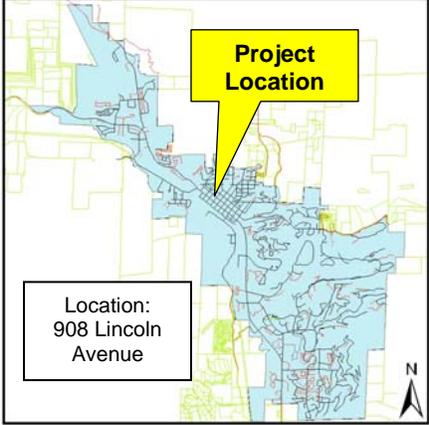


DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT STAFF REPORT

HISTORIC PRESERVATION COMMISSION AGENDA ITEM 4A:	
Project Name:	Model Shoe Shop – 908 Lincoln Avenue
Prepared By:	Alexis Casale, Historic Preservation Planner (Ext 202)
Through:	Tyler Gibbs, Interim Director of Planning & Community Development, AIA (Ext. 244)
Historic Preservation Commission (HPC):	October 7, 2010
Planning Commission (PC):	NA
City Council (CC):	NA
Zoning:	Commercial Old Town (CO)
Applicant:	Rick & Linda Petet 335 Apple Drive Steamboat Springs, CO 80487
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 the Model Shoe Shop located at 908 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 Commerce as an example of the twentieth century commercial development of Steamboat Springs. Staff recommends that the Historic Preservation Commission approve listing of the Model Shoe Shop as an Historic Resource.

908 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 908 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 Commerce?

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 Model Shoe Shop located at 908 Lincoln Avenue to the City of Steamboat Springs Historic Register on October 7, 2010.

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 Model Shoe at 908 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 Commerce as an example of the twentieth century commercial development of Steamboat Springs.

VII. STAFF FINDING

Recommended Resolution

The City of Steamboat Springs's Historic Preservation Commission hereby resolves that the Model Shoe Shop located at 908 Lincoln Avenue, which is more particularly described as east 12.5 feet of Lot 11, Block 14 of the Original Addition to Steamboat Springs, Section 8, Township 6 North, Range 84 West, is eligible for listing on the Steamboat Springs Register of Historic Places as an Historic Resource under Criterion 1 in the area of Commerce as an example of the twentieth century commercial development of Steamboat Springs and approves inclusion of the Model Shoe Shop in the Steamboat Springs Register of Historic Places.

Recommended Motion

The Historic Preservation Commission moves to approve the resolution as stated in the staff report.

VIII. ATTACHMENTS

- Attachment 1 – Historic Resource Application
- Attachment 2- Sketch Map
- Attachment 3- Historic Image (1920)



HISTORIC RESOURCE 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 Resource 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 preapplication conference with staff can be scheduled 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 effect 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 Resource 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 RESOURCE DESIGNATION**

Property Identification

1. Address of Resource: 908 Lincoln Avenue, Steamboat Springs, CO

2. Legal Description of Property: The Model Shoe Shop Building is located in the east 12.5 feet of Lot 11, Block 14 of the Original Addition to Steamboat Springs, Section 8, Township 6 North, Range 84 West, otherwise known as 908 Lincoln Avenue.

3. Historic Name: Model Shoe Shop Building
Current Name: Shoe Shop Building

4. Historic Use: Commercial/ Specialty Store
Present Use: Commercial/ Specialty Store

Historical Data Summary

5. Year of Construction: circa 1905
Source of Information: Routt County Assessor's Office, Sanborn Insurance Company maps, and Architectural Inventory Forms, 2007 and 1981

6. Architect or Builder: Unknown
Source of Information:

7. Original Owner: J. W. Hugus and Co.
Source of Information: Routt County Assessor's Office and Architectural Inventory Form, 2007 and 1981

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.

The Model Shoe Shop is a significant building for the community of Steamboat Springs. This simple and diminutive Twentieth Century commercial style building reflects the twentieth century commercial development of Steamboat Springs, and is eligible for designation to the Steamboat Springs Register of Historic Places under Criterion 1 in the area of Commerce. The Model Shoe Shop at 908 Lincoln Avenue exemplifies the commercial development of the small, mostly rural pre-railroad community of Steamboat Springs and is a physical manifestation of the local economic growth and optimism occurring during the town's early development. In 1905, when the existing Model Shoe Shop was constructed, Steamboat Springs had been incorporated as a Town for only five years. The 1905 construction of a permanent brick building to house a retail business that served the increasing permanent population reflected the economic success and growth occurring in turn-of-the-century Steamboat Springs.

The early building history of this small property has not been definitively documented. Routt County Assessor's records list 1980 as the building's year of construction, while a 1981 cultural resource survey indicates that it was built by the J.W Hugus Company in 1905. Sanborn Insurance maps indicate that the small building was constructed by 1911. County Assessor ownership records confirm that J.W. Hugus and Co. did own the property from 1899 to 1926; however, there is no notation as to when a building was constructed. Steamboat Pilot newspaper articles from the early 1900s provide tantalizing (but inconclusive) evidence that the

J.C. Shaw Building and the Baer Building, which housed the J.W Abbott jewelry and watch making business, may have been located at 908 Lincoln around the time of the construction. (Carl McWilliams, Architectural Inventory Form)

Sanborn Insurance maps and historic photos reveal that this property, the east 12.5 feet of Lot 11 on Block 14, was developed prior to 1911 (Steamboat Springs' first available Sanborn map). The 1911 and 1920 Sanborn maps depict a small, rectangular-shaped building at this location with its use labeled "jewelry" and then "office." Historic photos show the building as a one-story, brick, commercial with a single recessed entry.

The extant building is depicted in a 1919 historic photo, documenting its existence at that time. Telephone directories for Steamboat Springs reveal that the Model Shoe Store and Sporting Goods was located here from at least 1956 (and perhaps much earlier) through the mid-to-late 1970s. The Model Shoe Store was in business in Steamboat Springs as early as 1922, but their location at that time is unknown. Oral sources in Steamboat Springs indicate that the shoe store at this location may have been known as Louis' Shoe Shop during some years. (Carl McWilliams, Architectural Inventory Form)

The Model Shoe Shop and Sporting Goods Store was replaced by Steamboat Springs Sporting Goods at this location in the late 1970s and later the Estes Sporting Goods store. Bunkhouse Interiors was next located at 908 Lincoln in the 1990s. A business named "Carlson Wagonlit Travel" was also located here at one time. From about 2005 until the recent purchase, two separate businesses - the Hacienda Collection and Gallery 11 - shared retail space in the building. The new owner plans to open a shoe shop when the rehabilitation work is completed in fall 2010.

History and use (two important themes in historic preservation theory) combine to create a building unique to Steamboat Springs and its heritage. The Model Shoe Shop Building helps define the key downtown commercial district and continues to lend a sense of place and permanence, as well as serving as a visual reminder to the city's special commercial and service oriented past.

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.

Located on the 900 block of Lincoln Avenue (US Highway 40) in the heart of Steamboat Springs downtown commercial core, the Model Shoe Shop Building occupies a small lot on the north side of the street. The diminutive brick store front of the Twentieth Century commercial style building is sandwiched between its larger neighbors. This block contains some of the city's oldest commercial buildings with Harwigs and the Lorenz Building (the early County Courthouse) in close proximity.

This is a small single-story commercial building located on the northeast side of the 900 block of Lincoln Avenue in downtown Steamboat Springs. Overall, the building measures just 12' NW-SE (across) by 100' NE-SW (deep). Included in these dimensions are the original front portion which measures 12' by 53', and a concrete block addition to the northeast (rear) elevation which measures 12' by 47'. The diminutive single storefront façade fronts directly onto the wide concrete sidewalk featuring street trees and planters paralleling Lincoln Avenue on the southwest elevation. A painted brown glass-in-wood-frame entry door penetrates the southeast end of the façade, while a single-light fixed-pane display window penetrates the façade wall to the northwest of the entry door. The door is topped by an awning type transom light, while the display window is topped by two awning type transom lights. A non-historic, metal, fluorescent lighting box projects from the wall above the three transom lights, visually separating the upper and lower portions of the façade. The lettering of a former retail tenant, "Carlson Wagonlit Travel" is still faintly visible along the front of the fluorescent lighting box. A red brick column forms the southeast end of the façade, flanking the entry door. The upper façade wall is also made of red brick laid in running bond, with extensive corbelled and decorative brickwork which form diamond-shaped patterns. Two gooseneck lamps project from a wooden beam which is fastened to the upper façade wall. The rear (northeast) elevation wall of the concrete block addition is painted brown. The rear elevation is penetrated by a service entry door, and by a 1x1 horizontal sliding window. The building's new owners are rehabilitating the original and non-original parts of the structure as part of an historic preservation tax credit project. (Carl McWilliams, Architectural Inventory Form)

Routt County Assessor's records indicate that the original brick portion of the building measures 12 feet across by 52.5 feet deep, with the 12 feet by 47 feet concrete block addition at the rear dating to 1980. The Model Shoe Shop Building has operated as a

commercial use building since its construction circa 1905. Despite some exterior alterations and large addition, the building has maintained its integrity to the extent that its appearance still tells us the story of the commercial development of Steamboat Springs. The original one-story brick structure still displays original brickwork and storefront configuration. And while the community's needs have changed over the years, the building has been able to meet these needs and remain integral to the commercial industry, while at the same time offering a glimpse into the past. The Model Shoe Shop retains integrity of materials, workmanship, location, setting, design, association, and feeling to the extent that it can convey a sense of its past sufficiently for local register designation. The planned tax credit project rehabilitation will enhance of the building while preserving important character-defining features.

Bibliography

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

McWilliams, Carl, "Architectural Inventory Form for Model Shoe Shop, Steamboat Springs, Routt County, Colorado, 5RT.250," recorded in 2007.

Routt County Assessor's Office. Steamboat Springs, CO.

Sanborn Insurance Company maps, 1911 and 1920.

Tread of Pioneers Museum, photo collection and subject files. 800 Oak Street, Steamboat Springs, CO.

Application Information

13. Owner: Petco Steamboat, LLC
- Mailing Address: PO Box 771619, Steamboat Springs, CO 80477
- Telephone: 970-871-8566

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: Laureen Schaffer

Affiliation/ Interest in Property: City of Steamboat Springs

Address: PO Box 775088, Steamboat Springs, CO 80477

Telephone: (970) 879-2060

Photographs (Pre-Rehabilitation)



1. Front Façade, looking northeast



2. Rear Elevation, looking southwest

Architectural Inventory Form

Sketch Map



