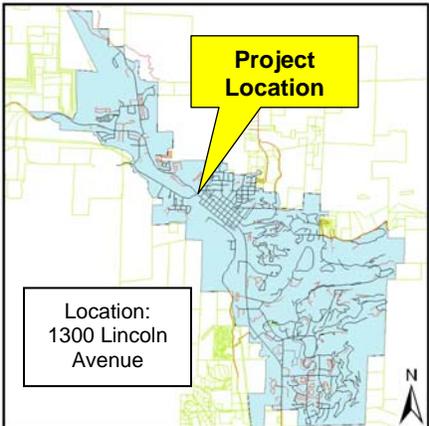


DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT STAFF REPORT

HISTORIC PRESERVATION COMMISSION AGENDA ITEM 4E:			
Project Name:	Iron Springs Park		
Prepared By:	Alexis Casale, Historic Preservation Planner (Ext 202)		
Through:	Tom Leeson, AICP Director of Planning Services (Ext. 244)		
Historic Preservation Commission (HPC):	June 4, 2009		
Planning Commission (PC):	NA		
City Council (CC):	NA		
Zoning:	Open Space and Recreation (OR)		
Applicant:	City of Steamboat Springs PO Box 775088 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 Iron Springs Park located at 1300 Lincoln Avenue is eligible to the City's Historic Register as an Historic Resource. The resource is significant under Criterion 1 in the area of History for its association with the development of Steamboat Springs and under Criterion 3 in the area of Geography as a City Park containing a notable mineral spring. Staff recommends that the Historic Preservation Commission approve listing of Iron Springs Park as an Historic Resource.

Iron Springs Park- 1300 Lincoln Avenue



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. An application for inclusion on the Historic Register as an Historic Resource has been submitted for the resource located at 1300 Lincoln Avenue. Historic Preservation Staff for the City of Steamboat Springs prepared the nomination for the property owner.

III. PRINCIPAL DISCUSSION ITEMS

Principal Discussion items should include:

- Qualification for inclusion on the City of Steamboat Springs Historic Register
- Is the resource significant under Criterion 1 in the area of History and Criterion 3 in the area of Geography?
- Does the resource retain integrity from the time period?

IV. NOMINATION DESCRIPTION

See attached nomination

V. HISTORIC PRESERVATION COMMISSION

The Historic Preservation Commission will review the nomination for Iron Springs Park located at 1300 Lincoln Avenue to the City of Steamboat Springs Historic Register on June 4, 2009.

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 Iron Springs Park at 1300 Lincoln Avenue qualifies for listing on the City of Steamboat Springs Historic Register as an Historic Resource. The resource is nominated under Criterion 1 in the area of History and Criterion 3 in the area of Geography as significant to the community of Steamboat Springs. The resource is noted for its association with the settlement and progress of Steamboat Springs and as a park within the downtown area containing a mineral spring.

VII. STAFF FINDING

Recommended Resolution

The City of Steamboat Springs's Historic Preservation Commission hereby resolves that Iron Springs Park at 1300 Lincoln Avenue, which is more particularly described as Block 2 of the Springs Addition, is eligible for listing on the Steamboat Springs Register of Historic Places under Criterion 1 in the area of History for its association with the development of Steamboat Springs and under Criterion 3 in the area of Geography as a City Park containing a notable mineral spring and approves inclusion of Iron Springs Park in the Steamboat Springs Register of Historic Places.

VIII. ATTACHMENTS

Attachment 1 – Historic Resource Application

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

Property Identification

1. **Address of Resource:** 1300 Lincoln Avenue, Steamboat Springs, CO 80487
2. **Legal Description of Property:** Block 2, Springs Addition to Steamboat Springs
3. **Historic Name:** Iron Springs Park
Current Name: Iron Springs Park
4. **Historic Use:** Landscape/Natural Feature
Present Use: Landscape/Park

Historical Data Summary

5. **Year of Construction:** N/A
Source of Information:
6. **Architect or Builder:** N/A
Source of Information
7. **Original Owner:** Steamboat Springs Town Site Company
Source of Information: Routt County Assessor Records

Photographs

8. See **Photographs** attached

Sketch Map

9. See **Sketch Map** attached

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.** 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,

- 2. Architecture.** 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.** 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.

Iron Springs Park is a valuable resource to the community of Steamboat Springs. Iron Springs Park is significant under Criterion 1 in the area of History for its association with the development of Steamboat Springs and under Criterion 3 in the area of Geography as a City Park containing a notable mineral spring.

Iron Springs Park is significant in its association with the settlement and progress of Steamboat Springs. The mineral springs first attracted Native Americans and trappers to the valley with their distinctive essentials associated with cures or waters. Iron Springs would come to be known as the most palatable of all the springs. During the late 19th century James Crawford, the founder of Steamboat Springs, recognized the importance of the mineral springs and decided to capitalize on their value and attraction. Crawford staked his land claim near Steamboat Spring and built his cabin adjacent to Iron Spring. In the 1930s Iron Spring was purchased as one of many of the mineral springs that H.W. Gossard's spa company improved to create Steamboat Springs as a destination Health Spa. Iron Springs Park, the home of Iron Spring, contributes to the heritage of Steamboat Springs.

Iron Springs Park is also significant for its site as valuable open space that includes a mineral spring. The Park, situated in the downtown area, is an important and established feature to the community and City. Iron Spring is connected with other mineral springs through a walking path and tour throughout the City.

Background

Iron Springs Park is noted for its mineral spring. The Native Americans would come to the Yampa Valley, long before settlement, specifically to visit the area's mineral springs. The Utes believed the mineral springs sacred for their healing and medicinal powers and referred to them as "medicine" springs. The springs, each with differing mineral content, were effective for specific ailments through their water and surrounding mud (Schaffer and Wilson).

James Crawford, the founder of Steamboat Springs, arrived in the late 19th century. He immediately recognized the potential of the mineral springs and staked his land claim close to the town's namesake, Steamboat Spring. James Crawford and investors from Boulder, Colorado formed the Steamboat Springs Town Site Company in 1884. In 1899 James Crawford purchased land from the Company in the same block of the Springs Addition as Iron Springs Park. Crawford's log cabin, built for his family, was located adjacent to the Iron Spring. The cabin was located at the southern corner of Lincoln Avenue and 12th Street most likely where the current commercial lot is located (1910 map). Lulita Crawford Pritchett, daughter of James Crawford, depicts in her book, The Cabin at Medicine Springs, wandering around the marshy land near Iron Spring, which she stated was her favorite spring of all. Iron Spring became the preferred to all of the community during the late 19th and early 20th century as the favorite to drink. The locals and visitors would make "Steamboat Fuzz" from the Iron Water with lemon and syrup (The Cabin at Medicine Springs).

Steamboat Springs quickly grew in size and popularity. The Town was incorporated in 1900 and the railroad arrived with passengers in 1909. The mineral springs drew many tourists for both leisure and medicinal cures. The Cabin Hotel, located at the current site of the Bud Werner Memorial Library, was built to accommodate the visitors. The hotel was built directly across the street from the Iron Spring. The land surrounding the Iron Spring was marshy and swampy; hence a wood plank system was built directly around the spring for those to come enjoy the "Steamboat Fuzz" without sinking into the mud.

In 1930, The Steamboat Springs Town Site Company granted the lot comprising the Iron Springs Park to the University of Colorado. According to the Routt County Assessor, other mineral springs were also granted to the University of Colorado on the

same date. The following year, the lot was then purchased by the Rocky Mountain Mirequelle Spa, Inc. The Spa Company was H.W. Gossard's vision for the Steamboat Springs area. He purchased multiple springs in the area in hopes of creating a renowned Health Spa destination. Gossard, a wealthy industrialist made many improvements to the town and mineral springs as highlighted by the Steamboat Pilot (Lithia Spring Archeological Assessment). The Iron Springs and surrounding land at this time most likely received more upgrades. However, Gossard's vision fell short with the Depression and the Town of Steamboat Springs gained ownership of the property containing the Iron Spring in the mid-1930s.

The Iron Spring Park, owned by the City of Steamboat Springs, has received improvements and maintenance. Work on Lincoln Avenue (Highway 40) disrupted the strong flow of the spring in the 1910s and again in the 1930s; however, bubbling in the pools is still evident today (Springs Folder, Museum).

Architectural Description

11. Concisely describe the resource and its surrounds.

Iron Springs Park is located at the west end of Lincoln Avenue's commercial downtown and is situated between 1 to 2 story commercial and residential properties. The park is north of Lincoln Avenue mid-block between 12th Street and 13th Street if the street continued north. Iron Springs Park, zoned Recreation and Open Space, is nestled between lots zoned Commercial Neighborhood and Commercial Old Town. The park is fronted by Lincoln Avenue across the street from the Bud Werner Memorial Library and caddy corner from West Lincoln Park.

The 2.42 acre park completely encloses two residential lots at the northeastern portion creating an unusual shaped parcel. The grade of the site slopes down from Crawford Avenue to Lincoln Avenue. A steep hill consisting of brush and grass rises behind the mineral spring towards Crawford Avenue. A footpath has been worn into the hillside by the Colorado Mountain College students using it as a cut through to the downtown area from campus located northeast of the park. The mid-portion of the park slopes gently and consists of the Iron Spring with its pools. There is an upper and lower pool for the spring that includes a rock and shrubbery landscaping surround. The

surrounding grassy area is maintained and contains a non-original concrete walkway connecting the western entrance to the stair access from Lincoln Avenue. The lower grade of the park includes a non-original retaining interlocking block wall fronting Lincoln Avenue that is interrupted by the central concrete stair built in the 1980s. A newer 2'x3' interpretive sign for the Iron Spring is located at the lower pool of the mineral spring and a painted wood City Park site sign is located at the southwestern corner. Two benches and one picnic table that are removable are located around the park.

Alterations

Iron Springs Park was originally marsh and swamp. After the town's incorporation in 1900, L.C. McClure photographed the Iron Spring surrounded by wood planking with a center cut hole for access to the spring dated between 1911 and 1920. The square planking system boasted a wood fence surround with benches. The land surrounding the spring was grassy and exposed.

In 1914, the first retaining wall adjacent to Lincoln Avenue was constructed at the site and other improvements to all of the springs were done for the visitors to enjoy (Pilot, 1914 & 1915). In the 1930s, H.W. Gossard's Rocky Mountain Mirequelle Spa Inc, purchased the lot containing the Iron Spring and many of the mineral springs throughout the town making improvements to each.

The Town of Steamboat Springs acquired ownership of the lot with the Iron Spring in 1935 from H.W. Gossard and continued with the maintenance and necessary improvements to the site. The Iron Springs Park was re-graded and landscaped in 1984-1985. At this time the original river rock wall was replaced with a Uni-stone interlocking block system that allowed for seepage. This was designed by the Public Works Department engineer of that time, Richard Buccino (Thraser, John). At the same time, the Iron Spring was excavated and contained into a concrete sleeve because it was described as an "ill-defined spring/swamp that lacked definition." Improvements were again completed in 1991 by the City of Steamboat Springs in which a culvert was put in so that the upper pool of the Iron Spring would not come above ground on its way to the lower pool (Wilson, Chris).

Integrity

Iron Springs Park has had alterations to the landscape throughout the years. The changes were in keeping with the progress of Steamboat Springs. The Iron Spring located centrally in the park merits integrity as it is related to significance. The spring is in the original location, comprised of its original mineral content and is still enjoyed by locals and visitors. The Iron Spring, along with the other springs throughout the City that are connected by a path still draw people to the region as they did hundreds of years ago. Iron Springs Park has adequate integrity as related to the seven aspects- setting, location, design, materials, workmanship, feeling, and association.

Bibliography

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

Colorado Historic Newspaper Collection:

“City Fathers Held Session,” Routt County Sentinel, June 19, 1914, Page 1.

<http://www.coloradohistoricnewspapers.org/Default/Scripting/ArticleWin.asp?From=Archive&Skin=Colorado&Source=MyColl&ViewMode=HTML&AppName=2&BaseHref=RCS/1914/06/19&EntityId=Ar00104&PageLabelPrint=1>

“Civic Pride and its Direct Results,” Routt County Sentinel, Mar 26, 1915, page 4.

<http://www.coloradohistoricnewspapers.org/Default/Scripting/ArticleWin.asp?From=Archive&Skin=Colorado&Source=MyColl&ViewMode=HTML&AppName=2&BaseHref=RCS/1915/03/26&EntityId=Ar00401&PageLabelPrint=4>

“Contract at Steamboat,” Steamboat Pilot, May 20, 1908.

<http://www.coloradohistoricnewspapers.org/Default/Scripting/ArticleWin.asp?From=Archive&Skin=Colorado&Source=MyColl&ViewMode=HTML&AppName=2&BaseHref=STP/1908/05/20&EntityId=Ar00104&PageLabelPrint=1>

Lithia Spring (5RT.2360), Archaeological Assessment, prepared by Metcalf
Archaeological Consultants, Inc.

Map of Steamboat Springs, with Additions, Blocks and Lots, Colorado: 1959.

“New Park Being Constructed to Add to Town’s Features,” Steamboat Pilot. May 19,
1938.

Pritchett, Lulita Crawford. The Cabin at Medicine Springs, Tread of Pioneers Historical
Commission, 2000.

Routt County Assessor Records

Schaffer, Laureen. Historic Preservation Coordinator, City of Steamboat Springs

The Springs of Steamboat Springs: Walking Tour, Brochure

Steamboat Springs, Colorado Map about 1910.

Thrasher, John. Former Director of Parks and Recreation, City of Steamboat Springs

Tread of Pioneers Museum, Springs Folder.

Wilson, Chris. Director of Parks, Open Space and Recreation, City of Steamboat Springs

Application Information

14. **Owner:** City of Steamboat Springs
Mailing Address: PO Box 775088, Steamboat Springs, CO 80477
Telephone: 970-879-2060

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:** Alexis Casale
Affiliation/Interest in Property: City of Steamboat Springs's Historic
Preservation Staff
Address: PO Box 775088, Steamboat Springs, CO 80477
Telephone: 970.879-2060

Photographs:



Iron Spring Looking NE



Iron Springs Park Looking E



Credit: Western History/Genealogy Department, Denver Public Library

Iron Spring and Hotel Steamboat Springs Colo.

By L.C. McClure, Denver (1911-1920)

Southward view of Iron Spring and Steamboat Cabin Hotel (built 1909, burned 1939) in Steamboat Springs, Colorado

Sketch Map: Iron Springs Park

