



HISTORIC LANDMARK DESIGNATION APPLICATION INFORMATION

Thank you for your interest in Steamboat Springs' Historic Register Program. 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 Landmark 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 pre-application conference can be scheduled with staff 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 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 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 Landmark 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 LANDMARK DESIGNATION**

Property Identification

1. Address of Resource:

2. Legal Description of Property:

3. Historic Name:
Current 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.

9. Sketch Map.

Statement of Significance

10. Explain how the resource meets the criteria established in Sec.26-84(g) for Local Landmark Designation. Please cite specific criteria in the summary. A Local Landmark must meet the criteria for Historic Resource designation and at least two of the following additional criteria:

Local Landmark Designation Criteria

1. Must be of overwhelming historic or architectural importance and significance to the entire community.
2. Possesses such unusual or uncommon significance that the potential demolition or major alteration would diminish the character and sense of place in the community.
3. Contains the possibility of important discoveries related to prehistory or history.
4. Represents a significant and distinguishable entity whose components may lack individual distinction, yet represents an established and familiar feature to the community.
5. Has significance to the community's history to the extent that it illustrates and commemorates the City's collective past and helps define the community's identity.

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.

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

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

Application Information

13. Owner:

Mailing Address:

Telephone:

14. Owner Consent to Designation:

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

Signature: _____

Printed name: _____

Date: _____

15. Applicant/Preparer Name:

Affiliation/ Interest in Property:

Address:

Telephone:

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

Please complete each section of the application. A computer-generated version using the same numbers and headings is acceptable. Once complete, please submit the original plus eight (8) copies to Historic Preservation Office, 124 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 the Historic Preservation Office 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 Name : Typically the name of the first owner for identification.
Current 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.

9. Sketch Map.

Statement of Significance

10. Explain how the structure meets at least one criterion in at least one of the categories for Historic Resource and meets two of the additional criteria for Local Landmark.

The purpose of this section is to describe how the property proposed for designation meets the criteria for Local Landmark designation. To qualify as an Historic Resource, a property must meet at least one criterion in at least one of the three categories. To qualify as a Local Landmark, the property must meet two additional criteria. 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 a Local Landmark.

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.

12. 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

13. 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.