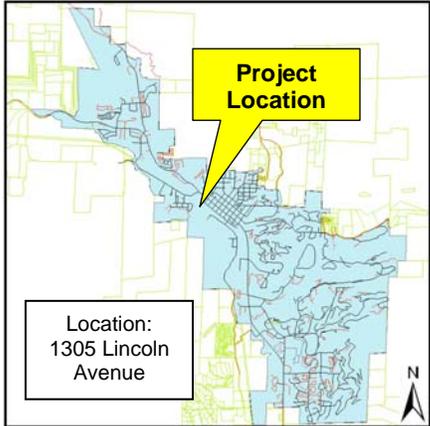


**DEPARTMENT OF PLANNING &
 COMMUNITY DEVELOPMENT STAFF
 REPORT**

HISTORIC PRESERVATION COMMISSION AGENDA ITEM 4A:	
Project Name:	West Lincoln Park
Prepared By:	Lauren Schaffer, Historic Preservation Coordinator (Ext 278)
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:	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 West Lincoln Park located at 1305 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 concentration of mineral springs. Staff recommends that the Historic Preservation Commission approve listing of West Lincoln Park as an Historic Resource.

West Lincoln Park- 1305 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 West Lincoln Park, located at 13th Street and 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

I. HISTORIC PRESERVATION COMMISSION

The Historic Preservation Commission will review the nomination for West Lincoln Park located at 1305 Lincoln Avenue to the City of Steamboat Springs Historic Register on July 2, 2009.

II. 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 West Lincoln Park at 1305 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 concentration of mineral springs.

VII. STAFF FINDING

Recommended Resolution

The City of Steamboat Springs's Historic Preservation Commission hereby resolves that West Lincoln Park at 1305 Lincoln Avenue, which is more particularly described as Block 3 of the Springs Addition, Section 8, Township 6 North, Range 84 West, Steamboat Springs, CO, 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 concentration of mineral spring and approves inclusion of West Lincoln 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: 1305 Lincoln Avenue, Steamboat Springs, CO 80487
2. Legal Description of Property: Block 3, Springs Addition
3. Historic Name: City Park
Current Name: West Lincoln Park
4. Historic Use: Landscape Park/Recreation and Culture
Present Use: Landscape Park/Recreation and Culture

Historical Data Summary

5. Year of Construction: 1909
Source of Information: Routt County Assessor's Office
6. Architect or Builder: N/A
Source of Information:
7. Original Owner: Steamboat Springs Townsite Company
Source of Information: Routt County Assessor's Office

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. Provide a sketch map of the property that includes the boundary of the property, a basic footprint of the resource, and additional relevant features (such as outbuildings, significant landscape features, etc.)

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:
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.

West Lincoln Park is a locally significant historic cultural landscape. The approximately 5.44 acre site is eligible for listing in the Steamboat Springs Register of Historic Places under Criterion 1 as having character, interest or value as part of the development, heritage or cultural characteristics of the City. The site is also eligible under Criterion 3 in the area of Geography/Community Identity as the park “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; and, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood, community or City.” The primary period of historic significance spans the years from the early Native American visitation and use through the Depression Era purchase and development by H.W. Gossard and the City’s subsequent ownership and efforts to create a modern park. The visual importance and historic uses of park site are deeply imbedded within the cultural fabric of the Steamboat Springs community. West Lincoln Park gains additional significance as the site of concentration for several mineral springs. West Lincoln Park, with the Lake/Sweet Water Spring, the Sulphur Spring, and Soda Spring gazebo, is connected with other mineral springs through a walking path and tour throughout the City.

Background

The nomadic Ute Indians visited the Yampa Valley seasonally and considered the natural mineral springs within the valley a sacred site. When James Crawford first discovered the various springs along the Yampa River in 1874, he noted the cluster of springs in the area of what is now West Lincoln Park. Several of the springs showed evidence of human use and contained rings of rocks around the edges in an effort to contain the water. James Crawford staked a claim on the land that contained the numerous springs with the intention of making a permanent community and promoting the medicinal benefits of the springs.

The park was utilized as parkland long before the area was officially designated as a City park. The original unofficial park comprised what is now Little Toots Park and West Lincoln Park. Historic newspaper clippings reference the area as “the park” and local oral histories confirm the accounts. A 1910 commemorative map of the downtown area designates the entire area of what is now 12th Street through 13th Street beyond to Dream Island as a park. A 1954 tourist map reveals the same park configuration. The park was added to the town in 1909 with the Springs Addition.

West Lincoln Park, which is comprised of the Lake Spring/Sweet Water Spring, the Sulphur Spring, and Soda Spring on approximately five acres of park land, was originally marsh and swamp. The 1910 commemorative map depicts the park with what is now the Lake Spring/Sweet Water Spring as the “swamp” and the “Pool.” The gazebo covering the Soda Spring was constructed in 1909 and relocated within the park in the 1950s with the realignment of US 40 (Lincoln Avenue). In the early 1930s, H.W. Gossard’s Rocky Mountain Mirequelle Spa, Inc. purchased the parcel containing the various springs and many of the mineral springs throughout the town making improvements to each. Gossard had intended to market the community as a spa resort and destination. The economic decline of the Great Depression in the 1930s prevented Gossard’s dream, as travel and tourism waned through the decade. A 1938 WPA project transformed the swampy Lake Spring/Sweet Water Spring from a swampy swimming hole into a shallow lake. The project also included making paths and improving access throughout the park.

The Town of Steamboat Springs regained ownership of the parks and springs back from Gossard in 1936 and has continued with the maintenance and necessary improvements to the site. The park and its springs remain a popular tourist attraction

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.

West Lincoln Park is located along Lincoln Avenue (US Highway 40) at the western end of the downtown commercial core. The park is a turf covered, irregularly-shaped parcel that extends back from Lincoln Avenue toward the Yampa River. The park's irregular boundary includes the City-owned property associated with West Lincoln Park. The park is bounded by Lincoln Avenue, 13th Street, the Yampa River, and the Dream Island development. The park measures 5.44 acres. Mature landscaping exists, with narrow leaf cottonwood, aspen, and various coniferous trees present. The Lake Spring (also known as the Sweet Water Spring) forms a shallow lake within the park. The lake has numerous spring sources and bubbles up throughout the year. The Sulphur Spring is present. A natural rock barrier surrounds the Sulphur Spring, which is said to be the most odiferous of the mineral springs. The City park also features playgrounds, a gazebo-type structure originally associated with the Soda Spring (field determined as National Register eligible, 5RT.1046), a restroom building, and a large bronze statue of an elk. The Yampa River flows at the southwestern edge of the park, as does the Yampa River Core Trail. The Bud Werner Memorial Library features to the east at the intersection of 13th and Lincoln. A small parking lot is located on 13th Street, near the intersection with Lincoln Avenue. Several park benches and picnic tables appear throughout the park.

The park features a gazebo structure in the southeastern portion of the parcel, near the intersection of Lincoln Avenue and 13th Street. Constructed in 1909 and originally associated with the Soda Spring, the gazebo was moved within the park when Highway 40 was reconfigured in the 1950s. The octagonal gazebo is constructed of cut sandstone at the base. Turned columns appearing in pairs with brackets support a wood-shingled octagonal roof. A spindlework frieze and long metal finial complete the decorative elements. A 1996 survey of the gazebo field-determined the structure as eligible to the National Register of Historic Places.

Associated buildings, structures, objects, and site features that are not considered historic at this time due to age or integrity include the following- A one-story, rectangular-plan, modern-era concrete block building is located along the Core Trail and houses public restrooms. The building has two separate entrances, serving men or

women, and is utilitarian in nature. A small playground is located to the west of the restrooms. Another playground structure, circa 1980s, is located to the northwest of the restrooms and resembles a river boat. Constructed of wood and metal, the playground feature displays a sign that reads "Delta Queen." A circa 1990s large bronze elk statue is located at the western edge of the Lake/Sweet Water Spring. A modern painted wood City park sign also appears within the park. Each spring has a 2x3 interpretive sign that dates to the 1990s. The Yampa River Core Trail runs along the Yampa River. Several movable, non-historic park benches and picnic tables appear throughout the park. Modern concrete sidewalks are present and may follow the paths of earlier trails (no information on the course of earlier WPA-designed pathways is available at this time).

Alterations and Integrity

The park was utilized as parkland long before the area was officially designated as a City park. The original unofficial park comprised what is now Little Toots Park and West Lincoln Park. Historic newspaper clippings reference the area as "the park" and local oral histories confirm the accounts. A 1910 commemorative map of the downtown area designates the entire area of what is now 12th Street through 13th Street as a park. A 1954 tourist map reveals the same park configuration. The park was added to the town in 1909 with the Springs Addition.

West Lincoln Park, which is comprised of the Lake Spring/Sweet Water Spring, the Sulphur Spring, and Soda Spring on approximately five acres of park land, was originally marsh and swamp. The gazebo covering the Soda Spring was constructed in 1909 and relocated within the park in the 1950s with the realignment of US 40 (Lincoln Avenue). In the early 1930s, H.W. Gossard's Rocky Mountain Mirequelle Spa, Inc. purchased the parcel containing the various springs and many of the mineral springs throughout the town making improvements to each. A 1938 WPA project transformed the swampy Lake Spring/Sweet Water Spring from a swampy swimming hole into a shallow lake. The project also included making paths throughout the park.

The Town of Steamboat Springs regained ownership of the parks and springs back from Gossard in 1936 and has continued with the maintenance and necessary improvements to the site over time. Alterations to landscaping and regular maintenance have minimally affected the park's ability to convey its significance. West Lincoln Park, though somewhat changed since its 1909 incorporation into the City's boundaries, retains sufficient integrity to convey its historic and geographical significance.

Bibliography

12. Provide a list of research sources used in compiling this application.
- Denver Public Library, Western History Collection. Denver, Colorado**
Richards, Dee. Steamboat Round the Bend, Steamboat Springs: The Steamboat Pilot, 1976.
Routt County Assessor's Office. Steamboat Springs, CO.
Steamboat Pilot, May 19, 1938.
Tread of Pioneers Museum. Steamboat Springs, CO

Application Information

13. Owner: City of Steamboat Springs
- Mailing Address: PO Box 775088, Steamboat Springs, CO 80477-5088
- Telephone: 970-879-2060

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: Lauren Schaffer

Affiliation/ Interest in Property: City of Steamboat Springs

Address: PO Box 775088, Steamboat Springs, CO 80477

Telephone: (970) 879-2060

PHOTOGRAPHS



West Lincoln Park – Soda Spring Gazebo



West Lincoln Park – Sweetwater Lake Spring



West Lincoln Park – Sulphur Spring

Sketch Map: West Lincoln Park

