultant and the result of several community meetings in 2000 and 2001. These guidelines have remained guidelines and are not codified in the CDC.

IV. PROJECT DESCRIPTION

The Building Permit proposal for an addition is located on Lot 1 of the Chelsea Subdivision Replat to Steamboat Springs. The site is situated at 270 River Road in the neighborhood of Brooklyn located on the south side of the Yampa River from the commercial downtown. Brooklyn was formed as a small community in 1914 when the making and sale of liquor was prohibited in Steamboat Springs. The community originally consisted of one named street lined with saloons that was home to 40 people between 1902 and 1914. The existing residential structure was built in 1930 without any alterations according to the Routt County Assessor. The simple front double gable house is clad in horizontal siding, has a metal roof with exposed rafters, windows flanking the single leaf front entrance and diamond pane windows above the ridge of the lower level front gable. The style is representative of the vernacular wood frame. This building is eligible to the local historic register retaining adequate integrity.

The proposed rooftop addition is to accommodate for livable upstairs space. The rectangular front gable addition will rise vertically from the south elevation while maintaining the existing overhanging roof. The west elevation of the proposed addition will terminate just over the existing ridgeline. The front elevation of the addition is proposed to sit back from the main existing elevation mimicking the distance between the existing lower and upper gables. The rear is proposed to be flush with the existing rear elevation. The proposal has three windows at the south elevation and seeks to use the same materials.

V. PROJECT ANALYSIS

According to the Design Guidelines, if a new addition to an historic building is to be constructed, it should be designed such that the early character of the original structure is maintained and it should be subordinate in appearance to the main building. The intent of the RO Zone District is to provide development compatible with the traditional residential character of the city's original neighborhoods in terms of mass, height, setback, density and street layout according to the Community Development Code. The proposed rooftop addition does strive to conform to some of the design guidelines; it is setback from the front and has a similar gable roof with eave lines. However, the purpose of setting the rooftop addition back is to have the original profile dominate, the proposal creates a whole new front profile because of its height. The proposal alters the simple front gable home into a new design, therefore, negatively impacting its integrity and eligibility to the local register.

VI. STAFF FINDING

The existing front gable building is eligible to the local register with adequate significance and integrity. The proposed rooftop addition to the 1930 residence will alter the design of the resource, making it ineligible to a historic register.

Staff recommends denial based on non-conformance of the following Design Guidelines:

9.12 When constructing a rooftop addition, keep the mass and scale subordinate to that of the historic building.

9.13 Set a rooftop addition back from the front of the building.

- *This will help preserve the original profile of the historically significant building as seen from the street.*

VII. MOTION

Staff recommends the following motion:

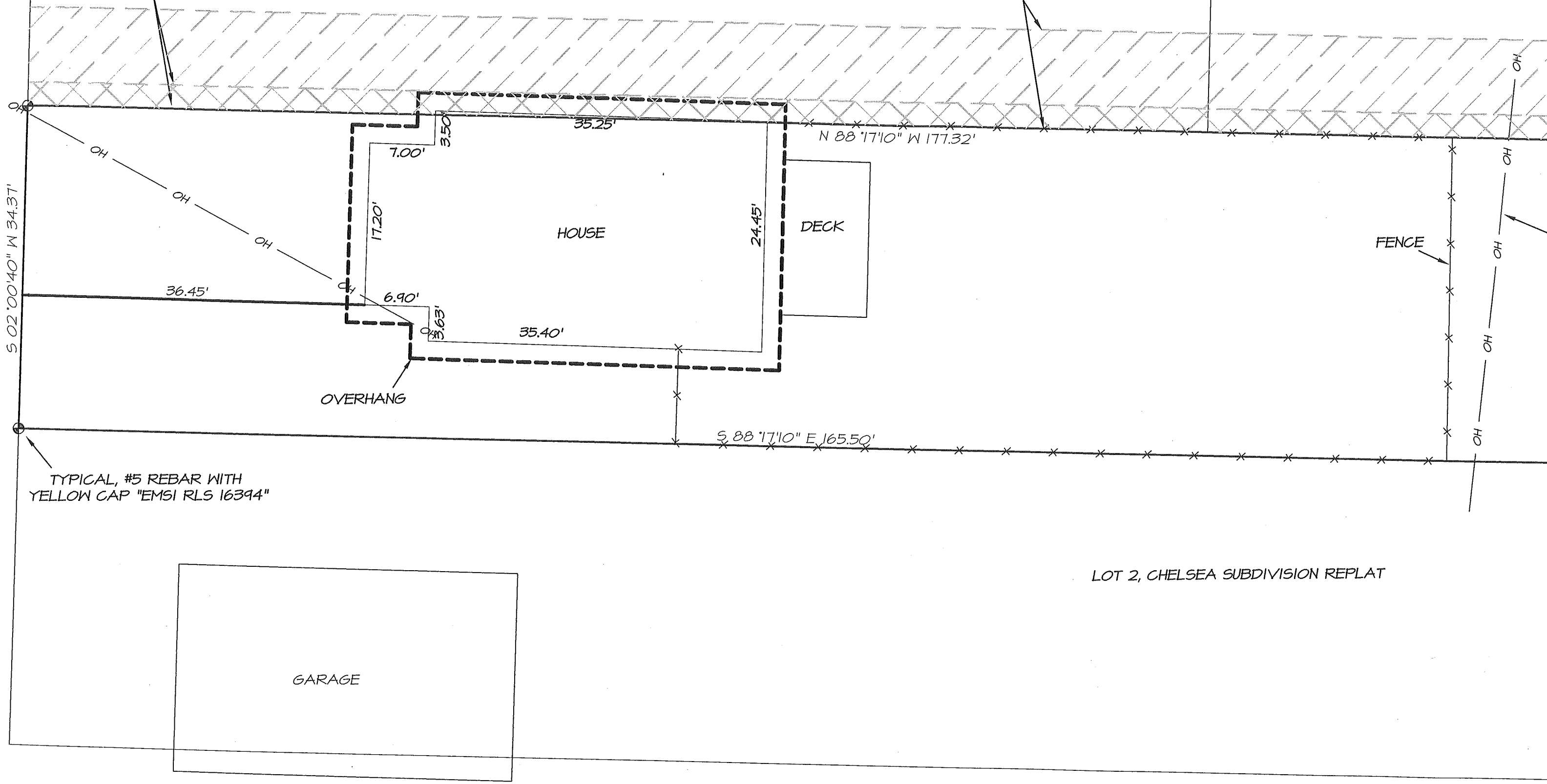
The Historic Preservation Commission recommends denial of the application for a Building Permit for 270 River Road, based on non-compliance of the following Design Guidelines, **9.12 and 9.13**

VIII. ATTACHMENTS

Attachment 1 – Plans

2.5 FOOT WIDE ENCROACHMENT EASEMENT
PER BOOK 550 PAGE 375

10 FOOT WIDE ACCESS EASEMENT
PER BOOK 550 PAGE 375



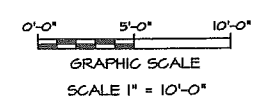
TYPICAL, #5 REBAR WITH
YELLOW CAP "EMSI RLS 16394"

LOT 2, CHELSEA SUBDIVISION REPLAT



SITE PLAN

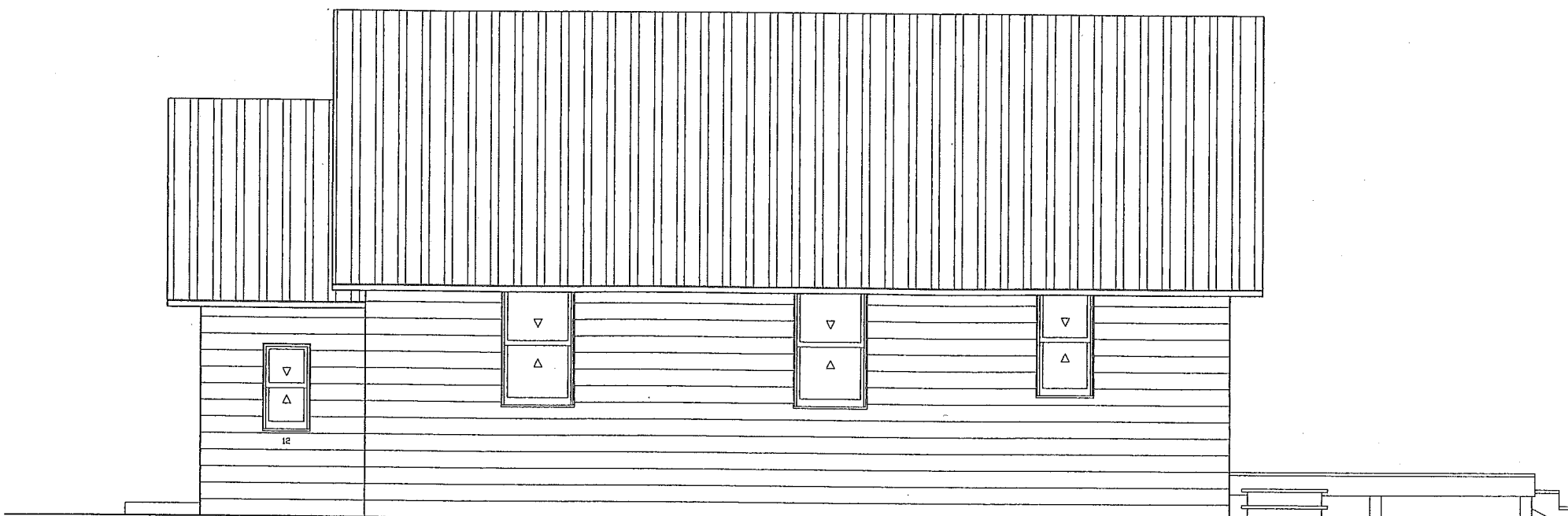
SCALE: 1" = 10'-0"



Existing



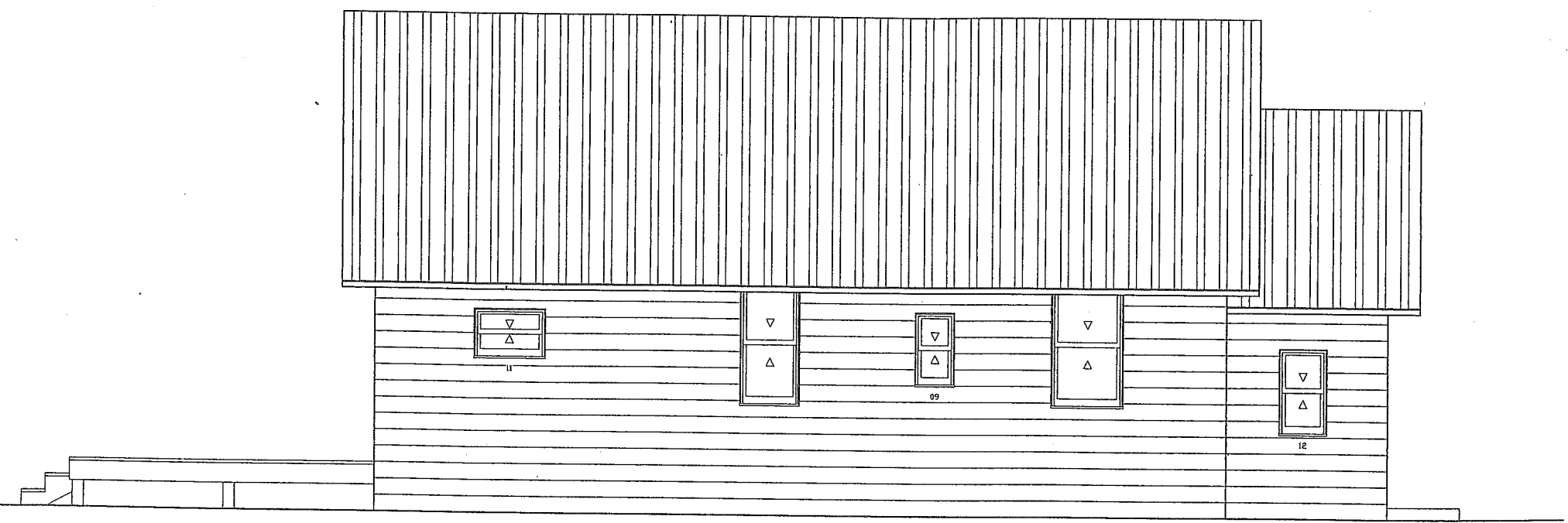
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

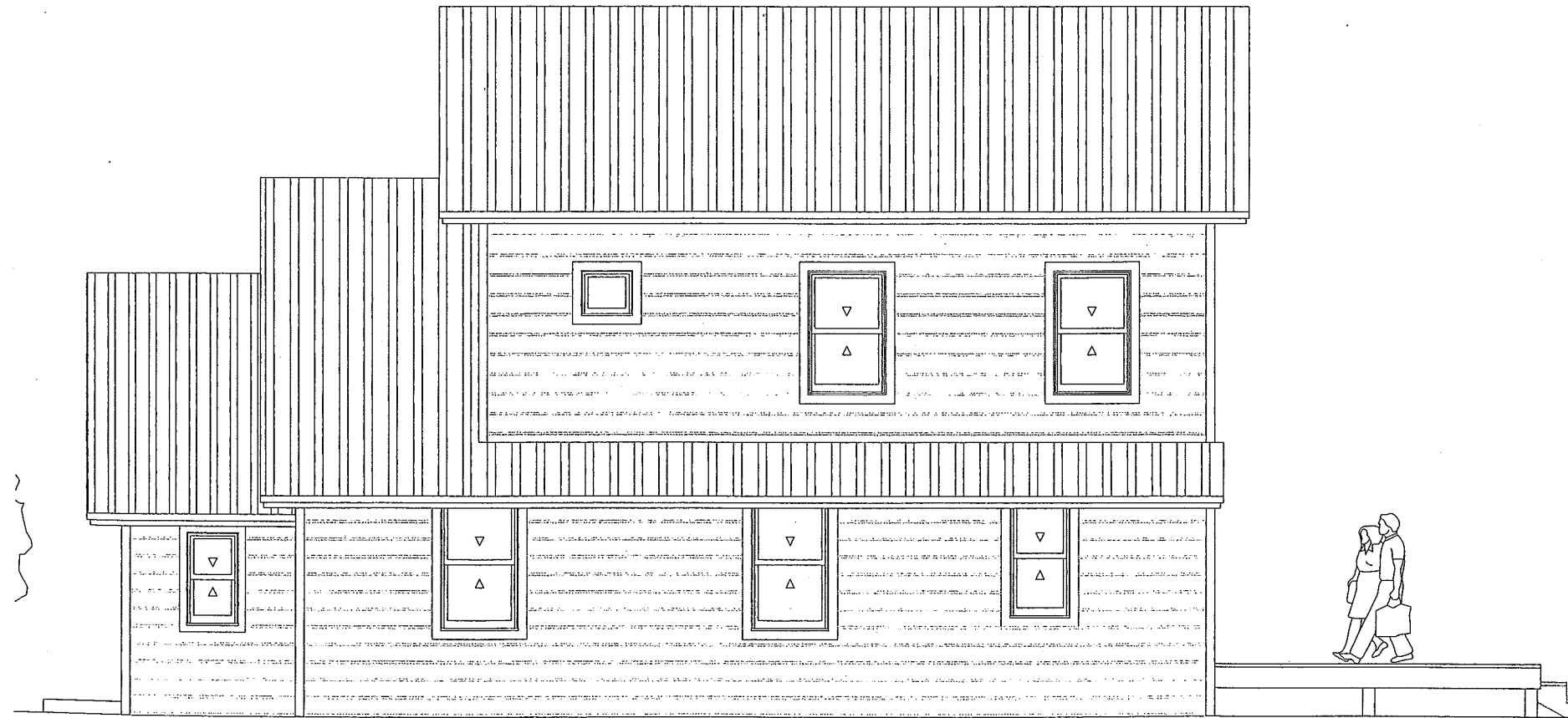


NORTH ELEVATION

Proposal



WEST ELEVATION
SCALE: 1/4" = 1'-0"

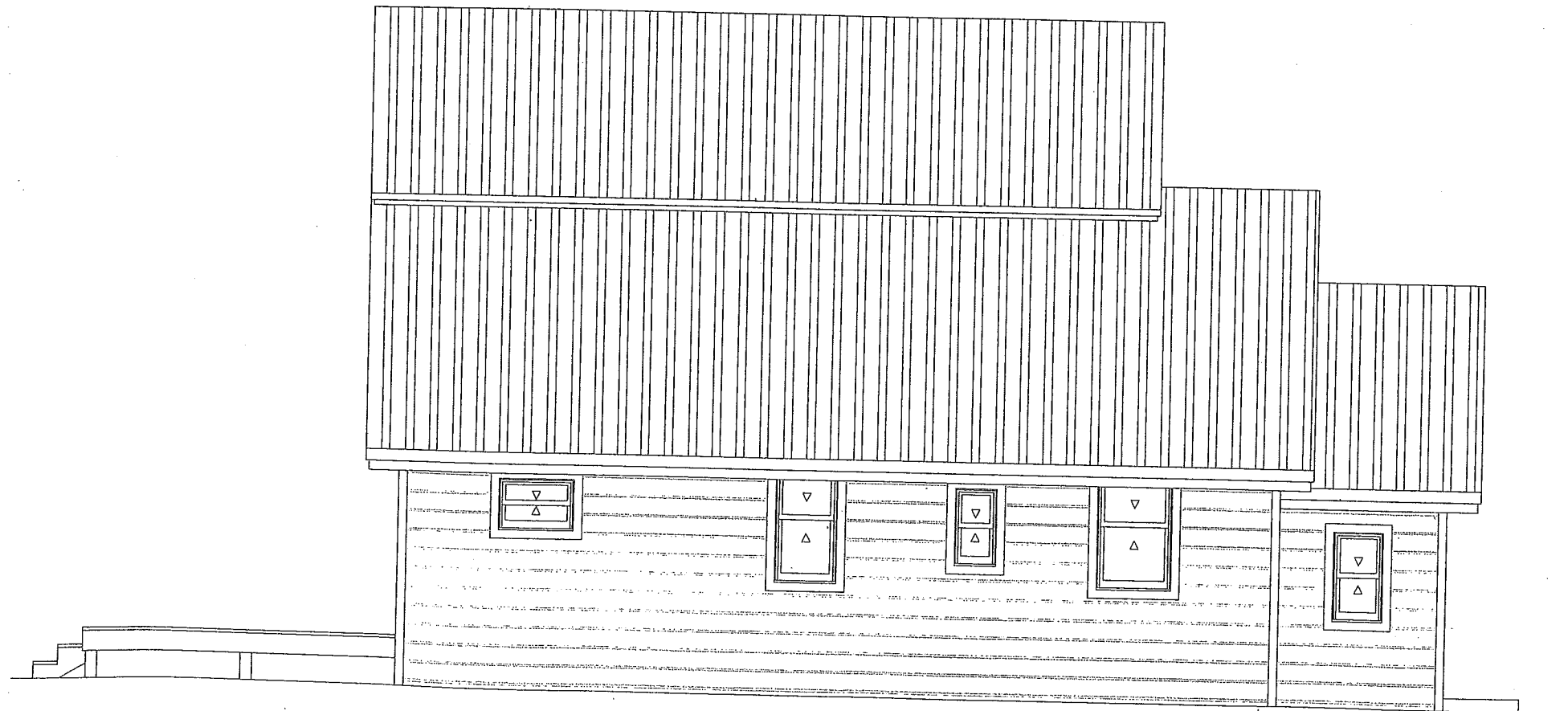


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Proposal



EAST ELEVATION



NORTH ELEVATION

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 XX to XX days from the time an application is submitted to the Historic Preservation Office. A preapplication conference 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 of XX days. 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 affect 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 affect 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/motion??? 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
PO Box 775088
Steamboat Springs, CO 80477

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

Property Identification

1. Address of Resource:

2. Legal Description of Property:

3. Historic Building Name:
Current Building Name:

4. Historic Use:
Present Use:

Historical Data Summary

5. Year of Construction:
Source of Information:

6. Architect or Builder:
Source of Information:

7. Original Owner:
Source of Information:

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.

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 shall:
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 shall:
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 shall:
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.

Describe 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.

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.

Bibliography

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

Application Information

14. Owner:

Mailing Address:

Telephone:

15. 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: _____

16. Applicant/Preparer Name:

Affiliation/ Interest in Property:

Address:

Telephone:

**STEAMBOAT SPRINGS HISTORIC PRESERVATION COMMISSION:
HISTORIC RESOURCE DESIGNATION APPLICATION
INSTRUCTIONS FOR COMPLETION**

Please complete each section of the application. A computer-simulated version using the same numbers and headings is acceptable. Once complete, please submit the original plus eight (8) copies to Historic Preservation Office, 134 10th Street, PO Box 775088, Steamboat Springs, Colorado 80477. If you have questions about the application, the designation process, or the Historic Preservation Commission, please call Lauren Schaffer at 879-2060.

Property Identification

1. Address of Resource: Use complete street address of the resource.
2. Legal Description of Property: Provide an accurate and complete legal description of the property to be designated; the actual designation passed by the Commission identifies the property by legal description, not address. The legal description can be obtained from real estate records or the Routt County Assessors Office.
3. Historic Building Name: Typically the name of the first owner for identification.
Current Building Name: Name by which the structure is currently known, if different from historic building name.
4. Historic Use: The predominant use to which the property was put originally, for example, residential, commercial-retail, church, etc.
Present Use: The current use to which the property is put.

Historical Data Summary

5. Year of Construction: The date the building was originally constructed. Please note if the date is an estimate.
Source of Information: Cite the primary source of information, such as inscription stone, building permit, newspaper article, etc.
6. Architect or Builder: Identify the architect and/or builder, if known.
Source of Information: Cite the primary source of information, such as building permit, publication, etc.

7. Original Owner: Identify the original owner of the building. In the case of a residence, this may be an individual; for a church a congregation; for a commercial building a company. The original owner and historic building name may be the same.

Source of Information: Cite the primary source of information, such as building permit, name plate, city directory, publication, etc.

8. Photographs: Attach at least two (2) 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. Photocopies or reprints of historic photographs are helpful, but not required.

One set of photographs must be submitted with the application. These will not be returned and will become part of the property's file.

Statement of Significance

10. Explain how the structure meets at least one criterion in at least one of the categories.

The purpose of this section is to describe how the property proposed for designation meets the criteria for Historic Resource designation. To qualify as an Historic Resource, a property must meet at least one criterion in at least one of the three categories. The specific criterion must be identified and a statement provided as to how the property meets each selected criterion. The explanation should summarize why the property meets the criteria and therefore has the exceptional, unusual, or outstanding characteristics that make it qualify as an Historic Resource.

The history of the resource and its associations should provide the historical information to support the statement of significance. As the sub-questions indicate, detail should be provided about historical associations, architectural trends or architects, and pertinent historical geography or development trends, as well as the relationship of this resource to others that are similar. The Tread of Pioneers Museum, the Bud Werner Memorial Library, and the Routt County Assessor's Office are the best places to start research. The Western History Department of the Denver Public Library and Colorado Historical Society (both in Denver) also have valuable collections.

Architectural Description

11. Concisely describe the resource and its surroundings.

The architectural description will have three parts: description of the context or surroundings of the resource, description of the resource itself, and description of alterations to the resource. If the resource contains extraordinary interior spaces, these should be described as well. The description should be supplemented by photographs provided as part of the application.

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

The research sources should be a bibliography of major published and unpublished sources used in preparing the application.

Application Information

14. Owner Consent to Designation: The Historic Preservation Ordinance does require owner consent to designation.

SAMPLE

FINAL LANDMARK DESIGNATION APPLICATION Clarence F. Holmes, Jr., House 2330 Downing Street

Section 10.

SIGNIFICANCE-SUMMARY DISCUSSION

Historical Importance

1c. *Is identified with a person or group of persons who had some influence on society.*

This residence is historically significant for its association with Dr. Clarence F. Holmes, Jr., a leader in Denver's civil rights movement and practicing dentist for over half a century. Norgren observed that "as time passes, the importance of Dr. Holmes' civil rights work in Colorado becomes increasingly important and he is thought of as the 'father of integration in Colorado.'"

Architectural Importance

2b. *Is the work of an architect or master builder whose individual work has influenced the development of the city.*

The house is representative of the work of architect James Murdock. Murdock, who practiced in Denver between 1888 and 1914, also designed the Grafton rowhouse, St. Luke's Episcopal Church, and the Chapel of Our Merciful Savior.

2d. *Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.*

The house is architecturally significant for its representation of the dwellings erected by middle class families during the late nineteenth century in the Whittier Neighborhood. The house is a good example of Victorian Eclectic design in the neighborhood.

'Barbara Norgren, "Whittier Neighborhood Survey: Report," April 1983, 18, in the files of the Colorado Historical Society, Denver, Colorado. -

FINAL LANDMARK DESIGNATION APPLICATION
Clarence F. Holmes, Jr., House
2330 Downing Street

Section 11.

Architectural Description

This residence is significant for its representation of the large-scale dwellings built in the Whittier Neighborhood during the late nineteenth century. The permit for construction of a two-story brick and stone dwelling, 28' X 5 1', costing \$5,700 was issued to Ralph Conn on 10 November 1892.

The two-story red brick dwelling is of Victorian Eclectic design and reflects transitional elements popular during the late nineteenth century. The boxy shaped building has a hipped roof with widely overhanging, flared eaves with modillions and a front, hipped roof dormer. These details presage the Foursquare style, which became widely popular in the early twentieth century. However, the roof pitch of this house is much steeper than that of the average Foursquare style home. The two houses north of this house, also designed by James Murdock, erected in 1902, are of typical Foursquare design.

The house features a one-story, off-center, projecting porch with a steeply pitched hipped roof with flared eaves and modillions supported by paired classical columns. The columns rest atop a wall of honeycombed brickwork with sandstone trim. The entrance includes a paneled and glazed door, transom, and stone threshold. Windows are mostly one-over-one-light double-hung sash and have very heavy sandstone lintels and rusticated stone sills. The sash and transom parlor window includes leaded glass in the transom. On the northern elevation is a frame oriel window with hipped roof with scalloped shingles. A second oriel window on the façade has leaded gins in upper sashes and is paneled beneath. The foundation of the house is composed of heavy blocks of sandstone, which have been covered with a red-tinted substance. The property includes a large side yard on the south, which is enclosed with a nonhistoric wrought iron and cast stone fence.

This house represents the residential work of architect James Murdock (1844-1914). A native of Scotland, Murdock came to the United States in 1870 and to Denver in 1888. He practiced architecture in Denver from 1888 to 1914. Murdock was treasurer of the Rocky Mountain Association of Architects and a founding member of the Colorado chapter of the American institute of Architects in 1891. He died in Baltimore while traveling in 1914 and was buried in Denver.

Murdock also designed the National Register-designated Grafton rowhouse, Denver Landmarks St. Luke's Episcopal Church at 1270 Poplar and the Chapel of Our Merciful Savior at West Thirty-second and Wyandot, and served as superintendent of construction for the state capitol

during 1896-1901. The two houses immediately north of 2330 Downing, both erected in 1902, were also designed by Murdock.

‘Denver Post, 20 May 1947, 6; Rocky Mountain News, 6 December 1974, 32 and 11 March 1978, 19.

‘Denver City Directories, 1893-1943 and **Rocky Mountain News**, 8 July 1940, 6.

Thomas J. Noel and Barbara S. Norgren, Denver: **The City Beautiful and Its Architects, 1893-1941** (Denver, Colorado: Historic Denver, Inc., 1987), 213.

FINAL LANDMARK DESIGNATION APPLICATION
Clarence F. Holmes, Jr., House
2330 Downing Street

Section 12.

Historical Importance

Clarence F. Holmes, Jr.

This house is significant for its association with Dr. Clarence F. Holmes, Jr., a leader of Denver's African American community during the civil rights movement and practicing dentist for over fifty years. Holmes acquired the house in 1943 and lived there until 1970.

Clarence F. Holmes, Jr., was a Denver native, born in 1892. His parents moved to Denver in 1890 from Washington, D.C., where his father had been a waiter in the House of Representatives dining room. The family lived at 2139 Curtis Street. Holmes graduated from Manual High School and received bachelor's (1917) and doctor of dental surgery (1920) degrees from Howard University. He returned to Denver to establish his dental practice in 1920 and, in 1922, married Fairfax Butler.' Dr. Holmes practiced dentistry at an office at 2602 Welton Street in Five Points for over fifty years. He was one of only three black dentists in Denver in the 1920s and was the first to join the Denver Dental Society. Sixty percent of his patients were white and Holmes regarded his office as a "racial melting pot where thoughts of differences in color and religion are almost nonexistent. " In addition to his dental practice, Holmes had extensive real estate holdings which he managed.'

Holmes is best remembered for his civic and civil rights work. In 1915, Holmes helped found the Denver branch of the National Association for the Advancement of Colored People. He later served two, one-year terms as president of the organization. In 1931, he and Jack Boyd founded the Denver Cosmopolitan Club, whose motto was " Humanity above Race, Nationality, or Creed." The club was an inter-racial, inter-faith organization, of which Holmes served as

'Upon his return to Denver and after his marriage in 1922, Holmes continued to live at the family home at 2139 Curtis Street. In 1938, the entire family moved to 2428 Clarkson Street. Holmes, his wife, and their four children began residing at the 2330 Downing Street address in about 1943.

'**Denver Post**, 21 October 1951, 2AA. Holmes also practiced in Pueblo, Colorado, during the 1926-31 period.

FINAL LANDMARK DESIGNATION APPLICATION

Clarence F. Holmes, Jr., House

2330 Downing Street

president for many years. Opponents to Holmes' activism reportedly once burned a cross in front of his dental office. His daughter opined that Holmes was targeted because "of his professional status in the community and because he was a person to fight against wrong." Holmes was active in campaigning for passage of a Colorado civil rights act in 1938 that barred discrimination in public accommodations. During the 1940s he joined with other blacks and whites in seeing that the law was implemented,

going from restaurant to restaurant, theater to theater, persuading owners to comply with the law. Holmes and his colleagues were often threatened with arrest for 'disturbing the peace' in their 'sit-ins,' but at last the law was on their side, and Denver gradually became a city of integrated public accommodations.

Holmes was active in the city's civic life and was a member of the 1947 Denver Charter Revision Convention. He served on committees and commissions for several Denver mayors, including the Commission on Human Relations, the Citizens' Budget Committee, the Citizens' Health and Housing Commission, and the Triple A Baseball Committee. Holmes was defeated in an attempt to win election to the city council in 1955. He also served on the board of the local Red Cross, the advisory board of the Salvation Army, and the Selective Service Board. Holmes was a volunteer with the Glenarm branch of the YMCA, an institution vital to Denver's African American community. In 1951, a friend of Holmes observed: "It's remarkable that he can continue at such a rapid pace. Any organization he takes part in seems to accelerate its pace just through his energy."

Holmes received many honors for his longtime effort as a leader in the movement for better racial understanding. In 1947, Howard University recognized Holmes for his outstanding work in "breaking down racial barriers." In 1962, Holmes was honored for outstanding achievement in the cause of civil rights by the Colorado-Wyoming NAACP. He received the Mayor's Award for public service in 1968. In 1974, Holmes was honored as the Omega Psi Phi National Man of the Year and received a brotherhood award from the National Conference of Christians and

'James A. Atkins, Human Relations in Colorado: A Historical Record (Denver, Colorado: Colorado Department of Education, October 1968), 114-15 and Grant, 8.

'**Rocky Mountain News**, 19 January 1969, 44. In 1951, Dr. Holmes sued a Fort Morgan drive-in restaurant that had refused to serve him and his wife. He donated the \$200 out of court settlement to charity.

'**Rocky Mountain News**, 11 March 1978, 19 and Denver Post, 21 October 1951, 2AA.

FINAL LANDMARK DESIGNATION APPLICATION
Clarence F. Holmes, Jr., House
2330 Downing
Street

Section 13.

SOURCES

Atkins, James A. **Human Relations in Colorado: A Historical Record.** Denver, Colorado: Colorado Department of Education, October 1968.

Baur's Beacon, vol. 3, number 9.

City and County of Denver. Building permit number 1648, 10 November 1892. In the files of the Denver Public Library, Western History Department.

Denver City Directories. 1892-1980.

Denver Post, 20 May 1947, 6; 21 October 1951, 2AA; 10 July 1952, 15; 2 October 1970, 72.

Denver Public Library, Western History Department, Clipping file.

_____. McCloud, Burnis, Photographic Collection.

Dorsett, Lyle and Michael McCarthy. **The Queen City: A History of Denver.** 2nd ed. Boulder, Colorado: Pruett Publishing Co., 1986.

Grant, Billie Arlene; Ernestine Smith; and Gladys Smith. **Growing Up Black in Denver.** Denver: The authors, 1988.

Noel, Thomas J. and Barbara S. Norgren. Denver: **The City Beautiful and Its Architects, 1893-1941.** Denver, Colorado: Historic Denver, Inc., 1987.

Norgren, Barbara. "Whittier Neighborhood Survey: Report." April 1983. In the files of the Colorado Historical Society, Denver, Colorado.

Rocky Mountain News, 28 December 1938, 6; 8 July 1940, 6; 19 January 1969, 44; 17 November 1974, 18; 6 December 1974, 32; 11 March 1978.