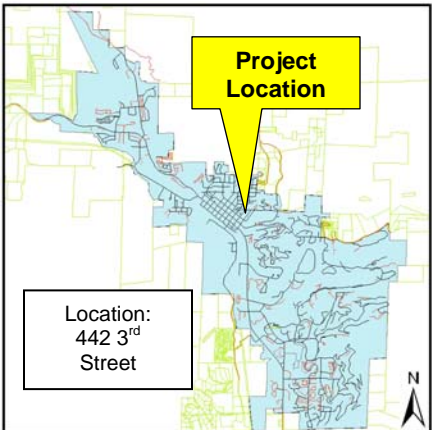


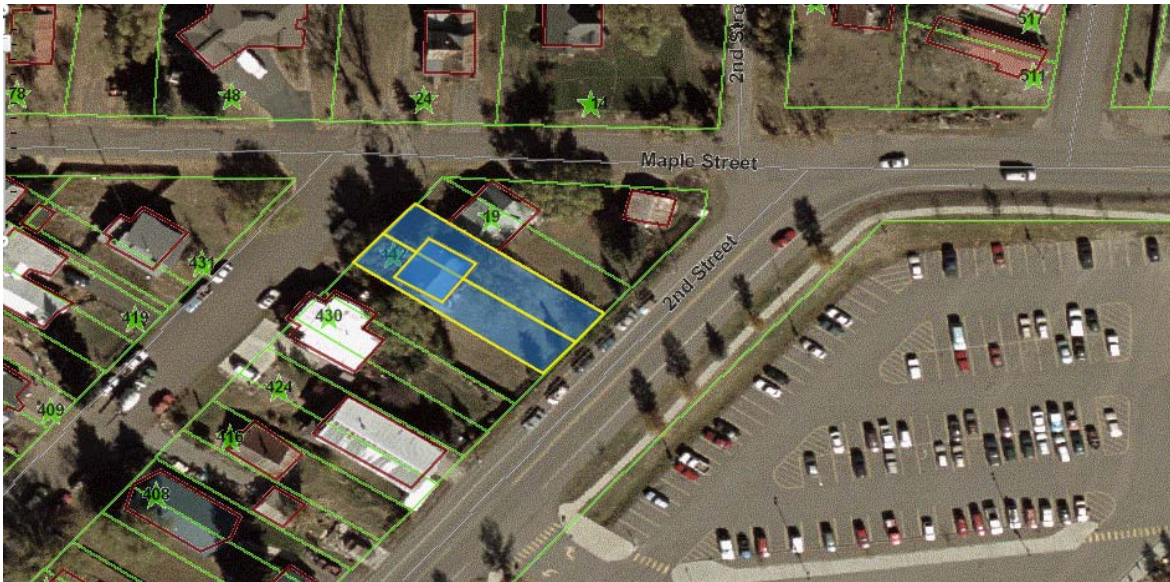
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT STAFF REPORT

HISTORIC PRESERVATION COMMISSION AGENDA ITEM 5A :	
Project Name:	442 3 rd Street S
Prepared By:	Alexis Casale, Historic Preservation Planner (Ext 202)
Through:	Tom Leeson, AICP Director of Planning Services (Ext. 244)
Historic Preservation Commission (HPC):	July 2, 2009
Planning Commission (PC):	NA
City Council (CC):	NA
Zoning:	Residential Old Town (RO)
Applicant:	CM Investments, LLC PO Box 880102 Steamboat Springs, CO 80488
Request:	A Building Permit was submitted for the demolition of a single family residence that is eligible to the Steamboat Springs Register of Historic Places



Location:
442 3rd
Street

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442 3rd Street**I. STAFF ANALYSIS SUMMARY**

The referred Building Permit is for the property located at 442 3rd Street in the Residential Old Town (RO) Zone District. The Building Permit was submitted for the demolition of a 1916 residence. The house is situated one parcel southwest of Maple Street, fronting 3rd Street and bordering 2nd Street to the rear. The resource is significant for its association with the theme of residential growth and community development in Steamboat Springs and is also architecturally significant for its representation of the Rustic style of architecture as stated in the Colorado Cultural Resource Survey [Attachment 1]. The loss of an important local resource would be detrimental to the community and therefore staff recommends 30 days for the issuance of the Building Permit.

II. BACKGROUND**Demolition of Eligible Resources Not on the Local Register**

According to the Historic Preservation Ordinance Sec. **26-84 (n) 1**, HPC shall advise the owner of the building, structure, site or object about the benefits of listing such building, structure, site or object on the local Register and shall discuss alternatives to the proposed Demolition.

Provided proof by the owner that the building, structure, site or object is a Dangerous Building or that deferring Demolition would cause a Hardship, as defined in this ordinance, the HPC shall immediately issue a Certificate of Approval to allow the Demolition. Absent such proof, a Certificate of Approval to allow the Demolition will be issued by HPC thirty (30) days following the public meeting. A permit for the Demolition of an Eligible Resource shall only be issued after issuance of a Certificate of Approval.

III. PRINCIPAL DISCUSSION ITEMS

- a) Benefits for listing a resource on the Local Register
 - State Tax Credits
 - Sales Tax Rebate
 - Waive of Tap Fees
 - Waive of Planning Fees
 - Plaque
- b) Alternatives to Demolition

IV. PROJECT DESCRIPTION

A Building Permit for the Demolition of an eligible Historic Resource

V. HISTORIC PRESERVATION COMMISSION

The Historic Preservation Commission will review the Building Permit for the demolition of 442 3rd Street on July 2, 2009.

VI. STAFF FINDING & RECOMMENDATIONS

Recommended Motion

The Historic Preservation Commission moves that the Certificate for Approval for the Demolition of 442 3rd Street will be issued in thirty (30) days from today, July 2, 2009.

VIII. ATTACHMENTS

Attachment 1 – Colorado Cultural Resource Survey

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(Page 1 of 7)

I. IDENTIFICATION

1. Resource number: **5RT2195**
2. Temporary number: **N/A**
3. County: **Routt County**
4. City: **Steamboat Springs**
5. Historic building name: **McClelland House**
6. Current building name: **Ernst House**
7. Building address: **442 3rd Street**
8. Owner name: **Thomas & Julia M. Ernst**
Owner address: **P.O. Box 776081**
Steamboat Springs, CO 80477

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **6N** Range **84W**
NE¼ of NE¼ of NE¼ of NE¼ of section 17
10. UTM reference (NAD83)
Zone **13**
Easting: **345285**
Northing: **4483353**
11. USGS quad name: **Steamboat Springs, Colorado**
Year: **1969 (Map Scale: 1 : 25,000) 7.5'**
12. Lot(s): **3-5** Block: **12**
Addition: **Steamboat Springs 1st Addition** Year of Addition **1910**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land associated with this building since the time of construction.**

22. Architectural style / building type:

Late 19th and Early 20th Century American Movements / Rustic



Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- Determined Eligible - National Register
- Determined Not Eligible - National Register
- Determined Eligible - State Register
- Determined Not Eligible - State Register
- Needs Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
Irregular Plan
15. Dimensions in feet: **1299 square feet**
16. Number of stories: **1.5**
17. Primary external wall material
Wood / Horizontal Siding
18. Roof configuration (enter one):
Gabled Roof / Side Gabled Roof
19. Primary external roof material (enter one):
Metal Roof
20. Special features (enter all that apply):
Porch

21. General Architectural Description

The residence at 442 3rd Street in Steamboat Springs is a 1.5 story wood frame dwelling which is built in the Rustic style of architecture.

The original building is rectangular in shape, and measures 24' NE-SW (across) by 30' NW-SE (deep); however, two modest additions have been built onto the northeast (side) elevation. One is a very new gabled addition which measures 12' by 10', while the other is a shed-roofed addition which measures 3' by 10'. The house is set back approximately 30' from the curb on 3rd Street to the northwest, and there is no garage or other outbuildings. The dwelling is supported by a concrete foundation, and its exterior walls are clad with stained dark brown horizontal wood siding, with 1" by 4" corner boards. The roof is a moderately-pitched side gable, covered with corrugated metal roofing material. Heavy, stained dark brown wood rafter ends are exposed beneath widely-overhanging eaves. There are no chimneys. All of the home's windows have painted blue wood frames, and stained dark brown wood surrounds. There are three large single-light fixed-pane windows on the facade; a single-light fixed-pane window, and a casement window, are located on the southwest (side) elevation; a large single-light fixed-pane window is located on the northeast side; five single-light fixed-pane windows, or casement windows, penetrate the southeast (rear) elevation wall; there are also large casement-style windows in the upper gable ends on the southwest and northeast elevations. A newly-constructed 6' by 8' enclosed gabled entry porch is centered on the facade. A stained natural brown wood-paneled door, with a fanlight, leads from the enclosed porch into the home's interior. A large deck, recently built of recycled material, extends across the full length of the southeast (rear) elevation, and wraps around to cover part of the southwest (side) elevation. A single entry door, covered with a brown metal storm door, leads into the house from the deck on the southwest elevation.

22. Architectural style / building type:

Late 19th and Early 20th Century American Movements / Rustic

23. Landscape or setting special features:

This property is situated on the southeast side of 3rd Street, near the southeast end of Old Town Steamboat Springs' historic residential neighborhood. The property features planted grass front and back yards, with mature landscaping. The backyard is enclosed by a wood privacy fence.

24. Associated buildings, features, or objects

n/a

Resource Number: **5RT2195**

Temporary Resource Number: **N/A**

Architectural Inventory Form

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IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate **1916**

Actual

Source of information: **Routt County Assessor/ Treasurer Parcel Detail Information**

26. Architect: **unknown**

Source of information: **n/a**

27. Builder/ Contractor: **unknown**

Source of information: **n/a**

28. Original owner: **unknown**

Source of information: **n/a**

29. **Construction History** (include description and dates of major additions, alterations, or demolitions):

Routt County Assessor records indicate that this Rustic style dwelling was constructed circa 1916. The original portion of the home measures 24' NE-SW (across) by 30' NW-SE (deep). A 10' by 12' gabled addition, and a 3' by 10' shed-roofed addition, both to the northeast elevation, are of fairly recent construction. A partially enclosed front entry porch was added in the fall of 2004. Apart from these additions, the house's exterior appearance is little changed from its original appearance.

30. Original location: **yes**

Moved **no**

Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

- 31. Original use(s): **Domestic / Single Dwelling**
- 32. Intermediate use(s): **Domestic / Single Dwelling**
- 33. Current use(s): **Domestic / Single Dwelling**
- 34. Site type(s): **Residence**

35. Historical Background

Routt County Assessor records indicate that this dwelling was constructed in 1916. It is likely among this neighborhood's oldest homes. Limited research did not uncover any information about its earliest residents; however, life-long Steamboat Springs resident Pat McClelland related that he lived in this house as a young boy. Pat's parents purchased this house in about 1947, and the McClelland family then lived here until 1951 when they moved to 729 Pine Street, when Pat was just four years of age.

Thomas and Julia Ernst purchased this property in the summer of 2004, and have held it as a rental property from that time to present.

36. Sources of Information

A Guide to Colorado's Historic Architecture and Engineering, Denver: the State Historical Society of Colorado, 2003 (second edition).

Ernst, Thomas and Julia. Telephone interview with Carl McWilliams, March 22, 2005.

McClelland, Pat. Telephone interview with Carl McWilliams, March 19, 2005.

Routt County Assessor/ Treasurer Parcel Detail Information.

Winter and Company. "Historic Context of Routt County." Prepared for the Tread of Pioneers Museum, January 1994.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in prehistory or history;

Qualifies under Criteria Considerations A through G (see Manual).

xx Does not meet any of the above National Register criteria.

39. Area(s) of Significance: **n/a**

40. Period of Significance: **n/a**

41. Level of Significance:

National:

State:

Local: **xx**

42. Statement of Significance

This house is historically significant for its association with the theme of residential growth and community development in Steamboat Springs, from the time of its construction, circa 1916, through the mid-1900s. The building is also architecturally significant as a good local, relatively intact, example of the Rustic style of architecture. However, the house's level of significance is probably not to the extent that it would qualify for individual listing in the National or State Registers of Historic Places.

43. Assessment of historic physical integrity related to significance:

This property exhibits an above average level of integrity, relative to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society - location, setting, design, workmanship, materials, feeling and association. Three small modest additions to the original building, are reasonably compatible with the dwelling's original construction.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

45. Is there National Register district potential?

Yes:

No: **xx**

Discuss: Historic residences in this area of Steamboat Springs do not collectively appear to display sufficient integrity, and are too dispersed, to qualify as a National or State Register Historic District.

If there is National Register district potential, is this building:

Contributing: **n/a**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

VIII. LOCAL LANDMARK ELIGIBILITY ASSESSMENT

44a. Local Register eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45a. Discuss: This house is historically significant for its association with the theme of residential growth and community development in Steamboat Springs, from the time of its construction, circa 1916, through the mid-1900s. The dwelling is also architecturally significant for its representation of the Rustic style of architecture. Although the house's is not individually eligible for National or State Register listing, it probably does qualify for listing in the Routt County Register of Historic Properties.

46a. Architectural Style / Building Type (from Local Style Lexicon):

Steamboat Springs Rustic

Resource Number: **5RT2195**

Temporary Resource Number: **N/A**

Architectural Inventory Form

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IX. RECORDING INFORMATION

47. Photograph numbers:

Roll: **STEAM-2**

Frame(s): **20-21, 29-30**

Negatives filed at: **City of Steamboat Springs**

137 10th Street

Steamboat Springs, Colorado 80477

48. Report title: **Old Town Steamboat Springs Residential Survey IV: Architectural Survey Report**

49. Date: **October 26, 2004**

50. Recorder: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court**

Fort Collins, Colorado 80525

53. Phone number: **970/493-5270**

NOTE: Attached are a sketch map, a photocopy of the Steamboat Springs, Colorado USGS quadrangle map segment, indicating resource location, and black-and-white photographs.



5RT2195 442 3rd Street Steamboat Springs, CO
18 October 2004
Negative located at: City of Steamboat Springs
137 10th Street, P.O. Box 775088
Steamboat Springs, CO 80477
Photographed by Carl McWilliams
Roll Steam-2 Frame 21 View to NW



5RT2195 442 3rd Street Steamboat Springs, CO
18 October 2004
Negative located at: City of Steamboat Springs
137 10th Street, P.O. Box 775088
Steamboat Springs, CO 80477
Photographed by Carl McWilliams
Roll Steam-2 Frame 30 View to East