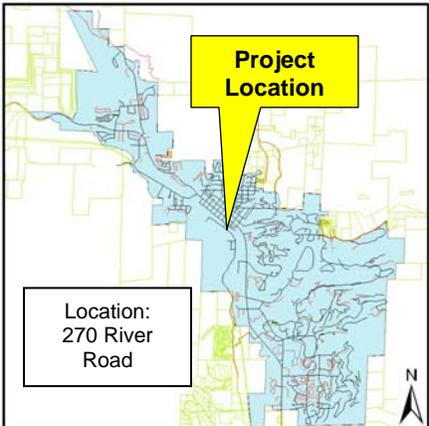


## DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT STAFF REPORT

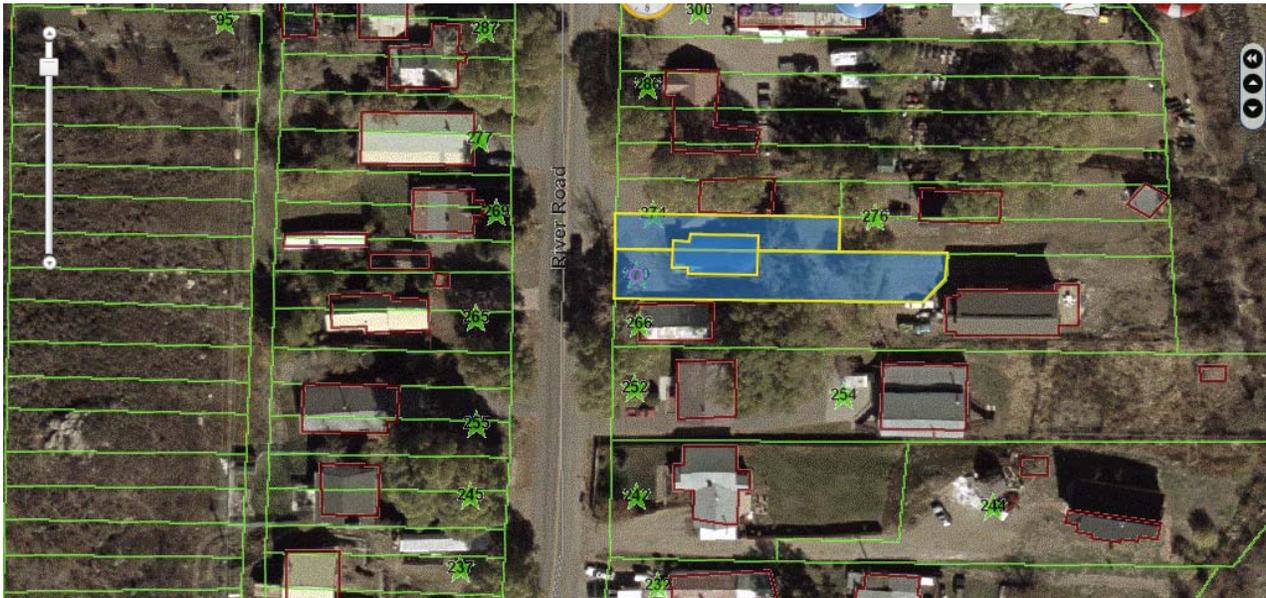
<b>HISTORIC PRESERVATION COMMISSION AGENDA ITEM 5C:</b>		
<b>Project Name:</b>	Savage House: 270 River Road	
<b>Prepared By:</b>	Alexis Casale, Historic Preservation Planner (Ext 202)	
<b>Through:</b>	Tom Leeson, AICP Director of Planning Services (Ext. 244)	
<b>Historic Preservation Commission (HPC):</b>	May 7, 2009	
<b>Planning Commission (PC):</b>	NA	
<b>City Council (CC):</b>	NA	
<b>Zoning:</b>	Residential Old Town (RO)	
<b>Applicant:</b>	Kate & Craig Rench 270 River Road Steamboat Springs, CO 80487	
<b>Request:</b>	City of Steamboat Springs Historic Register Application	

<b>Staff Report - Table of Contents</b>		
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## I. CITY OF STEAMBOAT SPRINGS HISTORIC REGISTER- STAFF ANALYSIS SUMMARY

Staff finds that the Savage House located at 270 River Road is eligible to the City's Historic Register as an Historic Resource. The resource is significant under Criterion 1 in the area of history as the best representative and earliest remaining example of the vernacular wood frame building type in the Brooklyn Neighborhood. Staff recommends that the Historic Preservation Commission approve listing of Howelsen Hill as an Historic Resource.

### 270 River Road



## 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 270 River Road. 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 as the best example of that type in the area?

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 the Savage House located at 270 River Road to the City of Steamboat Springs Historic Register on May 7.

#### **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 Savage House at 270 River Road 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 as significant to the community of Steamboat Springs. The resource is representative of vernacular wood frame building and is the best example of that type in the Brooklyn Neighborhood.

#### **VII. STAFF FINDING**

##### **Recommended Resolution**

The City of Steamboat Springs's Historic Preservation Commission hereby resolves that the Savage House at 270 River Road, which is more particularly described as Lot 1 of the Chelsea Subdivision Replat, is eligible for listing on the Steamboat Springs Register of Historic Places under Criterion 1 in the area of History as an example of the best representative and earliest remaining example of the vernacular wood frame building type in the Brooklyn Neighborhood and approves inclusion of the Savage House 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:** 270 River Road, Steamboat Springs, CO, 80487-9305
2. **Legal Description of Property:** Lot 1 Chelsea Subdivision Replat
3. **Historic Building Name:** Savage House  
**Current Building Name:** Rench House
4. **Historic Use:** Residential/Single Dwelling  
**Present Use:** Residential/Single Dwelling

**Historical Data Summary**

5. **Year of Construction:** 1930  
**Source of Information:** Routt County Assessor
6. **Architect or Builder:** Unknown  
**Source of Information:**
7. **Original Owner:** Erastus Savage  
**Source of Information:** Routt County Assessor Records

**Photographs**

8. Please refer to **photographs** attached.

**Sketch Map**

9. Please refer to **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.**

**1. History**

The resource located at 270 River Road is significant to the community of Steamboat Springs. The 1930 residential structure typifies a modest building tradition in Steamboat Springs, more specifically the Brooklyn Neighborhood and is therefore significant under Criterion 1 in the area of History.

The 1930 resource retains the character of a building type, vernacular wood frame, which is significant in the development of Steamboat Springs. Wood frame construction of residential buildings became predominant to the area after the arrival of the saw mill in 1881. The modest houses were typically built facing the street with simple sloping roof lines and wood siding. There are few lasting simple front gable houses in the Brooklyn Neighborhood. The resource is the earliest remaining and best representative of this type built in the Depression era of the neighborhood, once considered the “red light district.”

### Background

The town of Steamboat Springs was established as a dry community. It was reported that the Crawford family – the founders of Steamboat Springs - were insistent that there never be any saloons in the town. Some residents were not in agreement with this aspiration and as a result a new “town” of Brooklyn was born just across the Yampa River and the railroad tracks. Brooklyn grew as a locale for saloons, pool houses and houses of “ill repute” and was fairly well established by the late 1800s. In 1890 there were five saloons, and between 1902 and 1914 about 40 people lived on the one “unnamed” street that is now River Road. The name “Brooklyn” was apparently coined by a visitor from New York, who compared the small community to Manhattan’s adjoining city across the river, (Steamboat Pilot, Oct. 1975).

Brooklyn saloons in the late 1800s and early 1900s included Shorty Anderson’s, Fred Cheetel’s, the Capitol Saloon, and the Carrie Nation Saloon (named for a famous aggressive supporter of Prohibition who was arrested many times for throwing rocks and hatchets through the windows of saloons). Hazel McGuire ran the most well known house of prostitution although others were involved in this trade as well. This “red light district” provided a recreational outlet for railroad workers and for cowboys driving cattle to and from Wolcott and other areas. And although there were those folks who ran a consistent campaign to close down the saloons, for the most part the arrangement supported the best of both worlds. Peace and sobriety reigned in Steamboat Springs while there remained in close proximity, a way and a means for those who wished to let loose.

In 1916 – three years before nationwide Prohibition - Colorado became a dry state and Brooklyn’s livelihood was devastated. To add insult to injury, in June of 1916 a broken boom at the nearby Sarvis Mill caused a log jam, flooding many of the buildings in Brooklyn. The proprietors of the many businesses in Brooklyn moved on to other areas or lines of work. Shorty Anderson moved on to Nevada to continue his saloon ventures, Carrie’s owner Gus Durbin went to work at the Lime and Mining Company, and Anton Kline, the owner of the Capitol Saloon, went to work ranching in North Routt.

Most of the structures that were in existence during Brooklyn’s “red light” period are no longer there. Only two built before 1919 remain. With prohibition and the coming of the Great Depression, the Brooklyn neighborhood most likely grew at a slow pace during this time. The house at 270 River Road, built in 1930 is one of the few remaining houses from this time period that is still standing.

The property, owned first by Myrtilla and Alden Adams was sold to Erastus (Doc) Savage in 1927. It was during Savage's ownership that the house was built. Savage was a longtime local who moved with his brother Bennett from Eldon, Missouri to Deep Creek in North Routt County in 1899. In 1900 he and Bennett each bought their own ranch. Doc was a rancher for many years and when he reportedly sold his ranch in 1920 it was distinguished as one of the best in that locality.

### **Architectural Description**

#### **11. Concisely describe the resource and its surrounds.**

The resource is significant as one of the few remaining vernacular wood frame houses in the neighborhood of Brooklyn. Brooklyn is nestled between the Yampa River and Emerald Mountain. The area lies south of Steamboat Springs's Commercial Downtown directly across the Yampa River and railroad tracks. The neighborhood is bounded by Agate Street to the west, the railroad tracks to the north, Emerald Mountain to the south and the bottleneck of River Road to the east. This small area contains approximately fifty buildings consisting of primarily 1 to 2-story structures made up of single family residences with some commercial and duplex structures. The resource is located on the river side of River Road east of Spar Street. This one block area boasts many 1 to 2-story single family residences with a range of eclectic styles and materials. There are few houses on this block remaining built prior to 1960 with 270 River Road built in 1930 being the oldest. Many of these structures have been altered extensively throughout the years. The rest of the building stock on this street was built after 1970 and directly to the rear of the resource is a newly built 2-story house.

The simple vernacular wood frame front double gable house is rectangular in plan comprising a 965 sq. ft. footprint and is located on a rectangular lot typical of the downtown residential neighborhoods of Steamboat Springs. The building is sited on the lot set-back from the road creating room for parking spaces and a front lawn, separated by a newer split-rail wood fence, and leaving an area in the back for a larger fenced-in yard. The 1 ½ story building's west (main) facade fronts River Road. The front lower gable section of the house extends beyond the main section providing for an enclosed entranceway into the house. The lower front section encompasses the main entrance door flanked by double hung sash windows. The main entrance's circa 1930 single leaf wood door with a 3-light window is raised slightly above the ground for step-up access from a concrete step at the end of the brick walk-way. The entrance is sheltered by a projecting pediment. The flanking windows are two original double hung 2/2 wood windows each with a storm. The upper portion of the main section's front elevation boasts two original 4-light fixed diamond paned windows flanking the lower gable roof's ridge line. Square vents are located on the two front elevations right below both gable ridges. The 4-bay south elevation abuts the neighbor's drive. The westernmost original window inset in the projecting front gable portion is a 2/2 double hung sash wood window. The three remaining 1/1 windows replaced at an unknown date have detached exterior painted

wood frames. The east (rear) elevation has a newer low level planking system creating deck space. The upper level contains a double casement window and the lower level southernmost single casement window is adjacent to the single leaf door, which were all replaced at an unknown date. The northernmost window is a horizontal sliding sash. The 5-bay north elevation borders the neighbor's fence with varying sized windows. One original double hung sash window is located 2 bays in from the rear elevation. The projection at the front encloses an original window that mimics the south elevation projection's window. The house has white prefabricated siding that was added at an unknown date with a standing seam metal roof and sits atop a concrete foundation. The windows, doors, frames, sashes, storm windows, front fascia board, and pediment details are all painted blue except for the rear elevation's frames which are left untreated. The basic front gable house boasts simplistic details through the exposed rafter tails and metal chimney pots.

The house has had a few exterior alterations throughout the years. According to the owner, the original structure was a simple front gable box. The rear of the house was pushed out some time ago. The front lower portion of the house was most likely a front porch, later enclosed. The prefabricated siding covers the original ship-lap wood siding that the current owner will restore. Some of the windows have been replaced at the non-dominant elevations. The alterations of the house to accommodate its owners are typical of Steamboat Springs.

#### Integrity

The 1930 resource, although it has retained alterations, is the best example of the vernacular wood frame house in Brooklyn. The changes are in keeping with the character of the house and the modest style it exemplifies. The window replacements were sensitive to the historic character of the house. Although the original siding is currently covered, it still remains and will be restored. The house maintains the seven elements: location, setting, materials, design, feeling, workmanship and association.

#### **Bibliography**

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

Hoar, Nancy. *Three Wire Winter*, 1980.

Routt County Assessor

*Routt County Sentinel*

August 21, 1914

January 19, 1917

September 14, 1917

March 12, 1920

Savage Brookshire, Grace. "History Lives through Routt Pioneers" – Biography of Ben Savage.

*Steamboat Pilot*

September 29, 1909

October 9, 1975

Wren, Jean. "The Shady Side of the River: The Wild and Wayward Days of Brooklyn"  
*Steamboat Springs Magazine*, Summer/Fall 1984

**Application Information**

13. **Owner:** Craig and Kate Rench  
**Mailing Address:** 270 River Road, Steamboat Springs, CO 80487-9305  
**Telephone:** 970-846-7196

14. **Owner Consent to Designation:**

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

**Signature:** \_\_\_\_\_  
**Printed Name:** \_\_\_\_\_  
**Date:** \_\_\_\_\_

15. **Applicant/Preparer Name:** Kate & Craig Rench/ Alexis Casale & Ginger Scott  
**Affiliation/Interest in Property:** Owner/ City of Steamboat Springs' Historic Preservation Staff  
**Address:** PO Box 775088, Steamboat Springs, CO 80477  
**Telephone:** 970-879-2060

8- Photographs  
270 River Road [Lot 1 Chelsea Subdivision Replat]



West (Front) & South Elevations Looking NE



West (Front) Elevation Looking E



West (Front) and South Elevations Looking NE



Part of South and East (Rear) Elevations Looking NW



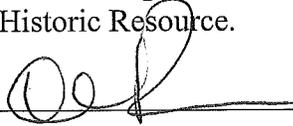
North and West Elevations Looking SE

**Application Information**

13. **Owner:** Craig and Kate Rensch  
**Mailing Address:** 270 River Road, Steamboat Springs, CO 80487-9305  
**Telephone:** 970-846-7196

14. **Owner Consent to Designation:**

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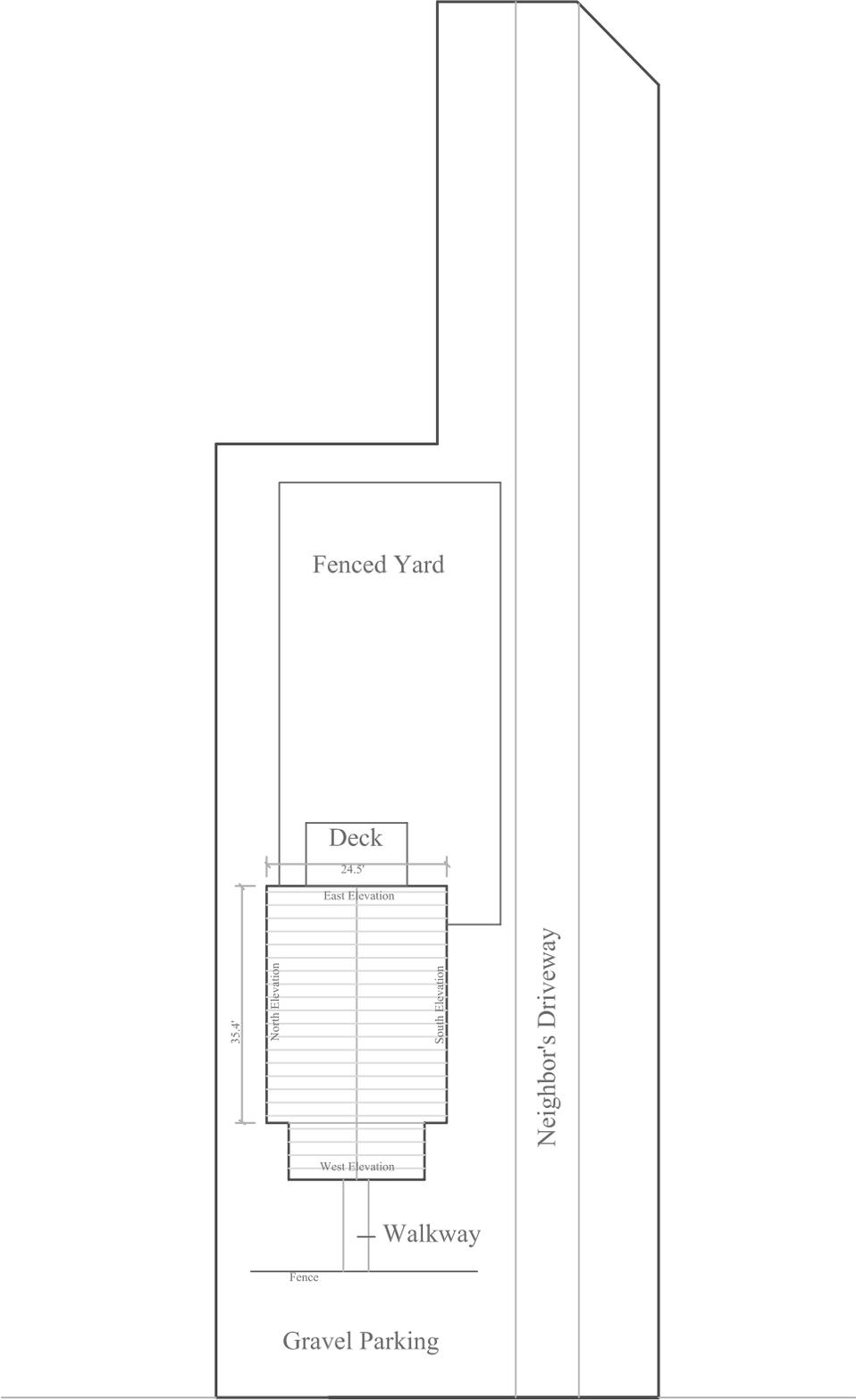
**Printed Name:** \_\_\_\_\_

KATE RENCH

**Date:** 4/20/09

15. **Applicant/Preparer Name:** Kate & Craig Rensch/ Alexis Casale & Ginger Scott, City of Steamboat Springs' Historic Preservation Staff  
**Affiliation/Interest in Property:** Owner  
**Address:** PO Box 775088, Steamboat Springs, CO 80477  
**Telephone:** 970-871-8202 & 970-871-8215

# Sketch Map: 270 River Road



River Road