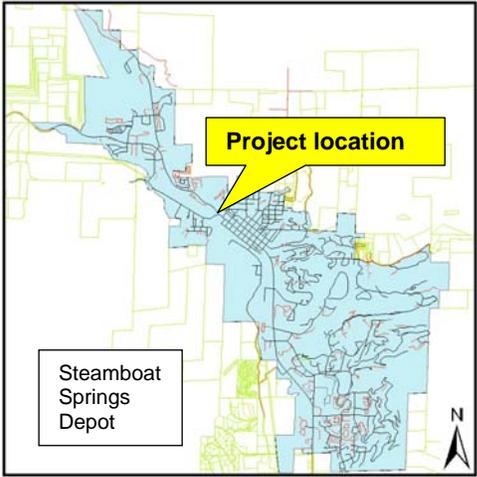


**DEPARTMENT OF PLANNING & COMMUNITY
 DEVELOPMENT STAFF REPORT**

HISTORIC PRESERVATION COMMISSION ITEM # 4A:	
Project Name:	Steamboat Springs Depot
Prepared By:	Lauren Schaffer, Historic Preservation Coordinator (Ext 278)
Through:	Tom Leeson, AICP Director of Community Development (Ext. 244)
HPAC	June 4, 2009
Planning Commission (PC):	N/A
City Council (CC):	N/A
Zoning:	I (Industrial)
Applicant:	City of Steamboat Springs
Request:	City of Steamboat Springs Historic Register Application

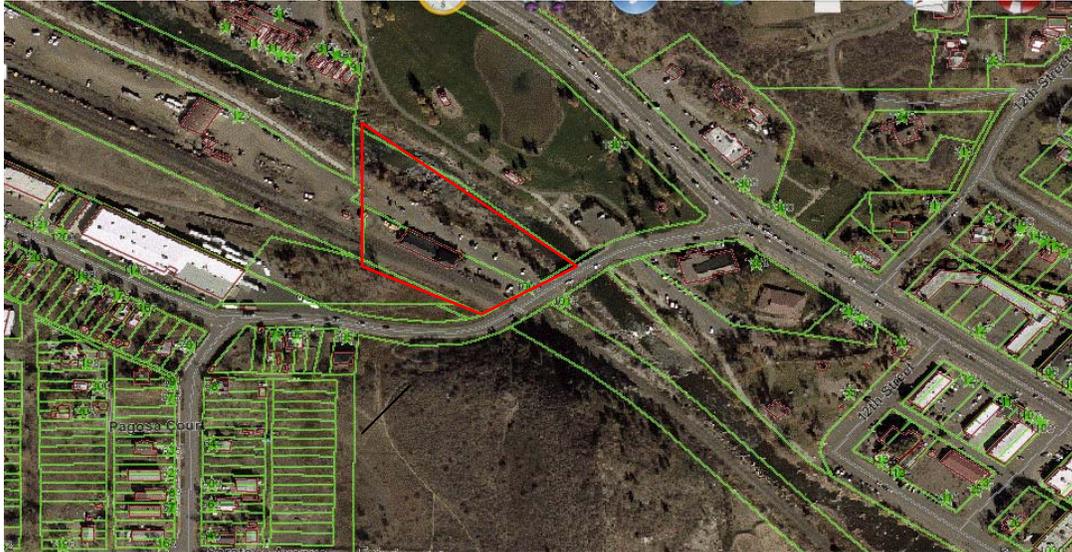


DEVELOPMENT STATISTICS - OVERVIEW	
Lot Area:	
Gross Floor Area:	
Lot Coverage:	
Floor Area Ratio:	
Residential Units:	
Parking Spaces:	
Building Height	
Average Plate Height (APH):	
Overall Height (OH):	

I. CITY OF STEAMBOAT SPRINGS HISTORIC REGISTER – STAFF ANALYSIS SUMMARY

Staff finds that the Steamboat Springs Depot is eligible to the City’s Historic Register as an Historic Landmark. The Depot is listed on the National Register of Historic Places and the Routt County Register of Historic Places. Staff recommends that the Historic Preservation Commission approve listing of the Steamboat Springs Depot as an Historic Landmark.

Steamboat Springs Depot



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. The Committee also recommended that all properties within the City of Steamboat Springs already listed on the Routt County Register of Historic Places be automatically listed on the newly created City Register. Additionally, the Committee recommended that the City of Steamboat Springs designate the City-owned historic properties on the City of Steamboat Springs Historic Register.

III. PRINCIPAL DISCUSSION ITEMS

Since the Steamboat Springs Depot is already listed on the National Register of Historic Places and the Routt County Register of Historic Places, the Depot is eligible to the City of Steamboat Springs Historic Register.

IV. NOMINATION DESCRIPTION

See attached National Register and Routt County historic register nominations for information regarding the nominated property.

V. HISTORIC PRESERVATION COMMISSION (HPC)

The Historic Preservation Commission will review the nomination for the Steamboat Springs Depot to the City of Steamboat Springs Historic Register on June 4.

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 nominations suggest that the Steamboat Springs Depot qualifies for listing on the City of Steamboat Springs Historic Register as an Historic Landmark.

VII. STAFF FINDING & RECOMMENDATIONS

Recommended Resolution

The City of Steamboat Springs's Historic Preservation Commission hereby resolves that the Steamboat Springs Depot at 1001 13th Street, which is more particularly described as Track in the SW corner of the 4SW4, Section 8, Township 6 North, Range 84 West, Steamboat Springs, CO, is eligible for listing on the Steamboat Springs Register of Historic Places as a Local Landmark under Criterion 1 in the area of History, Criterion 2 in the area of Architecture, and Criterion 3 in the area of Geographic Importance as set forth in the Routt County Register of Historic Places and National Register of Historic Places designations and approves inclusion of the Steamboat Springs Depot in the Steamboat Springs Register of Historic Places.

VIII. ATTACHMENTS

- Attachment 1 – City of Steamboat Springs Historic Landmark Application
- Attachment 2- Routt County Register of Historic Places nomination
- Attachment 3- National Register of Historic Places nomination



HISTORIC LANDMARK DESIGNATION APPLICATION INFORMATION

Thank you for your interest in Steamboat Springs' Historic Register Program. Attached is the application form and instructions on how to complete the form. 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 Landmark 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 pre-application conference can be scheduled with staff 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 affect 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 affect 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 Landmark 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 LANDMARK DESIGNATION**

Property Identification

1. Address of Resource: 1001 13th Street, Steamboat Springs, CO

2. Legal Description of Property: The Steamboat Springs Depot is located in Track in the SW corner of the 4SW4, Section 8, Township 6N, Range 84West, Steamboat Springs, CO.

3. Historic Name: Steamboat Springs Depot
Current Name: Steamboat Springs Depot

4. Historic Use: Transportation
Present Use: Recreation and Culture

Historical Data Summary

5. Year of Construction: see attached National Register of Historic Places nomination
Source of Information:

6. Architect or Builder: see attached National Register of Historic Places nomination
Source of Information:

7. Original Owner: see attached National Register of Historic Places nomination
Source of Information:

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. Sketch Map.

Statement of Significance

10. Explain how the resource meets the criteria established in Sec.26-84(g) for Local Landmark Designation. Please cite specific criteria in the summary. A Local Landmark must meet at least one of the criteria for Historic Resource designation and at least two of the additional Historic Landmark criteria.

see attached National Register of Historic Places nomination

Architectural Description

11. Concisely describe the resource and its surrounds.

see attached National Register of Historic Places nomination

Bibliography

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

see attached National Register of Historic Places nomination

Application Information

13. Owner: City of Steamboat Springs

Mailing Address: PO Box 775088, Steamboat Springs, CO 80477

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 Local Landmark designation do, hereby, give my consent to the designation of this structure as a Local Landmark .

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



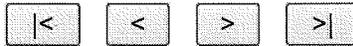
Steamboat Springs Depot – NE Corner – Camera looking Southwest



Steamboat Springs Depot – NW Corner – Camera facing Southeast



Steamboat Springs Depot – Historic Photo (Courtesy of Denver Public Library)



Form No. 19-300 REV. (9/77)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

Steamboat Springs quad

FOR NPS USE ONLY

RECEIVED 2336

DATE ENTERED *12-20-78*

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME *T. ON R. 84 W 5.8*

HISTORIC Steamboat Springs Depot *5RT73* *13/343880/4483480*

AND/OR COMMON Steamboat Springs Depot of the Denver & Rio Grande Western Railroad

2 LOCATION

STREET & NUMBER 39265 Routt County Road #33 B

CITY, TOWN Steamboat Springs NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT

STATE Colorado 80477 VICINITY OF 4 COUNTY Routt CODE 107

3 CLASSIFICATION

<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input checked="" type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input checked="" type="checkbox"/> EDUCATIONAL	<input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input checked="" type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input checked="" type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME City of Steamboat Springs

STREET & NUMBER 41 8th Street; Box 1174

CITY, TOWN Steamboat Springs STATE Colorado 80477

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Routt County Court House

STREET & NUMBER 522 Lincoln Avenue

CITY, TOWN Steamboat Springs STATE Colorado 80477

6 REPRESENTATION IN EXISTING SURVEYS

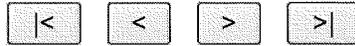
TITLE Colorado Inventory of Historic Sites (54/06/0001)

DATE Ongoing FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS Colorado Historical Society, 1300 Broadway

CITY, TOWN Denver STATE Colorado 80203

MAPPED



7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Located on the banks of the Yampa River in Steamboat Springs, Colorado, the Steamboat Springs Depot is a single detached structure basically rectangular in shape. The building has two stories plus a long rectangular wing projecting from the west facade, thus making the overall structure very slightly T shaped. Both the north and south facades have six bays, the east facade two bays, and the west facade one bay. The foundation is rock and mortar; the exterior above is red brick, eight to twelve inches in thickness, set in stretcher bond with brick soldiers over the head of the windows and doors and with a rusticated quoin pattern at the wall corners. The two-story part of the structure has a medium hip roof while the one-story wing has a bellicast hip. The boxed, plain roof cornice rests on projecting, scrolled wooden brackets. Two chimneys with a decorative cap project from the east and west facades through the roof. The rain door, located in the south facade, is situated off center. The windows on the first floor of the main structure are two sashed and double hung while those on the upper story are single sashed and double hung; these windows all have stone sills. The wing has four bay windows.

The interior of the depot has in the past few years been converted into a theatre. The inner wood partition which divided the warehouse section from the waiting area was removed to provide greater seating area. A floating oak floor was installed over the old asphalt floor in the warehouse section while the old waiting area or lobby was painted and also had a new floor installed. Two washrooms on the first floor were improved and the old stationmaster's quarters on the second story renovated to provide an apartment for the caretaker. Four bay windows were installed in the warehouse section to provide seats, storage, or dressing areas.

On the south the building is separated from the railroad tracks by a handwrought iron fence, five feet high, 100 feet long, and with two double gates six feet high. It was originally erected in 1905 at 1140 Grant Street in Denver, Colorado, and recently donated to Steamboat Springs for use at the Depot. The fence is of the same era as the Depot and compatible with it.

ed. JEF 6/78



8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input checked="" type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1909 BUILDER/ARCHITECT Frank E. Edbrooke

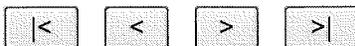
STATEMENT OF SIGNIFICANCE

The Steamboat Springs Depot is significant for its association with the old Denver, Northwestern & Pacific Railway, the so-called Moffat Road (now part of Rio Grande Industries), one of the major transportation links between Denver and Salt Lake City; for its fine architectural qualities; and because it embodies the distinctive characteristics of a type, period, and method of construction.

In 1906 prominent citizens of Steamboat Springs convened to raise funds to bring the main line of the Denver, Northwestern & Pacific Railway to Steamboat Springs. The community subscribed about \$15,000, although this had to be resubscribed two years later owing to construction delays. Nonetheless, the railroad laid rail to Steamboat Springs in 1908, and Frank E. Edbrooke, a noted Denver architect, was commissioned to design a depot. This he did and the structure was completed in July 1909, a few months after the first trains rolled into town. From that time forward until passenger service was abandoned in 1968, the depot served as the nexus of rail transportation into and out of Steamboat Springs. In 1970 the newly formed Steamboat Springs Council of the Arts & Humanities persuaded the town to purchase and renovate the building as a cultural center.

The Steamboat Depot exemplifies the qualities and characteristics inherent in small railroad stations built in the early twentieth century. But more importantly, it manifests some aspects of the personal style of Frank E. Edbrooke, one of Denver's most noted architects who designed several properties now listed in the National Register: i.e. the Brown Palace Hotel, Central Presbyterian Church, the Fisher Mansion, Fitzroy Place, and other structures listed individually or as contributing properties of historic districts.

ed. JEF 6/78



9 MAJOR BIBLIOGRAPHICAL REFERENCES

The Steamboat Pilot.
The Routt County Sentinel.
 Dee Richards, "Iron Tracks, Railroad Towns, and Riots,"
Steamboat Pilot, January 26, 1976

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 0.3
 QUADRANGLE NAME Steamboat Springs QUADRANGLE SCALE 1:24000

UTM REFERENCES

A	1	3	3	4	3	8	1	0	4	4	8	3	4	8	1	0
	ZONE	EASTING			NORTHING				ZONE	EASTING			NORTHING			
C									D							
E									F							
G									H							

VERBAL BOUNDARY DESCRIPTION Beginning at a point 25 feet radially distant north-easterly from the centerline of the Craig Branch Main Track of The Denver and Rio Grande Western Railroad Company opposite Mile Post 191+344 feet (engineering station 10088-24);

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME/TITLE Eleanor J. Bliss, Past President
 ORGANIZATION Steamboat Springs Council of the Arts & Humanities DATE October 19, 1977
 STREET & NUMBER P.O. Box 1913 TELEPHONE (303) 879-0361
 CITY OR TOWN Steamboat Springs STATE Colorado 80477

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE *William C. Anderson*
 TITLE State Historic Preservation Officer DATE October 13, 1978

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

KEEPER OF THE NATIONAL REGISTER DATE

ATTEST: CHIEF OF REGISTRATION DATE

Form No. 10-300a
(Rev. 10-74)UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

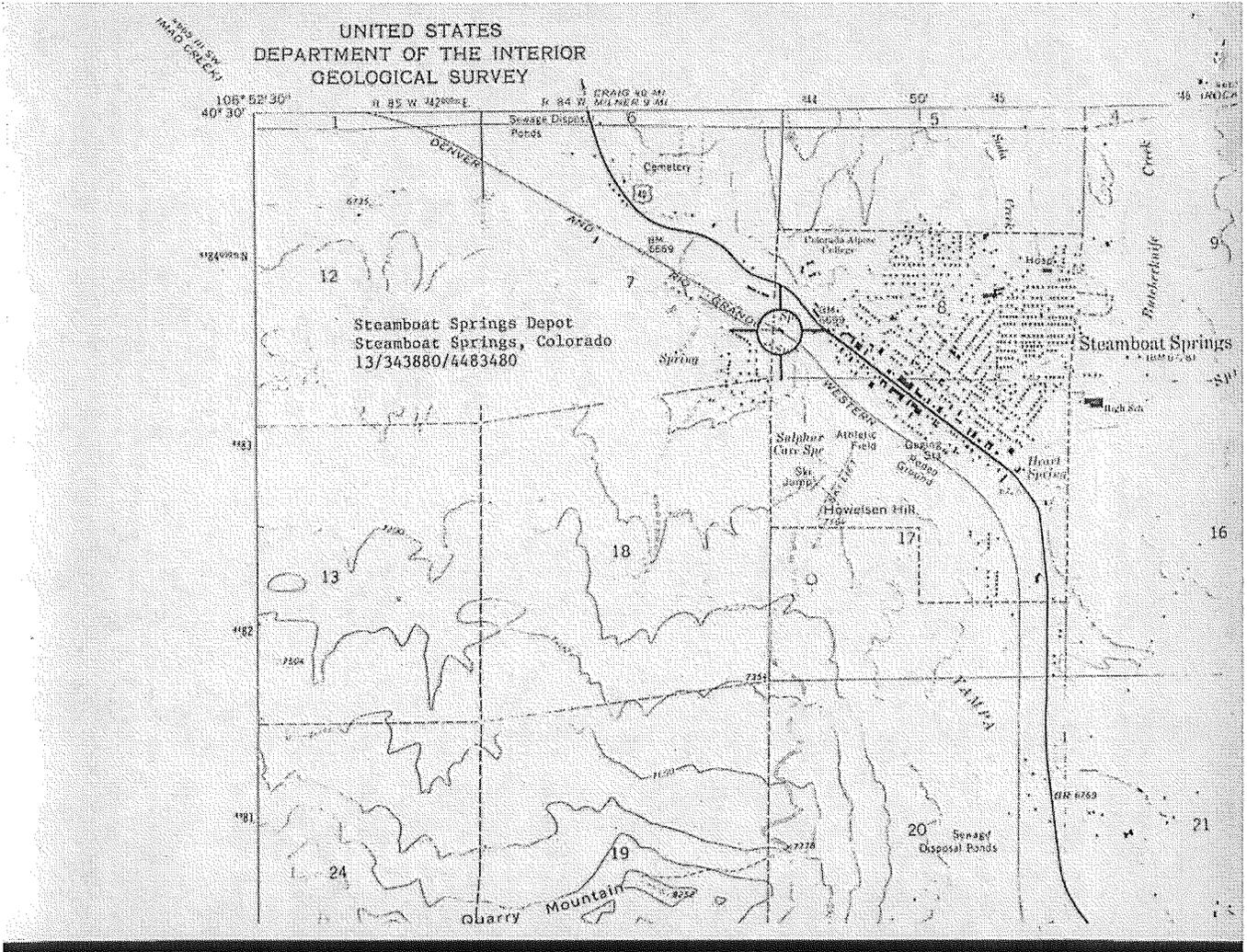
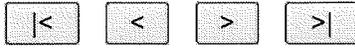
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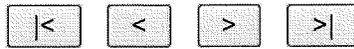
RECEIVED

DATE ENTERED

CONTINUATION SHEET Steamboat Depot ITEM NUMBER 10 PAGE 2

thence northwesterly, on a spiral curve to the left and on tangent, parallel with and 25 feet radially distant from centerline of said Main Track, 290 feet; thence 90° right 43 ft.; thence 90° right, on tangent and on a spiral curve to the right, parallel with and 68 feet radially distant from said centerline, 310 feet; thence southwesterly 45 feet to the point of beginning.





Form No. 10-300a
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET Steamboat Depot ITEM NUMBER 10 PAGE 2

thence northwesterly, on a spiral curve to the left and on tangent, parallel with and 25 feet radially distant from centerline of said Main Track, 290 feet; thence 90° right 43 ft.; thence 90° right, on tangent and on a spiral curve to the right, parallel with and 68 feet radially distant from said centerline, 310 feet; thence southwesterly 45 feet to the point of beginning.



ENTRIES IN THE NATIONAL REGISTER

COLORADO

STATE

Date Entered DEC 20, 1978

Name

Location

* Steamboat Springs Depot

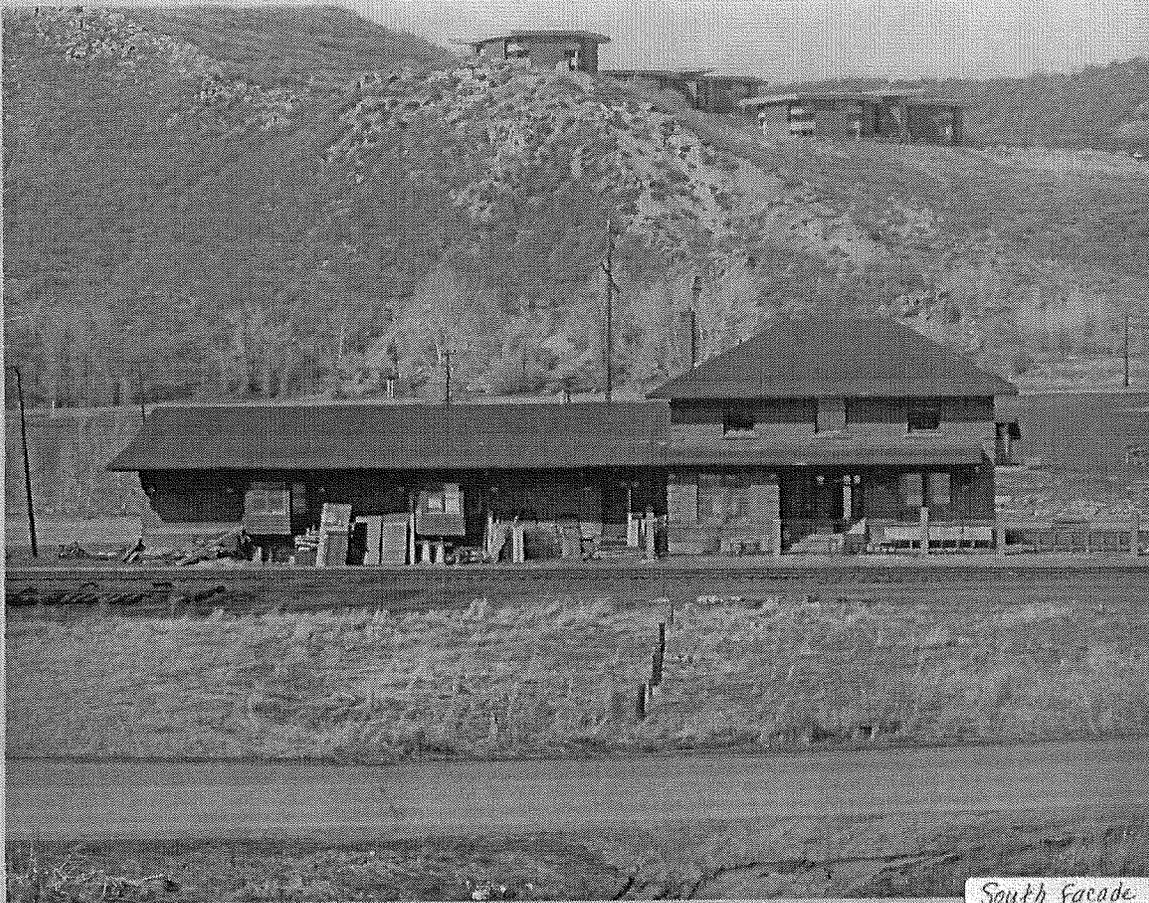
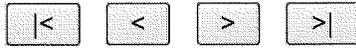
Steamboat Springs
Routt County

Also Notified

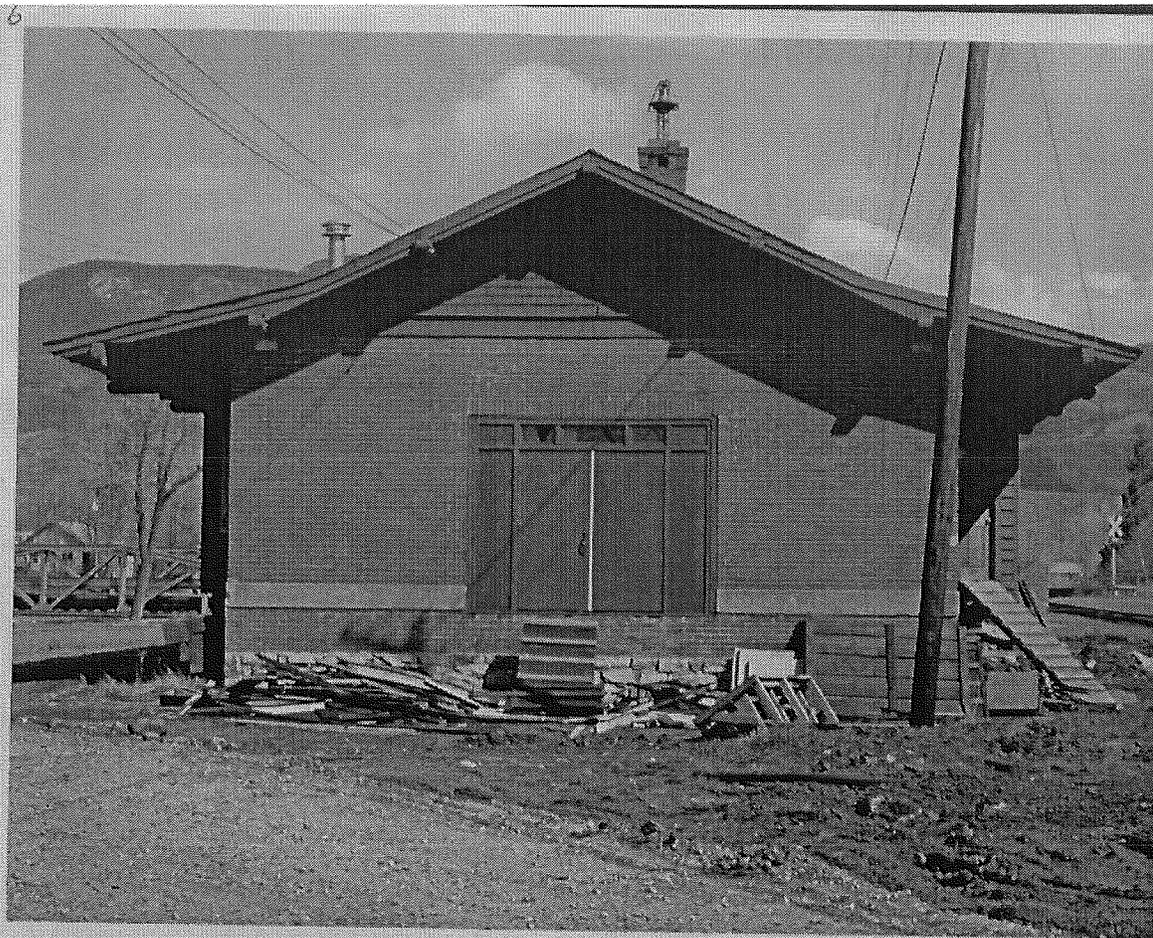
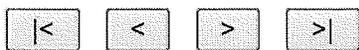
Honorable Gary Hart
Honorable William L. Armstrong
Honorable James P. Johnson

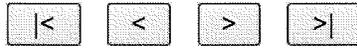
COPY OF CONGRESSIONAL NOTIFICATION

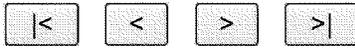
For further information, please call the National Register at (202)343-6401.

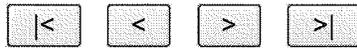


South facade









Looking SE, Perry
Memorial fence.

