

HISTORIC PRESERVATION PLAN 2025

City of
Steamboat Springs 

Building on History, Growing with Vision

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Steamboat Springs Historic Preservation Plan

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Acronyms

ACP – Area Community Plan

CC – Community Canvas

CDC – Community Development Code

City – The City of Steamboat Springs

COPP – Colorado’s 2030 Preservation Plan

DP – Steamboat Springs Downtown Plan

HABS – Historic American Buildings Survey

HPC – Historic Preservation Commission

HPF – Historic Preservation Fund

History Colorado – The State Historical Society

ITS – Interpreting the Standards Bulletins

MAMP – Mountain Area Master Plan

National Register – National Register of Historic Places

NCOD – Neighborhood Conservation Overlay Districts

NEPA – National Environmental Policy Act

NHPA – National Historic Preservation Act

NHL – National Historic Landmarks

NPS – The National Park Service

PWA – Public Works Administration

Plan – Historic Preservation Plan

SHPO – State Historic Preservation Office

SSRHP – Steamboat Springs Register of Historic Places

Standards – The Secretary of the Interior’s Standards for the Treatment of Historic Properties

State Register – Colorado State Register of Historic Properties

TCP – Traditional Cultural Places

TDR – Transfer of Development Rights

TPS – Technical Preservation Services

WPA – Works Progress Administration

Plan Purpose

In 2023, the City of Steamboat Springs (City) commissioned the City's standalone Historic Preservation Plan (Plan) to serve as a long-range planning tool that considers the importance of historic places and integrates them into the City's broader current and long-range planning initiatives. The Plan is designed to facilitate the preservation and enhancement of the distinct community character of Steamboat Springs as the community changes and grows. With an overarching theme of 'Building with History, Growing with Vision', the Plan reflects on outcomes of the City's past preservation efforts, state and national preservation policy and planning goals, and outlines overall community values to help align responsible growth through retention of heritage and culture.

How to Use the Plan

The analysis included in this Plan augments the current historic preservation program by providing goals, recommendations, and strategies to bolster current processes and offer solutions to identified constraints hindering current program progress. The Plan integrates state and national historic preservation strategies such that they support City goals, recommendations, and strategies to enhance economic vitality, identity, sustainability, and quality of life in Steamboat Springs. This Plan is best used as a reference document.

Document Organization

This Plan begins with:

- Community values and benefits of historic preservation
- Summary of historic preservation policy, legal framework, and relevant planning documents
- Existing historic preservation program elements in Steamboat Springs
- Inventory of historic places in Steamboat Springs
- Historic context of Steamboat Springs



Following the background information, this Plan presents identified trends impacting the historic preservation program. Each trend is supported by specific constraints and opportunities. To address trends, constraints, and opportunities, this Plan provides goals and recommendations:

Example Goal: Statements to achieve that will support historic preservation in Steamboat Springs

Example Recommendation: The tool to implement that meets the goal.

Each recommendation is followed by a table of strategies that provide specific tasks or action items to implement the tool:

| Example Strategy | Description |
|-------------------------|---|
| Strategy No. | Specific task or action item to implement the tool A description of what the task or action item is and how it should be implemented. |

An implementation strategy that identifies recommended timeframes, priorities, responsible parties, corresponding plans, and success measures is provided in the Implementation chapter of this report.

Process & Timeline

The nine-month Plan development process involved an in-depth examination of previous historic preservation planning in Steamboat Springs, analysis of existing program elements to determine their efficacy towards the City’s vision of success, and consideration of other City plans, initiatives, and policies. The Plan drafting process included a series of community outreach opportunities with a variety of target audiences to understand which practices were working for the existing program and which provided opportunities for modifications, ultimately informing the recommendations herein.

Through this work, the City aims to foster a sense of ownership, transparency, and inclusivity across the historic preservation program. Public engagement allowed the City to effectively prioritize recommendations and apply an implementation strategy to uniquely improve the historic preservation program in Steamboat Springs. The Plan’s final goals, recommendations and strategies were curated to inform future changes to the City’s preservation program, policies, processes, and overall effectiveness.



**January – February
2025**

**February – May
2025**

May – July 2025

July – October 2025

Research and Trends

- Project Kickoff
- **Community Open House**
- **Stakeholder Sessions**

Recommendations and Implementation

- Summarize Engagement
- Form Recommendations

Draft Plan and Design Guidelines

- Present Draft Recommendations to the Community
- **Community Open House**

Final Plan and Engagement

- **Stakeholder Sessions**
- Adoption and Final Plan and Design



Introduction

Located in northwest Colorado, the City of Steamboat Springs (City) was incorporated in 1900 and lies against the western flank of the Continental Divide of the Rocky Mountains. With a history beginning before time immemorial, being the ancestral lands of distinct bands of the Ute Tribal Nations, and transitioning into an icon of the American west, this genuine and authentic community embraces a western ranching and agricultural heritage that holds strong generations later; a year-round mountain lifestyle; an Olympian tradition spanning nearly a century; abundant outdoor recreational activities centered around the Yampa River; miles of trails and open space, and surrounding mountain ranges; namesake mineral springs; and a passion for taking care of its neighbors through a diversity of community organizations.

Situated in the Yampa Valley, Steamboat Springs is surrounded by vast mountain ranges and peaks including Elk Mountain (Sleeping Giant), Storm Peak (Mount Werner), the Flattops, Emerald Mountain, and the majestic Zirkles. The rich history of Steamboat Springs is not only illustrated through its surrounding natural environment but also through its built environment – the buildings, roads, and landscapes initially altered for agricultural and then recreational purposes that comprise a distinct identity of those who call Steamboat Springs home year-round or visit to enjoy its wonders. Each built feature within the City is akin to a stitch in the tapestry that is the story of Steamboat Springs. As such, each built feature warrants careful management by the City and community as a whole to preserve the city’s unique heritage and the shared identity of those who call Steamboat Springs home and visit the world-renowned destination.

The historic preservation program in Steamboat Springs formally began in 1999 with the passage of local laws leading to the certification of the community as a Certified Local Government to help identify significant places and protect them through formal historic designation.¹ This Plan builds on the past achievements of the local historic preservation program and seeks to use historic preservation as an effective tool to encourage respectful, value-driven growth in Steamboat Springs. The objectives of the Plan are:

- Define historic character and determine what aspects of the city are most important to preserve into the future.
- Facilitate the creation of community-defined preservation goals.
- Co-create and redefine a historic preservation program that serves the needs of the community and works to enhance community character and quality of life.

¹ Refer to the Existing Historic Preservation Program Elements in Steamboat Springs chapter in this Plan on page 19 for further information. Steamboat Springs first designated a historic place in 2006.



- Examine and explore additional/alternative tools that manage historic properties in Steamboat Springs and evaluate their efficacy to fulfill community-defined preservation goals.
- Provide short, mid, and long-term outreach, policy and process recommendations and action items to guide the historic preservation program into the future.
- Celebrate the historic resources of Steamboat Springs in new ways.

Summary of Goals & Recommendations

Public participation, program evaluation, and analysis of program interaction and integration into other City planning goals and objectives revealed that adjustments to the program's strategies and processes are necessary to achieve historic preservation program success in Steamboat Springs. Overarching constraints to the current program include consistent demolition of Eligible Resources, insufficient incentives for listing in the Steamboat Springs Register of Historic Places (SSRHP), lack of integration into other City planning initiatives to address affordable/workforce housing and sustainability, and a modest preservation ethic that adversely impacts a sense of place. The analysis and recommendations found in this Plan reflect the desires of community members for an enhanced preservation program that serves the needs of the community through integration into other City goals and objectives, encouraging reuse and listing of Eligible Resources, and fostering a community sense of stewardship.

From the analysis, five goals were developed. These goals can be found in Goals, Recommendations, & Strategies:

- 1. Amplify the historic character of Steamboat Springs through the identification and protection of significant historic and cultural resources.**
- 2. Prioritize continued use of Eligible Resources and support their listing as Historic Resources and Historic Landmarks on the SSRHP to celebrate and protect important historic places in the community.**
- 3. Leverage historic preservation as an effective tool to address City housing, sustainability, and economic development policies and initiatives.**
- 4. Amend the Community Development Code to provide effective tools and processes that enhance the historic preservation program while protecting private property rights and ensuring transparency.**
- 5. Foster a community-wide sense of stewardship through prioritizing public involvement in preservation activities and weaving historic preservation into existing community and partner-led events.**



To achieve these goals, twelve recommendations were developed to guide the process of implementation.

- 1. Establish a System of Survey and Re-Survey**
- 2. Create Additional Historic Contexts to Document All Cultures**
- 3. Update and Revise the Steamboat Springs Local Historic Preservation Design Guidelines**
- 4. Promote Continued Use of Eligible Resources**
- 5. Increase Listings of Historic Resources and Historic Landmarks on the SSRHP**
- 6. Create Incentives and Dedicated Funding Sources**
- 7. Explore Implementing Neighborhood Conservation Overlay Districts**
- 8. Explore Implementing a Transfer of Development Rights Program**
- 9. Promote Existing Incentives**
- 10. Revise the Community Development Code to Implement Policies and Integrate Historic Preservation Throughout Code**
- 11. Implement the 2025 Education Engagement and Outreach Strategy**
- 12. Pursue a Relationship with Tribes and Descendant Communities**

Every recommendation is accompanied by actionable strategies that provide clear steps to achievement of each goal in the chapter. These can be found in the Goals, Recommendations, & Strategies chapter. The Implementation chapter at the end of this document provides the City's elected officials, the HPC, City staff, organizational stakeholders, and the general public with a transparent action plan to achieve program success.

Historic Preservation as Public Policy

The federal, state, and local levels of government have enacted public policies that work together to protect and manage historic and cultural places. While the federal and state governments have enacted public policies that enable and encourage historic preservation, local level public policies are the mechanisms that provide physical protection for historic and cultural places. A brief overview of relevant federal, state, and local public policies is provided in the following section.

Federal Historic Preservation Policy

Federal regulations encouraging the preservation of historic and cultural resources gained traction in the United States during the twentieth century under the administration of President Theodore Roosevelt, a noted outdoor enthusiast. This started with the Antiquities Act of 1906 (54 U.S.C. § 320301-320303), the National Park Service Organic Act of 1916 (39 Stat. 535, 16 U.S.C. 1), and the Historic Sites Act of 1935 (49 Stat. 666; 16 U.S.C. 461-467), which established laws, regulations related to agencies dedicated to the protection of the natural, cultural, and historic resources in the United States. These pieces of legislation originated due to a growing recognition and concern of the need to protect natural, cultural, and historic resources from demolition.² Sentiments of conservation and preservation mounted during the 1950s and 1960s when rapid and booming development occurred throughout the United States after World War II. The growth the nation experienced during the mid-twentieth century led to the construction of the Interstate Highway System, the introduction of suburban sprawl, and the launch of numerous urban renewal projects that altered the character of the country.³

Under President Lyndon B. Johnson, a special committee was convened in 1965 to study the situation of historic preservation in the United States.⁴ In a report, titled “With Heritage So Rich,” the committee found that the National Park Service’s Historic American Buildings Survey (HABS) program, begun in 1933, surveyed and documented roughly 12,000 buildings and places of historic or architectural significance over its history and, yet, due to the lack of legal protection, half of the identified sites were destroyed or irreparably damaged by the time of the report.⁵ These findings contributed to a push for the federal government to intervene and enact a comprehensive preservation law that addressed processes needed to preserve historic resources and formalized the responsibilities of local, state, and federal governments in regard to the identification, documentation, and preservation of historic

² “National Historic Preservation Act,” National Park Service, last updated December 1, 2022, <https://www.nps.gov/subjects/historicpreservation/national-historic-preservation-act.htm>.

³ National Park Service, “National Historic Preservation Act.”

⁴ National Park Service, “National Historic Preservation Act.”

⁵ National Park Service, “National Historic Preservation Act.”



WHAT ENABLES HISTORIC PRESERVATION?

The legal basis for historic preservation at the local level was solidified in 1978 by the United States Supreme Court in the landmark case *Penn Central Transportation Co. v. City of New York* (438 U.S. 104). Penn Central Transportation Co., owner of Grand Central Station, proposed redevelopment that involved the destruction of the building, designated as a New York City Landmark in 1967, in order to construct a new 55-story office building. In response, the New York City Landmarks Preservation Commission rejected the proposal, but offered to allow a transfer of development rights permitting the owner to sell the air space above the station. Penn Central Transportation Co. considered this unjust compensation and filed a lawsuit against New York City. In the ruling, the Supreme Court recognized historic preservation as a valid public purpose and determined that the designation of the Grand Central Station by the New York City Landmarks Preservation Commission did not constitute a regulatory taking of the property as historic preservation was a legitimate function of a local government.

resources. These efforts culminated with the October 15, 1966 passage of the National Historic Preservation Act (Public Law 89-665, 80 Statute 915).

Federal regulations serve to ensure that developments in the built environment consider the impacts to cultural resources and require measures to be implemented to avoid or mitigate impacts, with exceptions for projects located on private land without any form of public jurisdiction.

National Historic Preservation Act (NHPA)

Passed in 1966, the NHPA serves as the most comprehensive historic preservation legislation at the federal level. The legislation was largely a response to the widespread destruction of historic properties due to the dramatic expansion of the interstate system in the mid-twentieth century. The NHPA established a network of State Historic Preservation Offices (SHPOs) in respective states to assist with establishing a list of properties significant to the history of the nation, work with federal agencies to avoid destruction or negative impacts to those properties, and to administer a program of grants-in-aid to preserve those properties for the future. The legislation also established a list of National Historic Landmarks (NHL) and a criterion for their designation.

Seeking to identify a list of properties significant to the history of the nation, the NHPA established the National Register of Historic Places (National Register) as a national inventory of historic resources. The National Register is maintained by the National Park Service (NPS), an agency housed in the United States Department of the Interior. The NHPA created a defined set of



criteria against which, “districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association,” are evaluated.

The National Register is an honorary designation for a historic resource. Listing in the National Register does not place any additional restrictions upon private property owners, however, the NHPA determines a process for legal protections from projects with a federal nexus that may adversely impact historic properties. This process, referred to as Section 106 Compliance, offers the only form of legal protections for properties listed in the National Register. According to Section 106 of the NHPA (54 § U.S.C. 300101 et seq. and 36 CFR §800), any federally funded or federally permitted work, referred to as an undertaking, that could potentially impact a property listed in, or determined eligible for listing in, the National Register is required to be reviewed by the appropriate federal agency before work commences. This includes identification of historic and cultural properties, including Traditional Cultural Places (TCP). Should it be determined that the proposed work would result in an adverse effect to a historic property, the agency must work with SHPO and other impacted stakeholders to avoid or mitigate adverse impacts.

Secretary of the Interior’s Standards

As the lead preservation agency, the NPS has developed professional standards for the preservation and protection of historic resources. The *Secretary of the Interior’s Standards for the Treatment of Historic Properties* (Standards) addresses four primary treatments for historic properties: preservation, rehabilitation, restoration, and reconstruction. Of the four treatments, rehabilitation is the most commonly used as it is the, “...process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while

CERTIFIED LOCAL GOVERNMENT PROGRAM

In 1980, the federal government amended the NHPA to include the Certified Local Government (CLG) program (54 § U.S.C. 302501 et seq. and 36 CFR § 61). This program is a partnership between the NPS, SHPO, and a municipality permitting these entities to work collaboratively towards goals of identifying, evaluating, preserving, and protecting local historic resources. Under the federal legislation, SHPOs assist in administering the program for participating municipalities within their respective states.

Title 54 U.S.C. specifies requirements of municipalities seeking to become certified as a CLG.

Once certified by the NPS, a CLG becomes an active partner in historic preservation at the state and federal levels. Due to the requirements necessary for certification, CLGs are regarded as having special expertise in historic preservation and are awarded benefits in the form of funding and technical assistance to augment local preservation efforts. CLGs are important stakeholders involved in the Section 106 Compliance process as their special expertise in historic preservation and local involvement is valuable in the mitigation process.



preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.”⁶ There are ten Standards for Rehabilitation that provide direction in making appropriate changes as part of a rehabilitation project:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.⁷

⁶ 36 CFR 67.2.

⁷ Anne E. Grimmer, ed., *The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (Washington, D.C.: U.S. Department of the Interior, National Park Service, Technical Preservation Services, 2017), 76.



These standards promote best practices in stewardship of historic properties to ensure that heritage is upheld for future generations. The standards apply to all proposed pass-through grant projects assisted through the National Historic Preservation Fund and are used by many preservation programs when reviewing alterations to historic properties. Local governments often utilize the standards when reviewing changes to historic properties within their jurisdictions or when crafting community-specific design guidelines.

The Technical Preservation Services (TPS) division of the NPS provides expanded guidance on how to apply the Standards through Interpreting the Standards (ITS) Bulletins, Preservation Briefs, and Preservation Tech Notes. ITS Bulletins explain how the Standards for Rehabilitation are applied to case-specific rehabilitation projects and reference the relevant standards. Preservation Briefs provide information on preserving, rehabilitating, and restoring historic buildings that address common problems historic property owners face when planning work on historic properties. Preservation Tech Notes provide helpful case studies in historic preservation that include practical information on traditional practices and innovative techniques.⁸

Other Federal Regulations

Federal regulations that may be associated or interact with historic preservation and the Section 106 Compliance process include, but are not limited to:

- American Indian Religious Freedom Act of 1978 (Public Law No. 95-341, 42 U.S.C. §1996)
- Native American Graves Protection and Repatriation Act of 1990 (25 U.S.C §§3001 et seq.)
- Clean Water Act, Section 404 (33 U.S.C. §1344)
- Archaeological Resources Protection Act of 1979 (16 U.S.C. §§470aa et seq.)
- Executive Order 13007
- National Environmental Policy Act (NEPA) (42 U.S.C. § 4321 et seq.)
- Department of Transportation Act of 1966, Section 4(f) (Title 49, U.S.C. §303)

⁸ Links to ITS Bulletins, Preservation Briefs, and Tech Notes can be found in Appendix A: Federal & State Resources on page 89.



State of Colorado Historic Preservation Policy

Historical, Prehistorical, and Archaeological Resources, as Amended

The Historical, Prehistorical, and Archaeological Resources provisions (CRS 24-80-401 -411 and CRS 24-80-1301 -1305) govern the management, protection, and treatment of archaeological, historical, and prehistorical resources, including human remains. These statutes give the State of Colorado ownership of all archaeological resources on public lands. The State Historical Society (History Colorado) is appointed to administer these statutes and houses the position of the state archaeologist. These statutes provide protections and procedures for unmarked human graves.

Local Government Land Use Act

The Colorado Land Use Act (CRS 29-20) grants counties and municipalities the authority to plan, develop, and regulate the use of land within their jurisdiction. Importantly, CRS 29-20 protects the rights of private property owners from local government regulations that constitute uncompensated takings.

Colorado Title 54, Article 80

Colorado Title 54, Article 80 (CRS 54-80) focuses on the preservation of state history, archives, and emblems and outlines the responsibilities of various state agencies that are tasked with managing historical records, artifacts, and cultural heritage.

2030 Statewide Preservation Plan

Colorado's 2030 Preservation Plan (COPP) serves as a guide to municipalities, preservation organizations, community groups, and related entities in an effort to preserve Colorado's significant built resources, archaeological sites, cultural heritage, and landscapes. The plan emphasizes how preservation of these places can support related social, housing, economic, and environmental priorities.

The statewide 2030 vision for preservation is:

Preservation serves and inspires Colorado communities by connecting people, places, and stories to honor our shared history, strengthen our collective sense of belonging, and build a more vibrant and resilient future.⁹

⁹ 2030 Colorado Preservation Plan, 36.



The COPP identified five primary resource types that are currently threatened:

- Sites and locations associated with communities that are not currently well represented.
- Cultural landscapes including farming, grazing, ranching, and water-related resources.
- Civil rights struggle sites including Black Civil Rights, disability rights, the Chicano movement, women’s suffrage sites, and LBGTQ+ advocacy.
- Sites and location types that have not been traditionally or formally preserved, such as murals, moradas, landscapes.
- Resources under 50 years of age.¹⁰

The 2030 COPP identifies four goals to guide the preservation of Colorado’s important historic and cultural heritage:



Goal 1: Preserve & Sustain: Steward the state’s historic and cultural resources for the benefit of all communities.

- **Objective A:** Invest in the preservation of places and resources across all of Colorado’s geographic and jurisdictions.
- **Objective B:** Integrate inclusive preservation priorities into local planning, community development, and policy making efforts.
- **Objective C:** Connect historic preservation efforts into existing initiatives that support resiliency planning, sustainability, and environmental conservation.



Goal 2: Include & Recognize: Reinforce a sense of collective belonging by building awareness, recognition, and respect for the people, stories, perspectives, practices, and traditions of Colorado’s shared history.

- **Objective A:** Expand access to preservation and archaeology programs for all Colorado communities.
- **Objective B:** Embrace local knowledge and lived experiences that connect place-based resources with cultural heritage and stories to build collective belonging in our shared history.
- **Objective C:** Reduce barriers and enhance accessibility to support all communities regardless of resources and experiences.

¹⁰ 2030 Colorado Preservation Plan, 61.



Goal 3: Engage & Co-Create: Engage the full spectrum of people, places, and communities across the state of Colorado through effective dialogue, outreach efforts, and new partnerships to increase their participation and access.

- **Objective A:** Deepen relationships with communities to identify and support community-led, -driven, and -beneficial preservation initiatives.
- **Objective B:** Cultivate wide-ranging partnerships to create a broad base of advocates who are able to advance local preservation efforts.
- **Objective C:** Engage property owners and the larger real estate and development community to cultivate a shared understanding of the benefits of historic preservation.



Goal 4: Educate & Train: Enhance the capacity of communities and preservation advocates to advance their own preservation priorities and promote the next generation of preservationists in Colorado.

- **Objective A:** Design and deliver a spectrum of educational opportunities for diverse audiences.
- **Objective B:** Cultivate meaningful and relevant opportunities for youth and adult volunteers to engage in preservation activities and deepen their understanding of our shared past.
- **Objective C:** Prioritize workforce development in order to meet the current and future needs of urgent preservation work.¹¹

¹¹ 2030 Colorado Preservation Plan, 78-93.



Steamboat Springs Historic Preservation Plans & Policies

After becoming a CLG in 1999, Steamboat Springs began historic preservation planning efforts by initiating a series of small surveys in Residential Old Town and Downtown Steamboat Springs, setting the foundation for future planning efforts. In 2004 the City of Steamboat Springs and Routt County jointly adopted the Area Community Plan (ACP) as a comprehensive long-range planning tool to guide the quality of regional growth while retaining important community characteristics. The City and County worked with a wide variety of stakeholder groups and elected officials to determine major planning themes that led to specific chapters with identified policies and goals to formalize actions of recommendation outlined within the final ACP. Historic Preservation became one of twelve major themes and chapters, each of which are outlined as a backdrop to this Plan within the overview of public policy.

The Downtown Plan (2019) and the Mountain Area Master Plan (2022) address historic preservation as an essential element to achieve the goals in each plan. A brief summary of each plan along with goals and strategies relevant to the Historic Preservation Plan are included below. While the City has worked to implement the policies and strategies in the following plans, local partners have facilitated a significant portion of goal progress.

Area Community Plan 2004, Amended 2014

The Area Community Plan (ACP) is a long-range planning tool used by Steamboat Springs to guide growth and development while addressing resultant impacts and strengthening the unique characteristics of the community. In 2004, the ACP included a chapter on historic preservation to effectively guide the local program and help ensure the implementation of appropriate tools to protect important historic places in Steamboat Springs. The historic preservation vision was defined as:

Steamboat Springs is a proactive preservation community with regard to lands, waters, structures, and cultural heritage. We have implemented the appropriate tools to ensure such preservation in perpetuity, inventoried all known properties, and taken necessary steps to compile, preserve, and disseminate information regarding our history.¹²

The following presents the goals and policies listed in the 2004 ACP:

¹² Area Community Plan, 11-1.



Goal HP-1: Our community will prioritize the study and documentation of urban and rural historic properties to prevent the degradation and loss of significant sites, buildings, and structures in Old Town and within the Urban Growth Boundary and planning area.

- **Policy HP-1.1:** Increase the number of properties surveyed.
- **Policy HP-1.2:** More effectively document and recognize unique historic features.¹³



Goal HP-2: Our community will enhance historic preservation education, awareness, and outreach.

- **Policy HP-2.1:** Coordinate planning efforts to enhance preservation education, outreach, and awareness.
- **Policy HP-2.2:** Establish broad and long-term preservation education efforts.
- **Policy HP-2.3:** Target interested stakeholders in the planning of educational, outreach, and awareness efforts.
- **Policy HP-2.4:** Work with and enhance the resources of existing local historical and preservation organizations.
- **Policy HP-2.5:** Publicize community preservation events, issues, and information.
- **Policy HP-2.6:** Use information and assistance provided by state and national preservation agencies and organizations.¹⁴



Goal HP-3: Our community will establish and promote new funding sources and financial incentive programs designed to preserve our cultural heritage.

- **Policy HP-3.1:** Develop effective local sources of preservation funding and financial incentives.
- **Policy HP-3.2:** Continue to assist eligible property owners to obtain local, state, and federal preservation funding and financial incentives.
- **Policy HP-3.3:** Ensure that Routt County becomes a Certified Local Government.¹⁵



Goal HP-4: Our community will evaluate and establish additional programs and approaches to encourage preservation of our cultural heritage and to prevent the loss of historically significant sites, buildings, and structures.

- **Policy HP-4.1:** Consider establishing historic districts in the Old Town area.

¹³ Area Community Plan, 11-3.

¹⁴ Area Community Plan, 11-4 – 11-8.

¹⁵ Area Community Plan, 11-8 – 11-10.



- **Policy HP-4.2:** Consider amending the Community Development Code to strengthen historic preservation efforts.¹⁶

As of the drafting of this plan, the ACP is undergoing updates with planned completion in 2025. Refer to the Community Canvas: Steamboat Springs Community Plan 2025 section to review updated goals and policies.

Downtown Plan, 2019

The Steamboat Springs Downtown Plan (DP), adopted in 2019, provides long-range guidance for future improvements and developments in the Downtown area that are aligned with the priorities and values of the Steamboat Springs community.¹⁷ The DP provides Steamboat Springs with proactive tools to address development proposals, develop policy and guidelines, and determine alignment with community values. It examined four main elements: Land Use and Zoning; Connectivity, Parking, and Mobility; Art, Culture, and Heritage; and Character of the Built Environment. Historic preservation was highlighted in the Downtown Plan as an effective tool to address the Art, Culture, and Heritage and the Character of the Built Environment elements. The relevant Art, Culture, and Heritage aspirational statement, goals, and strategies are:



Aspirational Statement: The art, culture, and heritage of Downtown provides a sense of identity and pride for the local community and attracts visitors. As Downtown continues to develop and change over time, the existing spirit of the arts, culture, and heritage will be preserved and celebrated.

- **ACH1: Preserve and protect the existing historic structures in Downtown.**
 - Strategy ACH1.1 – Strengthen the City’s historic preservation program for Downtown to ensure preservation of historic assets.
 - Strategy ACH1.2 – Update the list of Downtown’s locally designated historic structures, including all National Historic Register and Routt County structures.
 - Strategy ACH1.3 – Create a summary list of state and federal incentives for the maintenance and renovations of contributing structures as an easy reference by property owners. Provide digital access to the summary on the City’s website.
- **ACH2: Strengthen Downtown as a historic district.**

¹⁶ Area Community Plan, 11-11 – 11-14.

¹⁷ Design Workshop, City of Steamboat Springs Downtown Plan, 2019, 3.



- ACH2.1 – Update the 2001 Historic Preservation Guidelines with a holistic approach to preservation, rehabilitation, context-sensitive site design, and redevelopment within the historic district.
- ACH2.2 Strengthen the visual cues of the district through signage and wayfinding, landscape, sidewalks, and site furnishings.¹⁸

The relevant Character of the Built Environment aspirational statement, goals, and strategies are:



Aspirational Statement: Downtown Steamboat Springs will continue to value the existing character of the built environment and historic structures as new context-sensitive development is introduced. The public realm must contribute to Downtown as a Steamboat destination. Physical features, maintenance, and operations should reflect clean, comfortable, and well-designed public spaces to be enjoyed year-round.

- **CB3: Integrate redevelopment to adjacent historic structures through context-sensitive design.**
 - CB3.1 - Update the 2001 Historic Preservation Guidelines with a holistic approach to preservation, rehabilitation, context-sensitive site design, and redevelopment within the historic district.
 - CB3.2 – Evaluate and refine the CDC’s requirement for upper floor building setbacks to ensure design that is sensitive to historic structures.¹⁹

Mountain Area Master Plan 2022

The Mountain Area is an essential component to the vitality of Steamboat Springs, welcoming visitors from all over the world. The Mountain Area Master Plan (MAMP) is a long-range planning tool that guides the policy, growth, and development in the area surrounding the Steamboat Ski Resort and informs future updates to other long-range plans and revisions to the CDC and related municipal codes. The community-driven plan identifies three key elements that support the overarching themes of visitor experience and community sustainability & resiliency: economic vitality, identity, and access and mobility.

Historic preservation is a significant tool that primarily addresses economic vitality and identity elements in the MAMP. The defined economic vitality objectives are listed below:

¹⁸ City of Steamboat Springs Downtown Plan, 36-38.

¹⁹ City of Steamboat Springs Downtown Plan, 42-45.



Economic Vitality Objectives

- **E.1:** Reduce seasonal disparities in economic vitality through diverse, year-round opportunities that attract people to the Mountain Area.
- **E.2:** Improve coordination and focus on economic development and programming efforts for the Mountain Area.
- **E.3:** Promote the redevelopment of underused and vacant parcels, particularly along Ski Time Square Drive.
- **E.4:** Implement strategic capital improvements to incentivize private development.
- **E.5:** Identify long-term funding source(s) for operations and maintenance of public improvements.
- **E.6:** Incorporate sustainability and resiliency principles into Mountain Area development and infrastructure improvements.

Identity Objectives

- **I.1:** Encourage high-quality development but maintain the authentic and diverse character of the Mountain Area.
- **I.2:** Identify and preserve the historic buildings and structures in the Mountain Area.
- **I.3:** Implement a creative placemaking approach to enhance the sense of place and incorporate public art.
- **I.4:** Preserve and enhance the natural environment assets and outdoor recreational opportunities.
- **I.5:** Improve the visitor arrival experience to the Mountain Area and the ski resort base area.

Community Canvas: Steamboat Springs Community Plan 2025

The Community Canvas: Steamboat Springs Community Plan (Community Canvas) serves as the City’s comprehensive plan. The Community Canvas provides the City with long-range plans for development and, importantly, is a resource, “to empower and inspire local elected officials, community residents, non-profit organizations, the business community, and recreation and resort organizations to co-develop, define, and contribute to the shared long-term success of the City of Steamboat Springs.”

The Community Canvas captures the current community values to identify what community members in Steamboat Springs aspire to be and where they envision Steamboat Springs moving forward. Values relative to the historic preservation program are below:



Our Values

Emphasize and Honor Heritage – Steamboat Springs honors and promotes its unique history & heritage as an authentic western community with deep roots in agriculture, arts and culture, and snow sports. The community stewards its diverse types of historic properties and cultural landscapes and fosters a shared sense of history and legacy.

Vibrant Culture – Steamboat Springs is a place that supports arts and creativity in the past and present. Steamboat Springs is a welcoming community for art, culture, creative industries, and makers of all types. Steamboat Springs supports its unique cultural identity found in its historic buildings, landscapes, and community events.

Following the identification of community values, the Community Canvas presents key initiatives to achieve community goals and live out community values. Importantly, each key initiative is accompanied by actionable measures that support community values. Key Initiative 6 applies directly to the historic preservation program:

Key Initiative 6: Architectural Standards and Historic Preservation

This initiative is critical to achieving a core identified goal of this comprehensive plan: emphasizing and honoring heritage. While the city continues to grow, Steamboat Springs honors and promotes its unique history and heritage as an authentic western community with deep roots in agriculture, arts and culture, and snow sports. The community stewards its diverse types of historic properties and cultural landscapes and fosters a shared sense of history and legacy. The city works towards these goals primarily through its historic preservation process and guidelines, in addition to its community design standards.

Actions that support Key Initiative #6:

- Create a local historic district (or alternative) and increase listings of historic resources and landmarks on the Steamboat Springs Register of Historic places.
- Explore a “Neighborhood Overlay Conservation District”
- Create an impact fee for the disposal of historic materials and change the demolition review process to be more onerous for historic properties.

Existing Historic Preservation Program Elements in Steamboat Springs

The current City of Steamboat Springs historic preservation program is multi-faceted and incorporates a variety of elements to steward historic properties. Each element has a role in the program; all elements work together to provide tools that facilitate effective stewardship.

The current historic preservation is enabled by the following:



Current Education, Engagement, and Outreach. Steamboat Springs is proud to conduct current education, engagement, and outreach efforts with its partners Historic Routt County, Main Street Steamboat Springs, The Tread of Pioneers Museum, and Steamboat Creates.



Planning & Community Development Department. Historic preservation in Steamboat Springs is administered by the Historic Preservation Division of the Planning & Community Development Department. The Historic Preservation Division is one of five divisions of the department that are responsible for the management of the community planning needs and future development of Steamboat Springs. These divisions include: Long Range Planning, Development Review, Code Compliance, and Floodplain Management. Each division provides a valuable service to the department, and all divisions work together to provide holistic expertise in their service to the community.



Community Development Code. Article 1 Chapter 111 of the Community Development Code (CDC) establishes the powers and duties of the Historic Preservation Commission and the historic preservation program in Steamboat Springs. It also establishes the regulatory review processes for proposed demolition, alteration or relocation of properties, sites, structures, buildings, signs and objects determined to be either Eligible Resources, Historic Resources, Local Landmarks or Contributing Properties to a local Historic District.

- **Article 1, Chapter 112** of the CDC includes criteria and processes for designating historic properties to the SSRHP and outlines various financial and honorary benefits offered for locally designated properties.



- **Article 5 Chapter 504.E** of the CDC provides standards and guidance for permitting historically designated signs that may vary from traditional sign standards.
- **Article 7 Chapter 718.E** of the CDC provides Alternative Criteria that promote the retention of character defining features for historic structures when seeking to vary zoning standards greater than 20% through the Major Adjustment process.



Historic Preservation Commission. The HPC has the primary responsibility to evaluate and determine the merit of historic resources, landmarks, and districts for designation to the SSRHP, review applications for alterations and demolitions to eligible resources and designated historic resources and maintain other advisory and collaborative duties, including conducting community engagement and outreach as outlined in CDC 111.A. The Commission is composed of seven members (five members voting with two alternates) that meet specified professional qualifications. A quorum, through vote by majority, is required to pass items requiring decision by HPC.



Certified Local Government Designation. Steamboat Springs was certified as a CLG in 1999. The City’s seven-member HPC carries out the duties specified in the CDC. As a CLG, Steamboat Springs is responsible for maintaining a process for the inventory of historic resources within the jurisdiction of the City, ensuring public participation in historic preservation processes, and participating in the National Register nomination process. Importantly, as a CLG, Steamboat Springs is eligible to receive federal pass-through grants through the CO SHPO to fund survey and planning preservation projects.



Historic Preservation Fund. The Historic Preservation Fund, enabled by CDC 112.I.1, is dedicated historic preservation funding that is a part of the Planning and Community Development Department’s budget, within the General Fund. The budget is funded with an annual appropriation from the City’s budget, as determined by City Council, and may include additional grants to the City from other public and private organizations. The fund is currently set aside to complete survey and identification of significant properties, promote the historic preservation of locally designated resources, facilitate the HPC in outreach and education responsibilities, and to purchase or assist the City in the purchase of development rights in appropriate cases. In addition to these, the fund may assist in furthering new program activities such as the jointly supported Legacy Business Program with Main Street Steamboat Springs. The Historic Preservation Fund differs from other dedicated City funds that are operated in an Enterprise Fund, Special Revenue Fund, or Capital Improvement Fund, which operate differently than monies



earmarked within a General Fund, such as the Historic Preservation Fund line-item.



Steamboat Springs Register of Historic Places. This is the City register in which designated historic properties are listed as established by the CDC (112). There are currently 44 properties listed on the local register. To be listed in this register, all historic properties must receive owner consent to undergo a formal review and listing process. Applicants can apply to the City planning department to historically designate their property. The HPC reviews the application at a public hearing and can choose to designate the property. Alterations and demolitions to properties listed in the register are subject to review by City staff and the HPC, and compliance with City staff and HPC decisions is required.



Eligible Resources. Eligible Resources are classified as any property over 50 years of age that meets the eligibility criteria for potential designation as a Historic Resource in the CDC (112.B). Historic preservation staff makes determinations of resource eligibility. Alterations and demolitions to Eligible Resources must undergo a mandatory review process. Depending on compatibility of the project with the Secretary of the Interior’s Standards for Rehabilitation (Standards) and the City’s local Historic Preservation Design Guidelines reviews are completed by staff or staff and the HPC. If the proposed project meets the Standards and Guidelines the review may be completed administratively by staff, if it does not then the project is required to be reviewed at a Public Hearing for Decision by the HPC. Compliance with recommendations for compatibility with the Standards and local Historic Preservation Design Guidelines is voluntary. Eligible Resources account for the majority of properties receiving planning application and building permit reviews.

Eligible Resource OR Historic Resource?

What’s the Difference?

Eligible Resource

- Meets the historic resource eligibility criteria in the CDC.
- Is **not** listed in the SSRHP.
- Alterations and additions undergo a mandatory review by the City and HPC.
- Property owner compliance with reviews is voluntary.

Historic Resource

- Meets the historic resource eligibility criteria in the CDC.
- Is listed in the SSRHP.
- Alterations and additions undergo a mandatory review by the City and HPC.
- Property owner compliance with reviews is required.



Types of Historic Property Designation. There are three different types of historic property designation in the SSRHP, and each type requires owner consent for listing:



- **Historic Resource:** buildings, sites, structures, objects, or signs that have historic, architectural, or geographic significance.
- **Local Landmark:** historic resources that have such unusual or uncommon significance that their removal or alteration would diminish the character and sense of place in the community.
- **Historic District:** a concentration of two or more contributing eligible resources that are historically or aesthetically united.
- **Contributing Property:** a property, site, structure, building, sign or object that makes up a local Historic District, which are historically or aesthetically united to form the local Historic District.



Local Historic Preservation Design Guidelines. Identifies the architectural styles found throughout the City and includes standards and guidelines for modifying important historic places so historic character can be maintained. The City's Guidelines are applied differently than most CLGs given the City has no local historic districts. Typically, a set of local historic design guidelines would provide the basis for physical rehabilitation and property changes within an identified district boundary. However, the City has broad guidelines that pertain to architectural styles found throughout different residential and commercial areas in the City. These Guidelines are mandatory for designated Historic Resources, Historic Landmarks, and contributing properties within potential future local Historic Districts, yet they are voluntary for Eligible Resources.



Existing Surveys. Cultural resource surveys are important tools that capture vital information about the important historic places in Steamboat Springs. The City has conducted surveys on over 550 properties since the beginning of the historic preservation program. Surveys were conducted in small geographic areas of the community, often including only one or two streets at a time within a larger survey area. For this reason, many surveys occurred over a substantial span of years. The survey and inventory of specific properties is a required process for maintaining CLG status and assists in identifying properties that meet criteria for local historic designation. The completed surveys can be found below:



Table 1. List of Completed Historic Resource Surveys in Steamboat Springs.

| Survey | Date |
|---|-------------|
| Property Survey of Downtown Steamboat Springs | 1996 - 2008 |
| Old Town Steamboat Springs Residential Survey | 1996 - 2016 |
| Mount Werner Area Survey | 2022 |



Historic Contexts. Historic contexts are researched studies of topics in history, which capture specific themes. These contexts range in focus, from broader overall histories of the region to specific events or developments in time. They provide context for the development of communities and include related themes to help to explain why and how a community develops. Historic contexts allow for a more accurate and comprehensive foundation for identifying and interpreting a community’s historic and cultural resources, and they are an important tool in historic preservation. Routt County and Steamboat Springs both have existing historic contexts that help the City interpret why historic places are important. Existing subjects, timeframes, and related themes can be found below. Subjects, timeframes, and themes found across the Routt County Historic Context and documented in existing Steamboat Springs surveys will be expanded on in future surveys and contexts:

Table 2. Current Routt County Historic Contexts.

| Subject | Timeframe | Themes |
|-------------|--------------------|---|
| Land Use | Early 1800s – 1945 | <ul style="list-style-type: none"> • Demographics • Land divisions • Natural resources • Transportation • Community planning |
| Mining | 1870s – 1930s | <ul style="list-style-type: none"> • Overall development of mining industry in the Yampa River valley |
| Agriculture | 1875 – 1950 | <ul style="list-style-type: none"> • Settlement patterns • Hay and grain farming • Transportation • Cattle and sheep farming |



Table 3. Current Historic Contexts in Steamboat Springs Surveys.

| Subject | Timeframe | Themes |
|--|---------------|---|
| Residential Development | 1874 – 1950 | <ul style="list-style-type: none">• Settlement and early development• Farming and ranching• Transportation• Recreation and tourism• Architecture |
| Mount Werner and Steamboat Ski Resort Area | 1830s – 1990s | <ul style="list-style-type: none">• Native American occupation• European American settlement• Farming and ranching• Transportation• Ski resort development• Residential and commercial development |

Inventory of Designated Historic Places

Important historic places in Steamboat Springs can be recognized in multiple ways. Properties can be listed in a variety of registers that record and celebrate the history associated with each resource. Registers include: the National Register of Historic Places, Colorado State Register of Historic Properties, Routt County Register of Historic Places, and SSRHP. It is important to note that the National Register of Historic Places, Colorado State Register of Historic Properties, and Routt County Register of Historic Places are purely honorary and have no regulations over alterations or physical protections for historic properties. Listing in the SSRHP is the only way to ensure regulatory oversight in local review for alterations, relocation, and demolition of historic properties are in compliance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties and local Historic Preservation Design Guidelines.

Each historic register is listed below along with known properties designated on each. Many of the listed properties are officially designated across multiple registers, reinforcing the properties significance, whether on a local regulatory register or other honorary register.



National Register of Historic Places

The National Register of Historic Places is the official list of districts, sites, buildings, structures, and objects significant to our nation's history, architecture, archaeology, engineering, and culture. These places contribute to our shared understanding of the historic and cultural foundations of our Nation. The National Register of Historic Places is administered by the National Park Service.

Historic resources that meet one or more of the below criteria are eligible for inclusion in the National Register:

- A. An association with events that have made a significant contribution to the broad patterns of our history; or
- B. An association with the lives of persons significant in our past; or
- C. Embodiment of the distinctive characteristics of a type, period, or method of construction, or a representation of the work of a master, or possession of high artistic values, or are representative of a significant and distinguishable entity whose components may lack individual distinction; or



D. Yielding, or may likely to yield, information important in prehistory or history.²⁰

Cemeteries, birthplaces, graves, religious properties, relocated buildings or structures, reconstructed buildings, commemorative properties, and properties that have achieved significance within the last fifty years are typically ineligible for inclusion, but may qualify if they are integral components of districts or if they meet one of the Criteria Considerations.

Benefits associated with listing in the National Register of Historic Places include:

- Recognition and appreciation of a historic property and its contribution to our shared history.
- Consideration in planning of Federal and Federally assisted projects through the Section 106 process.
- Eligibility to apply for tax credits for restoration, rehabilitation, or preservation of the property through the Federal Historic Tax Credit Program for income-producing properties.

It is important to note that listing a property in the National Register of Historic Places is non-regulatory. It does not apply physical protections to the property, restrict the owner’s use of the property, require public access of the property, or apply any restrictions regarding alterations or demolitions to the property, subject only to applicable City regulations and permitting procedures. A complete list of resources in Steamboat Springs that are listed in the National Register of Historic Places is below:

Table 4. List of Resources listed in the National Register of Historic Places with Corresponding Address and Year Listed.

| Resource | Address/Location | Year Listed |
|------------------------------|------------------------|---|
| Chamber of Commerce Building | 1201 Lincoln Avenue | 2010 |
| Christian Science Building | 641 Oak Street | 2007 |
| Crawford House | 1184 Crawford Avenue | 2005 |
| First National Bank Building | 803/807 Lincoln Avenue | 2001 |
| Four Mile Bridge | County Road 42 | Listed 1985; Demolished 1989; Delisted 1994 |

²⁰ National Park Service, How to Apply the National Register Criteria for Evaluation, (1990, rev. 1997), 2.



| Resource | Address/Location | Year Listed |
|--|---------------------------------|-------------|
| Maxwell/Squire Building | 842 Lincoln Avenue | 1995 |
| Mesa Schoolhouse | 33985 U.S. Highway 40 | 2007 |
| Perry-Mansfield School of Theatre and Dance | 40755 Routt County Road 36 | 1995 |
| Routt County National Bank | 802 Lincoln Avenue | 2002 |
| Steamboat Apartments | 302 11 th Street | 2011 |
| Steamboat Laundry Building | 127-131 11 th Street | 2007 |
| Steamboat Springs Depot | 1000 13 th Street | 1978 |
| Steamboat Springs Downtown Historic District | Lincoln Avenue | 2014 |

Colorado Register of Historic Properties



The Colorado State Register of Historic Properties (State Register) is the formal list of the state’s significant cultural resources that contribute to our shared understanding of the history or prehistory of a community, state, or nation and is administered by the Office of Archeology and Historic Preservation within History Colorado. Listed properties include individual buildings, structures, objects, districts, and archeological sites. Properties that are listed in the National Register of Historic Places are automatically included in the State Register, although properties can be nominated separately to the State Register. Properties that are nominated to the State Register must receive the owner’s consent.

Historic resources that meet one or more of the below criteria are eligible for inclusion in the State Register:

- A: Properties significant for their association or linkage to events.
- B: Properties significant for their association with persons important in the past.



- C: Properties significant as representatives of the manmade expression of culture or technology.
- D: Properties significant for their ability to express community identity or sense of place.
- E: Properties significant for their ability to yield important information about prehistory or history.²¹

Benefits associated with listing in the State Register include:

- Formal recognition of a property’s importance and celebration of its contributions to the state of Colorado.
- Documented information that facilitates local community planning, heritage conservation, and neighborhood revitalization.
- Eligibility to compete for grants from Colorado’s State Historical Fund.
- Eligibility to apply for state tax credits for restoration, rehabilitation, or preservation of the property. Tax credits can be for both income-producing properties and residential properties.

It is important to note that listing a property in the State Register is non-regulatory. It does not apply physical protections to the property, restrict the owner’s use of the property, require public access of the property, or apply any restrictions regarding alterations or demolitions to the property, subject only to applicable City regulations and permitting procedures. A complete list of resources in Steamboat Springs that are listed in the State Register is below:

Table 5. List of Resources listed in the Colorado State Register of Historic Properties with Corresponding Address and Year Listed.

| Resource | Address/Location | Year Listed |
|---|----------------------------|-------------|
| F.M. Light House | 204 Park Avenue | 1994 |
| Howelsen Hill | 845 Howelsen Parkway | 2000 |
| Perry-Mansfield School of Theatre and Dance | 40755 Routt County Road 36 | 1995 |
| Rabbit Ears Motel Sign | 201 Lincoln Avenue | 2006 |

²¹ Office of Archaeology and Historic Preservation, *State Register Bulletin – How to Apply the State Register Nomination Criteria* (Colorado Historical Society: Denver, Colorado, 2005), 11.



Routt County Register of Historic Properties

The Routt County Historic Preservation Board was established in 1993 to review applications for designation to the Routt County Register of Historic Properties. The Routt County Historic Preservation Board reviews applications and makes a recommendation to the Routt County Board of County Commissioners for approval and listing. The majority of the applications for designation were written and submitted by Historic Routt County – the leading nonprofit in Routt County. A historic property must meet at least one of the significance Criteria below in order to be listed on the Routt County Register:

- Criterion A: Its character, interest, or value as part of the development, heritage, or cultural characteristics of Routt County, the State of Colorado, or the United States;
- Criterion B: Its location as a site of a significant historic event;
- Criterion C: Its identification with a person or persons who significantly contributed to the culture and development of Routt County;
- Criterion D: Its exemplification of the cultural, economic, social, or historic heritage of Routt County;
- Criterion E: Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
- Criterion F: Its embodiment of distinguishing characteristics of an architectural type of specimen;
- Criterion G: Its identification as the work of an architect or master builder whose individual work has influenced the development of Routt County;
- Criterion H: Its embodiment of elements of architectural design, detail, materials, and/or craftsmanship that represent a significant architectural innovation;
- Criterion I: Its relationship to other distinctive areas that are eligible for preservation according to a plan passed on an historic, cultural, or architectural motif; and
- Criterion J: Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, a community, or Routt County.

Benefits associated with listing in the Routt County Historic Property Register include:

- Formal recognition and celebration of a property's importance with a bronze plaque to display on the property.



- Community pride and appreciation of the historic and cultural resources of Routt County are enhanced.
- Documented information that facilitates local community planning, heritage conservation, and neighborhood revitalization.
- Eligibility to compete for grants from Colorado’s State Historical Fund.

It is important to note that designation to the Routt County Register of Historic Properties is purely honorary, and listing does not impose any additional regulations upon property owners. It does not apply physical protections to the property, restrict the owner’s use of the property, require public access of the property, or apply any restrictions regarding alterations or demolitions to the property, subject only to applicable City regulations and permitting procedures. A complete list of resources in Steamboat Springs that are listed in the Routt County Register of Historic Properties is below:

Table 6. List of Resources listed in the Routt County Historic Property Register with Corresponding Address and Year Listed.

| Resource | Address/Location | Year Listed |
|------------------------------------|------------------------------|-------------|
| Barrows House | 24 Maple Street | 2005 |
| Bennett House | 701 Princeton Avenue | 2003 |
| Carver House & Power Plant | 927 Oak Street | 1999 |
| Christian Science Society Building | 641 Oak Street | 2001 |
| Craig/Norvell House | 204 Hill Street | 2001 |
| Crawford House | 1184 Crawford Avenue | 1994 |
| DelliQuadri House | 232 Spruce Street | 1999 |
| Fiebing House | 361 Sky Lane | 2000 |
| Fly Gulch School | 39610 & 39620 Amethyst Drive | 2014 |
| Halteman-Lewis House | 410 Pine Street | 2005 |
| Hersom House | 348 6 th Street | 2005 |
| Hogue House | 26185 West US Highway 40 | 1994 |
| Howelsen Hill | 845 Howelsen Parkway | 1997 |



| Resource | Address/Location | Year Listed |
|---------------------------------|---------------------------------|-------------|
| John Rolfe Burroughs District | Lot 1A- 173 Maple Street | 2002 |
| Lithia Springs | 700 Lithia Springs Rd | 1993 |
| Maxwell/Squire Building | 842 Lincoln Avenue | 1994 |
| Mesa Schoolhouse | 33985 U. S. Highway 40 | 1998 |
| Mountain Architecture House | 634 Oak Street | 2003 |
| Peters House | 316 7 th Street | 2004 |
| Pioneer Building | 737 Lincoln Avenue | 1995 |
| Rabbit Ears Motel Sign | 201 Lincoln Avenue | 2003 |
| Ralph Drake House/Photo Express | 743 Oak Street | 2000 |
| Rehder Building | 803-807 Lincoln Avenue | 1999 |
| Remington House | 216 Spruce Street | 2008 |
| Routt County Courthouse | 522 Lincoln Avenue | 2000 |
| Routt County National Bank | 802 Lincoln Avenue | 1999 |
| Saint Paul's Episcopal Church | 846 Oak Street | 2000 |
| Skee Inn Café | 827 Lincoln Avenue | 2005 |
| Soda Creek Building | 127-131 11 th Street | 1999 |
| Steamboat Springs Depot | 1000 13th Street | 1993 |
| Suits-Sus District | 50 Fish Creek Lane | 1998 |
| Utterback House | 4th and Oak Streets | 1997 |



Steamboat Springs Register of Historic Places



The SSRHP includes Historic Landmarks and Historic Resources that meet the significance criteria in the CDC and have undergone the formal listing process through the Planning Department and the HPC. Listing in the SSRHP is regulatory and provides physical protection for the property. Designated resources must go through a formal application and review process for any exterior modification, alteration, or addition to the property beyond routine maintenance.

The eligibility criteria for listing in the SSRHP is found in CDC Section 112.B. The criteria are excerpted below:

a) Historic Importance

The building, site, structure, object, or sign:

- i) Has character, interest, or value as part of the development, heritage, or cultural characteristics of the City, state, or nation; or
- ii) Is the site of an historic event with an effect upon society; or
- iii) Is identified with a person or group of persons who had some influence on society; or
- iv) Exemplifies the cultural, political, economic, social, or historic heritage of the community.

b) Architectural Importance

The building, site, structure, object, or sign:

- i) Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style; or
- ii) Embodies those distinguishing characteristics of an architectural-type specimen; or
- iii) 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.

DID YOU KNOW?

Of the **44** properties listed in the SSRHP, only **17** are under private ownership. This means only 17 private property owners and the City are required to follow historic preservation standards and guidelines.



c) Geographic Importance

The building, site, structure, object, or sign:

- i) 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 a historic, cultural, or architectural motif; or
- ii) Due to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood, community, or City.

d) Sign Integrity

The sign:

- i) Shall have been established in the current location and configuration for at least 25 years; and
- ii) Has not been significantly modified or altered over time; and
- iii) Because of its historic contribution to the community, it has a value that is greater than the negative impacts of any nonconformities.

The following benefits are offered to property owners who list their properties in the SSRHP:

- State and Federal tax credits including up to a 20% federal tax credit for income-producing properties, a 35% state tax credit for owner-occupied residences, and a 35% state tax credit for income-producing properties.
- State Historical Fund grants up to \$250,000 for National Register nominations and for physical restoration work to both the exterior and interior of your property.
- Technical support from the state and national preservation offices.
- Trainings and networking in preservation related areas.
- Rebate of local sales tax and use tax on any materials purchased within Steamboat Springs for physical work on your property (CDC 112.12.b)

WHAT'S THE DIFFERENCE?

National Register of Historic Places

- Changes to the property are **not** regulated.

Colorado Register of Historic Properties

- Changes to the property are **not** regulated.

Routt County Register of Historic Properties

- Changes to the property are **not** regulated.

Steamboat Springs Register of Historic Places

- Changes to the property **are** regulated



- A development application fee waiver for restoration or rehabilitation work that is consistent with the local Historic Preservation Design Guidelines and Secretary of the Interior Standards (CDC 702.K)
- Intangible and non-financial benefits associated with historically honoring the importance of your property.

A complete list of resources listed in the SSRHP is found below:

Table 7. Historic Landmarks listed in the SSRHP.

| Historic Landmark | Address/Location |
|----------------------------------|---|
| Christian Science Society Church | 641 Oak Street |
| First National Bank Building | 803/807 Lincoln Avenue |
| Howelsen Hill | 845 Howelsen Parkway |
| Lithia Springs | 700 Lithia Springs Road |
| Rabbit Ears Motel Sign | 201 Lincoln Avenue |
| Steamboat Springs Depot | 1000 13 th Street |
| Yock Barn | 1620 Pine Grove Road |
| Black Sulphur Spring | ALONG YAMPA RIVER BETW HOWELSEN & TOWN (CONSERVATION EASEMENT #688237) |
| Iron Spring | BLK 2, SPRINGS ADD TO SS, 2.42AC |
| Sweetwater and Lake Springs | BLK 3, SPRINGS ADD TO SS, WEST LINCOLN PK, 5.44AC |
| Narcissus Spring | ALONG YAMPA RIVER BETW HOWELSEN & TOWN (CONSERVATION EASEMENT #688237) |
| Terrance Spring | ALONG YAMPA RIVER BETW HOWELSEN & TOWN (CONSERVATION EASEMENT #688237) |
| Soda Spring | BLK 3, SPRINGS ADD TO SS, WEST LINCOLN PK, 5.44AC |



| Historic Landmark | Address/Location |
|-------------------------|--|
| Sulphur Cave and Spring | HOWELSEN HILL PARCEL LOCATED IN PT OF THE SW4SW4SW4 OF SEC 8, SW'LY OF RR (7A), PT OF SW4NE4 SEC 17, SW'LY OF RR LESS TRS (16A), & PT OF NW4 SEC 17 SW'LY OF RR LESS TRS (127A) 150A TOTAL |
| Sulphur Spring | BLK 3, SPRINGS ADD TO SS, WEST LINCOLN PK, 5.44AC |

Table 8. Historic Resources listed in the SSRHP.

| Historic Resource | Address |
|---|----------------------------|
| Bourguin House | 634 Oak Street |
| Campbell-Zimmerman House | 800 Oak Street |
| Carver House & Power Plant | 927 Oak Street |
| Chamber of Commerce Building | 1201 Lincoln Avenue |
| Christian Science Society Building | 641 Oak Street |
| City Park | 1305 Lincoln Avenue |
| Cloverdale House | 207 9 th Street |
| Drake-Atha House (former PhotoExpress Building) | 743 Oak Street |
| First National Bank Building | 803/807 Lincoln Avenue |
| Greene-Wagner Residence | 1155 Manitou Avenue |
| Howelsen Hill | 845 Howelsen Parkway |
| Ira Stuckey House | 535 7 th Street |
| Light Residence/Nolte Residence | 351 8 th Street |



| Historic Resource | Address |
|---|--|
| Lithia Springs | 700 Lithia Springs Road |
| Luekens House | 345 6 th Street |
| Model Shoe Shop/Hugus Building | 908 Lincoln Avenue |
| Morning/Willett House | 443 Oak Street |
| Rabbit Ears Motel Sign | 201 Lincoln Avenue |
| Remington House | 216 Spruce Street |
| Safeway Building | 744 Lincoln Avenue |
| Savage House | 270 River Road |
| Schubring-Cruse VFW Post #4264 Building (The Veterans Center) | 942 Lincoln Avenue |
| Seymour-Utterback House | 801 Oak Street |
| Steamboat Springs Depot | 1000 13 th Street |
| The Chief Theater | 811-815 Lincoln Avenue |
| Werner House | 844 Aspen Street |
| Yampa Valley College | 813 Pine Street/251 8 th Street |
| Yock Barn | 1620 Pine Grove Road |
| YVEA | 32 10 th Street |

History of Steamboat Springs

Ute Origin Through Sinauf to Displacement Period (Before Time -1881)

Prior to the movement of Euro-American settlers through northwestern Colorado, the Yampa Valley and river system was the ancestral land of the White River Ute (Yamparika or Yampa) and the Grand River Ute (Parianuche), which together make up one of seven distinct bands of what is currently recognized as the Ute Nation of Indians across the Western United States.²² The Ute operated in bands, or families, associated with Tribal Ute hierarchies.²³ By 1660, a decade prior to Ute acquisition of the horse from the Spanish, these seven bands held well-defined territory across the Western United States. The seven bands overtime have created alliances through individual traditions and circumstances that changed territory and further grouped their seven distinct bands into three Ute Tribes that currently make up the Ute Indian Nation. These bands and corresponding tribes are the Weenuche band of the Ute Mountain Ute; the Uncompahgre band, the Green River band, and the Yampa band (comprised of both the White River and Yamparika band) of the Northern Ute, and; the Mouache and Caputa bands of the Southern Ute.²⁴

These Ute bands inhabited a large swatch of the southern Rocky Mountains and Great Basin, including a large majority of western Colorado, eastern Utah, southern Wyoming, a portion of eastern Nevada, and northern New Mexico and Arizona.²⁵ Historically, the Ute were migratory people. From early spring and into the late fall, the larger bands would split into smaller family groups and established mobile hunting and gathering camps to collect food and supplies. During the winter, the smaller bands would leave for low elevations, where they would gather together in larger bands for defense, shelter, and to socialize through storytelling and religious events.²⁶ Most abundant in the Yampa Valley were the Ute Mountain Ute and Northern Ute, which represent bands, or families, of the Ute Nation that originally inhabited most of what is now Utah, western Colorado, southern Wyoming, and northern Arizona and New Mexico. The seven predominant Ute bands making up the Ute Mountain Ute, Northern Ute, and Southern Ute of

²² Steven Mehls, *The Valley of Opportunity: A History of West-Central Colorado*. (Bureau of Land Management, 1982), chap. 1, https://www.nps.gov/parkhistory/online_books/blm/cultresser/co/12/chap1.htm.

²³ "Early Peoples: The Utes," Utah American Indian Digital Archive, copyright 2008, <https://utahindians.org/archives/ute/earlyPeoples.html>.

²⁴ "Chronology of the Ute Tribe," Ute Mountain Ute Tribe, accessed May 27, 2025, <https://www.utemountainutetribe.com/chronology.html>; "Ute Mountain Ute Tribe-The People," Ute Mountain Ute Tribe, accessed May 27, 2025, <https://www.utemountainutetribe.com/index.html>.

²⁵ "History: The Northern Utes," accessed May 27, 2025, <https://utahindians.org/archives/ute/history.html>.

²⁶ Joel C. Janetski, "Cultural Summary: Ute." HRAF, accessed August 26, 2025, <https://ehrafworldcultures.yale.edu/document?id=nt19-000>.



NORTHERN UTE CREATION STORY

Along with his brothers, Coyote and Wolf, Sinauf kept the world in balance. In preparation for a long journey, Sinauf made a magical bag that he filled with sticks. All the sticks were different, and when placed in the bag they became people. . . When Sinauf was ready to begin his journey to the high mountain Una-u-quich, he threw the magic bag over his shoulder. As he walked, the people in the bag began jumping out of the hole in small groups, forming families, bands, and tribes. When Sinauf reached the high mountain, he noticed the hole in the bag and how light it had become...

the Ute Indian Nation share commonalities in language and creation. All bands share the common Ute language, which is rooted in Shoshonean, an Uto-Aztecan linguistic derivative.²⁷ While they share a distinctive language, each band of Ute has a distinctive dialect. Differences in dialect can be recognized in slight differences in spelling and pronunciation of common words and terminology. Similar to the sharing of the Ute language, each Ute band shares a very similar creation story.²⁸

Differences in their dialectical languages is easily recognized in the Ute creation story. Specifically, the bands associated with the Southern Ute reference their creator god as Sinaway, whereas the Ute Mountain Ute and Northern Ute reference their creator god as Sinauf.²⁹ Southern Ute tradition, from the Mouache and Caputa bands, suggests that, “the Ute people were brought here from the south in a magic sack carried by Sinaway, a god who was half wolf and half man. Anthropologists argue that the Utes began using the northern Colorado Plateau between one and two thousand years ago.”³⁰ Steamboat Springs, Routt County, and Medicine Bow National Forest are situated within, or in close distance to this plateau. According to oral histories, bands of Utes originated from and arrived in particular locations from Sinaway/Sinauf, their god who is half man, half wolf. While Ute Mountain Ute, Southern Ute and Northern Ute oral histories share a similar creation story. The Ute origin story illustrates the relationship the Utes have with their homeland and other tribal peoples.³¹

²⁷ “Ute Mountain Ute Tribe-The People.”

²⁸ “Early Peoples: The Utes.”

²⁹ “Ute People,” accessed May 27, 2025, <https://utetribe.com/about/>; “Southern Ute Indian Tribe-Ute Creation Story,” accessed May 27, 2025, <https://www.southernute-nsn.gov/history/ute-creation-story/>.

³⁰ “History: The Northern Utes.”

³¹ “Early Peoples: The Utes.”



Despite the differing oral traditions, the Ute bands shared many cultural traditions:

Historically, the Ute people lived in several family groups, or bands and each of these bands was independent, but the Ute people were bound by a common language, close trade relationships, intermarriage, temporary military alliances, and important social and religious events. The major event for the Utes was, and still is, the Bear Dance, an annual gathering to celebrate the coming of spring. The Ute people ranged over a wide but well known area to engage in a sophisticated gathering and hunting economy. They gathered seeds, berries, and roots, and hunted deer, rabbits, birds, and fish. Long before white settlers arrived in Utah, many of the Utes raised corn, beans, pumpkins, squashes, and potatoes.³²



Photograph 1. Native American (Ute) men sit and play the morache (rasp) instrument, probably in western Colorado (1900-1920) (Thomas Michael McKee, Denver Public Library Special Collections, Z-1468).

Closely associated with the Ute's connection to the Yampa Valley is not just the abundance of wildlife but the abundance of mineral springs. The current accounts of Ute descendants confirm the cultural belief systems, practices, and values of both their past and living community places on the mineral springs. The Ute believe the mineral waters to be the blood of Mother Earth and to contain healing properties. Approximately 500--600 Utes used to arrive in Steamboat Springs for the summer season. Upon arrival, the elders would soak in the springs, as they believed the springs to have medicinal properties. They 'wore' the minerals on their skin. According to Roland McCook, in his oral history recorded at the Tread of Pioneers Museum, the Utes would bathe horses in the

³² "History: The Northern Utes."



mineral springs prior to hunts or battle with other tribes as a way of blessing the horses and imbuing them with stamina and surefootedness. After battle, the hot springs were visited to rejuvenate strength and spirit. Ute elders would soak in the hot springs and sulphur springs to heal their bodies.³³

In the sixteenth century, the Spanish were entering Ute territory from the south. This began a series of events that would lead to the Ute losing most of their territory to European and American explorers and settlers.³⁴ Fur trappers and prospectors were entering the White River Ute's territory in the Yampa Valley by the 1850s.³⁵

While displacement of the Ute can be traced back to the 16th century following European Spanish contact, a series of agreements and treaties made between Ute Chiefs, representing many bands or families of Utes, and the U.S. Government occurred between the late 1840s and 1890s that permanently displaced each band of Ute from their homeland. The treaties outlined below are not fully inclusive but mark important shifts in each band's territory holdings and further defined individuality in cultural practices.

The year 1849 marked a shift in formal treaty negotiations with the United States when the First treaty between Utes and the United States, the Treaty of Abiquiú, was signed. The treaty was intended to build peaceful relations between indigenous Utes and the United States government but resulted in consequences that placed stringent controls on Ute presence over their Indigenous homelands.

In 1863, Chief Ouray of the Uncompahgre band (former Tabeguache band) led agreements with the U.S. Government leading to the Treaty of Conejos. These agreements further reduced Ute territory holdings, for all seven bands of Ute. While Chief Ouray was directly associated with the Uncompahgre band of the Utes, he is largely responsible for leading negotiations with the U.S. government that affected way of life, access to rights of assets on homelands, and placements on homelands, for all seven Ute bands³⁶. Specifically, the Treaty of Conejos, was made between the Tabeguache band of Utah Indians (Uncompahgre) and documented their supremacy and right to lands across the Western U.S. above all other Ute Indians. The treaty framed land-reduction as a benefit to the Uncompahgre Ute in a manner that mislead their band, and all other Ute bands, to believe the reduction of physical land continued their claim to certain mineral, hunting, and water rights. It may be due to these singular actions

³³ Dagny McKinley, *The Springs of Steamboat: Healing Waters, Mysterious Caves and Sparkling Soda*, (Charleston, SC: The History Press, 2013).

³⁴ "Culture Summary: Ute."

³⁵ Noré V Winter, et. al., "Historic Preservation Design Guidelines, City of Steamboat Springs, Colorado," (Boulder, CO: Winter & Company, November 2001), 10.

³⁶ "Buffalo Soldiers: Legend and Legacy," accessed May 27, 2025, <https://nmaahc.si.edu/explore/stories/buffalo-soldiers>.



of the Uncompahgre Ute and misleading outcomes of the treaty that the bands associated with the Northern Ute and Ute Mountain Ute do not formally recognize the Treaty of Conejos.³⁷

A third treaty signed in 1868, commonly referred to as the Kit Carson Treaty, aimed to consolidate White River, Uncompahgre, and Southern Ute presence through the creation of a reservation in approximately one-third of western Colorado, with a significant upper portion being located in northwestern Colorado. The treaty was initiated by the U.S. Government following livestock being reported as stolen by Ute Indians from new settlers and was signed by Chief Ouray (Uncompahgre) and Nicaagat (a sub-chief and Ute warrior also known as Captain Jack). The treaty was signed by 47 Utes in total. For many Ute, this treaty is also not formally recognized as the Ute continued to defend their homeland and rights to the land outside of a new defined boundary.³⁸

A major shift in the appropriation of land from the Ute peoples to Euro-American white settlers, from the Western United States, occurred in 1874 with the signing of the Brunot Agreement. Negotiations leading to the agreement began in 1873, with Chiefs and representatives from the Tabeguache (Uncompahgre), Mouache, Caputa, Weenuche, Yampa, Grand River and Uintah bands of Ute Indians participating in formal signing of the agreement. These Utes were led to believe that four million acres of land, not subject to mining, would remain under their respective ownership, and that mining rights would be consolidated and relinquished to about one-fourth of the area concentrated around the southern Colorado San Juan Mountains.³⁹ The Mouache and Caputa bands (Southern Ute) and the Weenuche band (Ute Mountain Ute) continued occupation of the smaller portion of land, located within the San Juan Mountain area, reduced to one-fourth of the four-million-acre holdings.⁴⁰

In northwestern Colorado, in 1878, Nathan Meeker was named Ute Agent at White River with the sole purpose of instilling Euro-American agricultural practices on the Ute people within their reservation lands. These practices aimed to reverse Ute reliance on their horses and nomadic living off the land. One year following, in September of 1879, the Meeker Incident occurred when Major Thornburgh, at the request of Meeker, made passage into Ute territory, breaking their agreement. Thornburgh and 13 men were killed which resulted in state-wide efforts to remove Ute presence from the homelands across Colorado.⁴¹ In 1880, the Ute

³⁷ "Treaty with the Utah-Tabeguache Band, 1863," accessed May 27, 2025, <https://treaties.okstate.edu/treaties/treaty-with-the-utah-tabeguache-band-1863-0856>.

³⁸ "Buffalo Soldiers: Legend and Legacy."

³⁹ Jonathan C. Horn, "Brunot Agreement," ColoradoEncyclopedia.org, accessed August 27, 2025, <https://coloradoencyclopedia.org/article/brunot-agreement>.

⁴⁰ "Chronology of the Ute Tribe."

⁴¹ "Meeker Incident," ColoradoEncyclopedia.org, accessed August 27, 2025, <https://coloradoencyclopedia.org/article/meeker-incident>.



Agreement was signed resulting in a final Ute Removal Act of 1881 to permanently relocated Ute from their respective homelands and forced relocation across two distinct reservations. The Uintah and Ouray Reservation, where the Northern Ute were forcibly relocated, dates to informal establishment in 1858 and is located in southeastern Utah. In southern Colorado, the Southern Ute Reservation, which was formally established in 1868 following the Kit Carson Treaty, forcibly welcomed the permanent relocation of the Mouache, Caputa and Weenuche band of Ute. The Southern Ute Reservation partially encompassed the small strip of land within the San Juan Mountains that was held in continuance by these three bands following the relinquishing of the remainder of Ute land from the Brunot Agreement.

In 1895, cultural belief systems of the Mouache, Caputa and Weenuche further divided the location of their bands. The Hunter Act of 1895 opened the portion of Ute land within the San Juan Mountain area to non-Ute homesteading. Chief Ignacio of the Weenuche sought to ensure that this land could not be purchased by fee for individual ownership, by Ute or non-Ute. He believed the land should only be owned in commonality by the Tribe. This decision led to the Weenuche band of the Ute Mountain Ute moving westward and settling in the town of what is currently Towaoc.⁴² While the establishment of the Ute Mountain Ute Reservation can be traced to displacement activities in 1868, the Weenuche did not establish a formal council and government until after the Indian Reorganization Act of 1934. It is in this year that the Weenuche band of Ute formally became the Ute Mountain Ute Tribe.⁴³

All seven bands of Ute organized under the three distinct Tribes would not see reparations for the loss of their land and a variety of rights associated with land use and ownership for almost five decades after the Indian Reorganization Act of 1934. While hunting and fishing rights have partially been restored through reparation agreements of the 1970s and water rights partially restored through similar acts of the 1990s, the U.S. Government has yet to fully acknowledge Indigenous Ute homelands and associated rights for each band of the Ute Indian Nation.

Steamboat Springs understands that Ute history is infinitely rich and that the above context does not provide a full re-telling. The City welcomes a continued dialogue to improve a shared understanding and documentation of the history of the Ute.

⁴² "Dawes Act," ColoradoEncyclopedia.org, accessed August 27, 2025, <https://coloradoencyclopedia.org/article/dawes-act-general-allotment-act>.

⁴³ "Ute Mountain Ute Tribe-Tribal Government," Ute Mountain Ute Tribe, accessed May 27, 2025, <https://www.utemountainutetribe.com/index.html>.



Mineral Springs and Euro-American Settlement, an Early Mountain Destination (Mid-1800s-1882)



While the nearby fur trade and silver and gold mining helped to develop the Yampa Valley and Routt County, these industries did not dominate the economy of Steamboat Springs, unlike other mountain towns.⁴⁴ Instead, the land that would eventually become the center of Steamboat Springs was first settled by James Harvey Crawford, a former Union soldier from Missouri who was drawn to Colorado following the end of the Civil War.⁴⁵ After arriving in Colorado in 1873, Crawford and his family began a slow journey into the mountains, first establishing a house in Hot Sulphur Springs.⁴⁶ In 1874, Crawford explored the Yampa Valley, and it was then that he first observed the natural springs in the area and staked a homestead claim.⁴⁷ Steamboat Springs provided a livable place to settle due to its abundant natural resources and because it was nestled within the Yampa Valley, which provided some protection from the harsher elements of the mountain environment.

Photograph 2. Two boys sit on the edge of a wooden pier over the Lithia Springs at Steamboat Springs, Routt County, Colorado (1900-1915) (Out West Photo Shop, Denver Public Library Special Collections, X-13695).

⁴⁴ Winter, et. al., “Historic Preservation Design Guidelines, City of Steamboat Springs, Colorado,” 10-11.

⁴⁵ Laureen Schaffer and Jim Crawford, *Crawford House, National Register Determination of Eligibility*, (Steamboat Springs, CO: The City of Steamboat Springs for Thread of Pioneers Museum, February 2005), 5.

⁴⁶ Schaffer and Crawford, *Crawford House, National Register Determination of Eligibility*, 5.

⁴⁷ Schaffer and Crawford, 5-6.



The mineral springs located in and around Crawford’s new homestead had been used by the Ute people for millennia. The Ute would pilgrimage to the springs, which were sacred spaces to the Ute, in the spring and summer.⁴⁸ In 1839, a private expedition lead by Thomas Jefferson Farnham arrived in the valley, who then went on to publish his diary in 1843.⁴⁹ In the diary, Farnham described the natural setting and resources of the area, including the existence of a sulfur cave and the mineral springs.⁵⁰ Later expeditions would continue this promotion of the natural beauty of the Yampa River Valley, and it was from these publications that Crawford became aware of a mineral spring that sounded similar to a steamboat.⁵¹ During Crawford’s early years in the valley, the Ute would continue to visit and use the springs.⁵² In time, Crawford built a bathhouse over one of the area’s many natural springs, leading to increased visitation by fur trappers and miners seeking to use his “Bath Springs.”⁵³ This was one of the earliest occurrences of visitors and locals visiting the area to specifically partake in enjoying the natural resources of the valley. People began to use other springs as well, such as making “lemonade” out of water from Soda Spring and medicine out of water from Lithia Spring.⁵⁴ This, along with Crawford’s use of the mineral



Photograph 3. Saddle Rock Restaurant, Milner & Metcalf General Merchandising, and J.W. Hugus & Co. buildings, c. 1885-1895 (Denver Public Library Special Collections).

⁴⁸ Laureen Schaffer and Alexis Eiland, *Steamboat Springs Downtown Historic District, National Register Determination of Eligibility*, (Steamboat Springs, CO: The City of Steamboat Springs, October 2012), 39.

⁴⁹ Ron Sladek, *Mount Werner Area Historic Context*, (Fort Collins, CO: Tatanka Historical Associates, Inc., June 2022), 5.

⁵⁰ Ron Sladek, *Mount Werner Area Historic Context*, 5.

⁵¹ Schaffer and Eiland, *Steamboat Springs Downtown Historic District, National Register Determination of Eligibility*, 40.

⁵² Schaffer and Eiland, 40.

⁵³ Winter, et. al., “Historic Preservation Design Guidelines,” 10-11.

⁵⁴ “The Springs of Steamboat: Healing Waters, Sparkling Soda & Mysterious Caves,” Tread of Pioneers Museum, past exhibit June 2020-June 2022, <https://www.treadofpioneers.org/current-exhibits/all+exhibits/the-springs-of-steamboat-healing-waters-sparkling-soda--mysterious-caves>.

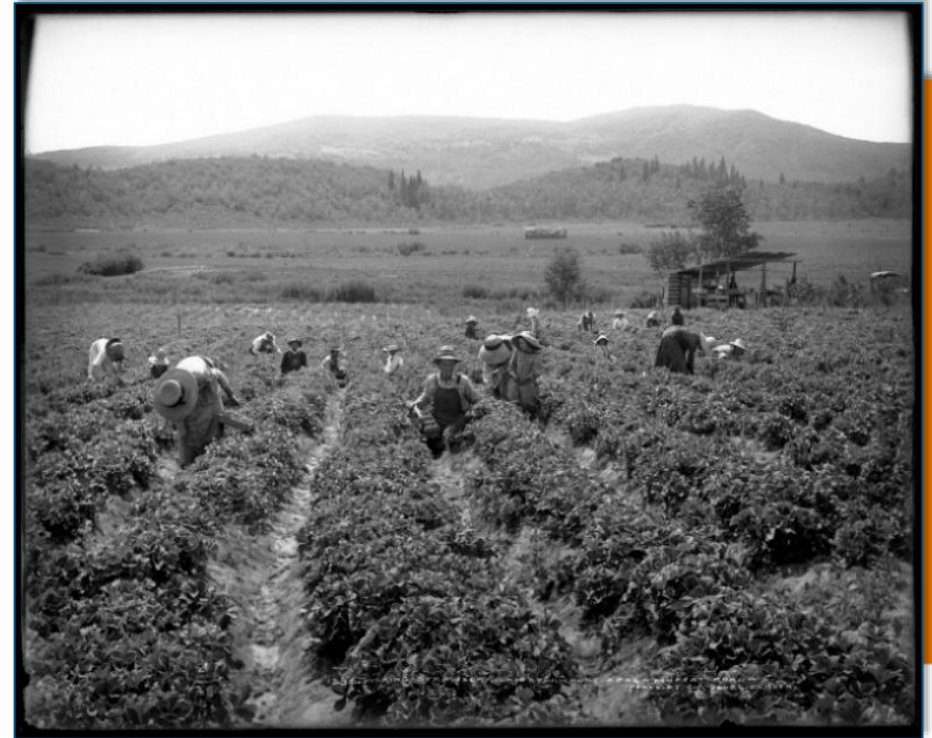


springs as baths, were an early form of business for the small community. It led to the subsequent development of other mineral springs, which featured new buildings and structures like piers. This growth became a precursor for the recreational economy that Steamboat Springs would become known for.⁵⁵

The next decade saw the area slowly grow as new settlers staked their own claims to the land. Crawford's cabin remained the center of the settlement, at various times becoming the area's post office, school, church, library, and newspaper.⁵⁶

The Growth of Steamboat Springs and the Rise of Industry (1883-1920)

Initially, European American settlers were drawn to Steamboat Springs due its springs, but also because of its cattle-raising, ranching, and agricultural opportunities.⁵⁷ Cattle were first introduced in Routt County in 1849 as a result of cattle drives that transported stock from Texas to Wyoming. Colorado served as prime summer stop for cattle drives as it became a major center for the open range method of grazing. Cattle were commonplace in Yampa Valley by 1860.⁵⁸ These operations supported both the construction of ranches and a system of open grazing.⁵⁹ Eventually, this approach lead to the creation of new agricultural production. Early agriculture in the Yampa River Valley had largely consisted of subsistence growth to feed the small communities



Photograph 4. View of large strawberry field with numerous men, women and children picking strawberries, Steamboat Springs, Colorado (1908-1915) (Louis Charles McClure, Denver Public Library Special Collections, MCC-1335).

⁵⁵ "The Springs of Steamboat: Healing Waters, Sparkling Soda & Mysterious Caves," Tread of Pioneers Museum.

⁵⁶ Schaffer and Crawford, 6.

⁵⁷ Winter, et. al., "Historic Preservation Design Guidelines," 11.

⁵⁸ Noré V Winter, Molly Miller Winter, Marty Alexandroff, and Betsy Shears, *Historic Context of Routt County*, (Boulder, CO: Winter & Company, January 1994), 5-1.

⁵⁹ Laureen Lafferty Schaffer, *Agricultural Context of Routt County*, (Denver, CO: University of Colorado at Denver, December 2000), 5.



and mining camps.⁶⁰ With the use of large-scale open cattle roaming and grazing, hay became an important commodity for the area.⁶¹ Sheep were also introduced in the area during the later part of the nineteenth century, joining the growth of ranching and



farming operations.⁶² The growth of cattle, sheep, and agriculture alongside one another soon evolved into a combined farming and ranching efforts.⁶³ Ranches became spaces for growing crops and hay alongside the raising of livestock, and soon featured houses, barns, and farming structures such as mills, grain silos and elevators, irrigation ditches, and canals.⁶⁴ The growth of the farming and ranching industries also saw the establishment of “...organizations like the Patrons of Husbandry, better known as the Grange, and the Farmers’ Union...,” which saw the construction of cooperative buildings and meeting halls.⁶⁵

The ranching and farming operations in the valley helped to support local communities, such as Steamboat Springs, and other industries located in the valley, like coal mining. Coal mining arose later in the last decade of the nineteenth century as a way to fuel other mining operations, mills, smelters, local home

Photograph 5. View of Steamboat Springs (Routt County), Colorado; shows businesses, homes, and the Yampa River (1890-1900) (Denver Public Library Special Collections, X-21080).

⁶⁰ Schaffer, *Agricultural Context of Routt County*, 4.

⁶¹ Schaffer, 5.

⁶² Schaffer, 5-6.

⁶³ Schaffer, 5.

⁶⁴ Schaffer, 11 and 19.

⁶⁵ Schaffer, 6 and 19.



steads, businesses, and transportation.⁶⁶ Cattle and agriculture, combined with the intensification of nearby coal mining operations, led to increased travel to Steamboat Springs and the beginning of a rise of industry in the growing community.⁶⁷ These early industries were soon joined by the emergence of the lumber industry. In 1883, the Suttle sawmill was constructed and was the impetus that helped to expedite construction of the town as it brought the wood frame building technique to the valley.⁶⁸ Wood frame buildings were more time and material efficient when compared to stone or log construction. Crawford founded the Steamboat Springs Town Company in 1884, following the establishment of the sawmill.⁶⁹ The company swiftly laid out the foundations of the town of Steamboat Springs by platting the land and selling lots, and half of the original townsite was located on Crawford's homestead.⁷⁰ Crawford and his company advertised the town through promotional efforts, and these developments resulted in the rapid growth of the town during the last two decades of the nineteenth century. Local businesses began to flourish, supplying both the town's



Photograph 6. Panoramic view of Steamboat Springs, Routt County, Colorado (ca. 1910) (Robert B. Rockwell, Denver Public Library Special Collections, X-13657).

⁶⁶ Steven F. Mehls and Carol Drake Mehls, *Routt and Moffat Counties, Colorado, Coal Mining Historic Context*, (Lafayette, CO: Western Historical Studies, Inc., August 1991), 11-12 and 27-29.

⁶⁷ Winter, et. al., "Historic Preservation Design Guidelines," 11.

⁶⁸ Schaffer and Crawford, 6.

⁶⁹ Schaffer and Crawford, 6.

⁷⁰ Schaffer and Crawford, 6.



residents, and ranchers, cowboys, and miners located throughout the Yampa Valley.⁷¹ In 1900, the town was officially incorporated, with Crawford appointed the first mayor.⁷²



In the early-twentieth century, it was coal mining that helped expedite the development of the growing town. Coal mining not only produced economic opportunities in the town, but it also led to the extension of the railroad line in December of 1908 with passenger service available in January of 1909.⁷³ Constructed from funds raised by prominent citizens, the railroad brought new goods, tourists seeking recreational activities, and businesses seeking new markets along the Denver, Northwestern & Pacific Railway into and through Steamboat Springs.⁷⁴ The development of the railroad was not without complications, though. When the Union Pacific railroad was under construction in 1908, the “...architects destroyed a geyser spring while blasting through the ground to

Photograph 7. Perry-Mansfield School of Theatre and Dance front entrance, 1995 (Alexandroff, *Perry-Mansfield School of the Theatre & Dance, National Register Determination of Eligibility*, photo #46).

⁷¹ Winter, et. al., “Historic Preservation Design Guidelines,” 13.

⁷² Winter, et. al., “Historic Preservation Design Guidelines,” 13.

⁷³ Winter, et. al., “Historic Preservation Design Guidelines,” 11.

⁷⁴ Eleanor J. Bliss, *Steamboat Springs Depot, National Register Determination of Eligibility*, (Steamboat Springs, CO: Steamboat Springs Council of the Arts & Humanities, October 1977), 3.



lay tracks..."⁷⁵ This loss of Steamboat Springs' natural resources would be compounded later on in the city's history with the expansion of the future highway system.

In 1911, Routt County's land area was divided to create Moffat County, reducing the size of Routt County by more than sixty-five percent. However, the growth in Steamboat Springs was rapid during this period, with the town even becoming the county seat in 1912 and transitioning it into a central governmental hub for northwestern Colorado.⁷⁶ Steamboat Springs also gained tourism with the rise of winter sports. Starting in 1913, recreational skiing was introduced, and popularity of the sport grew rapidly following WWII, with the town quickly becoming a place for competitions and a winter destination.⁷⁷ With the opening of the road over Rabbit Ears Pass in 1914, Steamboat Springs was open to further tourism and settlement.⁷⁸

Due to the introduction of tourism and economic growth, arts and culture also began to flourish in and around the town. This can be seen with the establishment of a dance camp located three miles north of the town. The Perry-Mansfield School of the Theatre and Dance was first established by Portia Mansfield and Charlotte Perry in 1914, quickly growing from a log cabin homestead into school complex with a lodge and cabins by



Photograph 8. Exterior view of "Moffat Road" Denver & Salt Lake Railroad station, Steamboat Springs, Colorado; engine and passenger train parked at depot, "The Royal" horse-drawn wagon & others; Yampa River, foreground (1913-1915) (Louis Charles McClure, Denver Public Library Special Collections, MCC-1272).

⁷⁵ Alec Berg, "Steamboat prepares to preserve its namesake springs," *Rocky Mountain PBS*, March 6, 2025, <https://www.rmpbs.org/blogs/science-environment/steamboat-springs-preservation>.

⁷⁶ Winter, et. al., "Historic Preservation Design Guidelines," 13.

⁷⁷ Winter, et. al., "Historic Preservation Design Guidelines," 13.

⁷⁸ Winter, et. al., "Historic Preservation Design Guidelines," 13.



1918.⁷⁹ While the school continued to grow throughout World War I, construction slowed around Steamboat Springs, and the town only raised a small number of buildings, such as the Orpheum Theater, during this time.⁸⁰

Early City and Transportation Development (1920-1945)

Following the end of the war, and during the 1920s and 1930s, the town experienced a renewal in steady growth as a thriving mountain community and as a recreational destination. The mineral springs continued to draw in visitors, which was further aided by the efforts of H. W. Gossard, who began to market Steamboat Springs as a resort town.⁸¹ Within the downtown area, new buildings were being constructed, especially along Lincoln Avenue.⁸² These included new arts and culture spaces like the Chief Theatre and a public park with a bandstand, along with the introduction of new businesses, such as a Safeway grocery store, the Pioneer Hotel, Leukens' Motor Garage, and the Allen's Clothing store.⁸³ At the Perry-Mansfield School, the facility expanded due to its high demand and popularity, and by 1930, a recreational camp was added to the ever growing complex.⁸⁴ The 1930s was an especially important time for the school, as it became a space for the campers and dance experts that came from all over the country, and for residents of Steamboat Springs and Colorado who came to attend performances.⁸⁵ The growth of the town and its reputation as a resort destination was further aided by the construction of new means of travel and transportation.

While the railroad began the process of strengthening and increasing Steamboat Springs' industries during the first decade of the twentieth century, it was the boom of the automobile in the 1920s that truly hastened the community's growth. In 1923, the Victory Highway was completed through Routt County, later becoming the U.S. Highway 40 in 1935 and thereby bringing a reliable automative route through the town.⁸⁶ New roads and increased visitation affected not only the layout of the city, but the buildings

⁷⁹ Marty Alexandroff, *Perry-Mansfield School of the Theatre & Dance, National Register Determination of Eligibility*, (Steamboat Springs, CO: Friends of Perry-Mansfield, Inc., July 1995), 40.

⁸⁰ Schaffer and Eiland, 44.

⁸¹ "The Springs of Steamboat: Healing Waters, Sparkling Soda & Mysterious Caves," Tread of Pioneers Museum.

⁸² Schaffer and Eiland, 40-46.

⁸³ Schaffer and Eiland, 44-45.

⁸⁴ Alexandroff, *Perry-Mansfield School of the Theatre & Dance, National Register Determination of Eligibility*, 43.

⁸⁵ Alexandroff, 44.

⁸⁶ Schaffer and Eiland, 43.



Photograph 9. Exterior view of "Moffat Road" Denver & Salt Lake Railroad station, Steamboat Springs, Colorado; engine and passenger train parked at depot, "The Royal" horse-drawn wagon & others; Yampa River, foreground (1913-1915) (Louis Charles McClure, Denver Public Library Special Collections, MCC-1272).

and structures constructed during this period. The highway and local transportation networks reinforced the existing recreational and tourism industries and aided in the construction of new infrastructure, such as dealerships, gas stations, garages, restaurants, cafes, and lodging.⁸⁷

Although the Great Depression closed a number of businesses throughout the 1930s, the town endured. Residents, like Daisy Anderson Leonard, endured through the hardest parts of the period by relying on the ongoing economic advantages of the Yampa Valley region, agriculture. Leonard was a transplant to the city. She was born in 1900 in Tennessee, but in 1922 she married Robert Anderson, a former enslaved man, who took her to his ranch in Nebraska.⁸⁸ After her husband's death in 1930, Anderson was left to manage the property, but eventually lost it to the droughts that were characteristic of the era.⁸⁹ After arriving in Steamboat Springs in 1937, Anderson purchased ten acres of strawberry and raspberry fields in Strawberry Park and her sister Mae opened a restaurant called the Rushing Water Inn nearby in 1943.⁹⁰ Stories like this show that farming and

⁸⁷ Schaffer and Eiland, 42-45.

⁸⁸ Carla Jones, "Daisy of Strawberry Park: 'I shall only pass this way but once, so I'll do the best I can,'" *Three Wire Winter Collection*, Issue #03, Fall 1976, 1-3, <https://steamboatlibrary.marmot.org/Archive/steamboatlibrary%3A615/Book?bookPid=steamboatlibrary:615&pagePid=steamboatlibrary:616&viewer=image>.

⁸⁹ Jones, "Daisy of Strawberry Park: 'I shall only pass this way but once, so I'll do the best I can,'" 4.

⁹⁰ Jones, 4.



ranching were largely left unharmed by the Great Depression and kept the mountain community afloat during the 1930s and 1940s.

Steamboat Springs was also bolstered by Public Works Administration (PWA) and Works Progress Administration (WPA) funding and projects during this time.⁹¹ These projects, and the general stability of the town's economy during the early years of the Great Depression, resulted in a construction boom in the late-1930s. This included many new residences, a new Mountain States Telephone and Telegraph Company building in 1937, a hardware store in 1938, and a hotel and a service station in 1939.⁹² As with the First World War, construction slowed with the start of World War II when the town's economy turned towards the war effort and production.

Steamboat Springs, A Modern Mountain City and Recreational Destination (1945-Present)

Following the end of the war, Steamboat Springs saw a revival in residential neighborhood growth and expansion, and a renewal in the recreational economy first established by James Crawford in the late-nineteenth century. Residential areas started to expand in the post-war period with an emphasis on middle-class housing that was modern and simple.⁹³ The architectural movements of the mid-twentieth century reshaped residential areas, integrating new designs



Photograph 10. View of Main Street, Steamboat Springs, Routt County, Colorado, shows decorative lights draped from a wire over intersections, commercial buildings with signs (1945-1950) (Denver Public Library Special Collections, X-13650).

⁹¹ Schaffer and Eiland, 45.

⁹² Schaffer and Eiland, 45.

⁹³ Dale Heckendorn, Holly Wilson, Chris Geddes, and Mary Therese Anstey, "Selected Post-World War II Residential Architectural Styles and Building Types," (Denver, CO: Center for Historic Preservation Research), 1, https://www.historycolorado.org/sites/default/files/media/documents/2018/si_postwwii_stylesandtypes_rev2018.pdf



and spatial layouts into historic towns and cities across the nation. These trends included large-tract-housing developments with cul-de-sacs, larger homes that featured street facing carports or built-in garages, a shifted focus from the street to expanded backyards, and interior spaces separated into distinct use areas.⁹⁴



Photograph 11. Image of a drawing of Steamboat Springs ski area, Routt County, Colorado, shows ski runs with lodges and condominiums at the base of the mountain (1975-1980) (Rod Hanna, Denver Public Library Special Collections, X-13653).

During the second half of the twentieth century, Steamboat Springs' infrastructure also grew exponentially to further support tourism. This included the growth of new hotels, motels, and travel courts, and an increase in commercial and economic activity aimed at meeting rising visitation needs.⁹⁵ In the post-war period, Highway 40 became a year-round highway between the mountain city and Denver, and a dirt airplane landing strip was constructed in 1952, allowing for greater access to winter recreation.⁹⁶ The town also invested in improved facilities for its natural hot springs and its hiking, hunting, fishing, and camping opportunities. On the outskirts of town, the Perry-Mansfield expanded its influence by creating the Steamboat Springs Square Dance Festival in the 1950s, which became a major tourism event and resulted in "putting Steamboat Springs on the map" as it became known as the "danciest town in the U.S."⁹⁷ The school also created the Annual Symposium for the Arts in 1951, which had an undeniable and

⁹⁴ Heckendorn, et al., "Selected Post-World War II Residential Architectural Styles and Building Types," 5.

⁹⁵ Schaffer and Eiland, 46.

⁹⁶ Sladek, 16.

⁹⁷ Alexandroff, 46.



lasting impact on the promotion of the arts and culture in the state and on a national scale.⁹⁸ The school was sold to Stephens College in 1964, and in 1991 it was placed under the ownership of The Friends of Perry-Mansfield, which has continued to operate into the present day.⁹⁹

This physical growth was furthered when Steamboat Springs transitioned into a winter resort destination that catered to commercial skiing and tourism.¹⁰⁰ The gradual shift toward a winter sport heavy economy started in 1913 when Carl Howelsen brought ski jumping to the area, which kicked off a half-century long shift that culminated in the tourism industry boom between the 1950s and 1970s.¹⁰¹ The development during this period included: United States Olympic Team training backing and facilities; a partnership with the United States Forest Service to open parts of the mountains for permitted skiing; the opening of the Steamboat Ski Area in the early-1960s; and the construction of winter sport tourism based buildings and structures, such as condominiums, lodges, and rental/retail businesses.¹⁰²

These new developments, for example, joined existing, historic transportation, farming, and ranching infrastructure around Mount Werner.¹⁰³ The expansion of the area began in the mid-1950s when entrepreneur and ski promoter Jim Temple brought forward the idea of building a large-scale ski resort on the mountain's western slope.¹⁰⁴ In 1958, after two years of surveying the slopes and securing funding, Temple purchased 800 acres of ranching land, established the location for the resort's base, and began construction work on the Storm Mountain Ski Area.¹⁰⁵ The earliest phase of the resort's operation included first lift operations for the ski slopes started in 1961.¹⁰⁶ Work on the base area, which was renamed Mount Werner in 1965, was an ongoing project, one that was never wholly complete.¹⁰⁷ The resort changed ownership multiple times, with each subsequent phase in the area's history seeing new development and the removal of old infrastructure. The area was also changed by the construction of large-scale residential and lodging developments, which dominated the mountain's base. The growth was so intensive that when the Mountain Village, a

⁹⁸ Alexandroff, 47.

⁹⁹ Alexandroff, 47.

¹⁰⁰ Schaffer and Eiland, 46-47.

¹⁰¹ Sladek, 15.

¹⁰² Sladek, 14-26.

¹⁰³ Sladek, 16-17.

¹⁰⁴ Sladek, 17.

¹⁰⁵ Sladek, 17-18.

¹⁰⁶ Sladek, 19.

¹⁰⁷ Sladek, 19-25.



complex of condominium developments at the base of the Steamboat Ski Resort, was annexed by the City in 1973, it effectively doubled the size of Steamboat Springs.¹⁰⁸ This post-war period of growth allowed not only for the City of Steamboat Springs to become a year-round recreational destination, but a major commercial and residential space in northwest Colorado.

However, this growth did not occur without incurring damage. In the 1980s, the U.S. Highway 40 was expanded, and this resulted in the destruction of Soda Spring, a once-popular mineral spring and tourist attraction, although the spring's historic gazebo has been preserved.¹⁰⁹ A number of springs have been destroyed due to the expansion of the area's transportation systems. Steamboat Springs once boasted around 150 mineral springs, but due to twentieth century development, there has been loss and damage to the geological features that gave the city its name. Additionally, more recent developments in Steamboat Springs' history, including the city undergoing redevelopment and a redesign of the downtown district during the 1980s and 1990s, have impacted the historic character of the city by altering or removing historic buildings.¹¹⁰ In the early-2000s, the town began efforts to reverse those changes by enacting preservation initiatives to save the city's natural springs and historic resources. Much of its historic character was restored or maintained from these rehabilitation projects and preservation efforts, and Steamboat Springs remains a modern mountain city with strong ties to its western heritage.

¹⁰⁸ Sladek, 35.

¹⁰⁹ Alec Berg, "Steamboat prepares to preserve its namesake springs," *Rocky Mountain PBS*, March 6, 2025, <https://www.rmpbs.org/blogs/science-environment/steamboat-springs-preservation>.

¹¹⁰ Schaffer and Eiland, 47.



(Mid-1800s - 1882)
MINERAL SPRINGS AND
EURO-AMERICAN
SETTLEMENT, AN EARLY
MOUNTAIN DESTINATION

Crawford family settles
Steamboat Springs; natural
springs and ranching spark
early growth and tourism.

(1920 - 1945)
EARLY CITY AND
TRANSPORTATION
DEVELOPMENT

Highway boosts access;
federal projects fuel
downtown growth despite
Depression challenges.



(Before Time - 1881)
UTE ORIGIN
THROUGH SINAUF TO
DISPLACEMENT PERIOD

Ute occupation since time
immemorial until relocation
with the 1881 Ute Removal
Act.

(1883 - 1920)
THE GROWTH OF
STEAMBOAT SPRINGS AND
THE RISE OF INDUSTRY

Town founded and platted;
coal mining, railroad, and
skiing launch Steamboat
into a regional hub.

(1945 - PRESENT)
STEAMBOAT SPRINGS,
A MODERN MOUNTAIN CITY AND
RECREATIONAL DESTINATION

Postwar tourism boom
transforms Steamboat into
a year-round resort with
renewed historic charm.

Trends, Constraints & Opportunities

To better steward important historic places in Steamboat Springs and facilitate the physical protection of its built heritage, identifying constraints and opportunities affecting the current program is critical. The above trends along with public input received from stakeholders, City staff, and the community informed the identification of the following specific constraints currently impacting the historic preservation program in Steamboat Springs. Each constraint presents the City with specific opportunities to increase utility, efficacy, and community participation in the historic preservation program. Constraints and opportunities are organized by trend and have a corresponding impact level of high or medium. No low impact constraints were identified.

Trend 1: Regular Loss of Eligible Resources



Steamboat Springs has a mandatory administrative review for all planning applications and building permits of properties over 50 years of age to ascertain if they meet the eligibility criteria for a historic resource. If they meet the criteria, alterations and demolitions to these eligible resources are subject to review by staff and the HPC. Compliance with recommendations is voluntary. While this approach is intended to maintain a friendly and non-adversarial preservation process, it has led to a significant loss of historically significant places in the City. Property owners often demolish Eligible Resources in favor of constructing a new building on the same lot in order to maximize land use and lot coverage.

| No. | Constraint | Opportunity | Impact |
|-----|---|---|--------|
| 1 | Eligible Resource review and corresponding voluntary compliance has led to significant changes to and loss of historic places and Steamboat Springs heritage. | Examine the Eligible Resource criteria, reassess the current demolition criteria and process, and incentivize property reuse and listing in the SSRHP of to encourage continued use and preservation of Eligible Resources. | High |
| 2 | Property owners of Eligible Resources are reluctant to list their property as Historic Resources. | Examine expanding current incentives beyond grants and tax credits. Communicate long-term economic benefits of listing in the Steamboat Springs Register of Historic Places and demonstrate that local review uses standards and guidelines that balance historic preservation with modern needs. | High |



Trend 1: Rationale

Eligible Resources are carriers of the shared history of Steamboat Springs and are important components of the community that define historic character. With the current process of mandatory review but voluntary compliance for alterations and additions to Eligible Resources, many have been incompatibly modified or demolished. Such modifications and losses have detrimentally impacted the heritage of Steamboat Springs. By examining the current criteria used to classify properties as Eligible Resources, reassess the current demolition criteria and process, and incentivizing reuse and listing in the SSRHP, the City can encourage the continued use of Eligible Resources and preservation of the City’s heritage.

Property owners of Eligible Resources in Steamboat Springs have expressed reluctance to list their properties as Historic Resources or Historic Landmarks. They have expressed concern over whether City staff and the HPC will allow them to alter their property, if their property will lose value, if they will be unable to sell their property, and if there are any tangible benefits associated with listing. This presents the City an opportunity to examine expanding current incentives associated with listing a property in the SSRHP and demonstrate that local review uses standards and guidelines that balance historic preservation with modern needs.

Trend 2: Incompatible Alterations and Additions



Over time, historic places in Steamboat Springs have been either altered or replaced, which has significantly changed the character of certain areas and given the impression of the lack of cohesive vision for historic preservation. Understanding which resources are historically significant and retain integrity by way of an updated historic resource study will significantly support the implementation of many recommendations of this report.

| No. | Constraint | Opportunity | Impact |
|-----|---|---|--------|
| 3 | Outdated and nonexistent surveys prevent City staff and the HPC from making well-informed decisions due to insufficient data. | Focus on updating existing surveys and acquire new data on newly surveyed historic areas to inform responsible resource management. | High |



| No. | Constraint | Opportunity | Impact |
|-----|--|--|--------|
| 4 | Perceived inconsistent application of local Historic Preservation Design Guidelines. | City staff and HPC to follow established/adopted guidelines to make consistent, clear, and defensible decisions. Revise current local Historic Preservation Design Guidelines to better suit community needs. Pursue educational opportunities for City staff and the HPC. | High |
| 5 | Need for professionals that provide preservation-friendly designs. | Explore opportunities to incentivize thoughtful design and educate professionals on preservation practices. | High |

Trend 2: Rationale

Steamboat Springs has previously conducted some surveys of cultural resources, however most of these surveys are either dated, provide insufficient data, or do not capture all historic properties over fifty years of age. Consequently, City staff and the HPC lack sufficient data to make well-informed decisions concerning important historic places. Further, throughout the City, construction projects have led to modifications that are not compatible with important historic places in Steamboat Springs. The aggregation of these modifications has altered the character of the City. This presents an opportunity for the City to commission a series of cultural resource surveys that inventory properties over fifty years of age, and where appropriate under fifty years of age, to document their appropriate historic context, and evaluate their significance such that City staff and the HPC can use the information to responsibly manage the City's heritage.

Residents of Steamboat Springs use the expertise of design professionals to create design solutions that meet modern needs and trends. Often, when applied to important historic places, these design solutions are incompatible with the Secretary of the Interior Standards and the local Historic Preservation Design Guidelines. In order to bridge this gap, the City is encouraged to explore opportunities to incentivize thoughtful design that considers the historic character of important historic places and explore opportunities to education professional on preservation methods and practices.



Trend 3: Changing Construction and Housing Market



Since 2020, the housing and construction market has undergone accelerated changes in Steamboat Springs. Increasing demand to live in Steamboat Springs continues to be high and increases pressures for development. Along with these pressures, the value of land has dramatically increased, often outweighing the existing improvement upon the parcel, especially for Eligible and Historic Resources. The arrival of new residents in the City combined with changing preferences and architectural styles has led to new construction that is often incompatible with the existing historic character of the City.

| No. | Constraint | Opportunity | Impact |
|-----|--|--|--------|
| 6 | CDC lacks clarity on historic preservation definitions, processes, and timelines. Policies are not in alignment or consistently applied with other City codes and regulations. | Amend CDC to reference definitions, refine processes, and define timelines that work best for the community to ensure transparency and consistency. | High |
| 7 | Current incentives are not effective in supporting adaptive reuse of Eligible Resources or in increasing local listings of Historic Resources. | Explore advanced zoning and financial opportunities to incentivize adaptive reuse of Eligible Resources and local listing to the Steamboat Springs Register of Historic Places. | High |
| 8 | Fast-changing housing and construction market. | Leverage the rapidly changing built environment to highlight historic preservation and its benefits for affordable housing, sustainability, economic development, and long-term value. | High |
| 9 | Disproportionate land values to the improvement on the lot. | Consider zoning tools that permit alterations and additions to important historic places to balance historic character with modern trends to provide property owners with attractive alternatives to demolition. | High |



Trend 3: Rationale

Historic preservation definitions, provisions, and processes in the CDC are currently included within CDC Article 1 - Powers and Administration, Section 111 – Historic Preservation Commission, Section 112 – Steamboat Springs Register of Historic Places, and Article 8 – Rules and Definitions. The processes for resource designation and review are separated from other zoning and development code and organized in an unchronological manner. This creates confusion that disconnects historic preservation methods and practices from zoning and development processes. Amending the CDC to integrate historic preservation definitions, provisions, and processes into zoning and development code across other relevant articles, such as Article 4 and 7, will promote transparency, consistency, and the integration of historic preservation into community life.

Differing perceptions on program rigidity and regulatory requirements reduces participation and hinders community involvement in the historic preservation program. Without sufficient community involvement, the ability of the historic preservation program to properly address community needs, account for societal changes over time, or adequately develop alongside innovations in preservation is severely impacted. Revising current guidance regarding requirements and processes to incorporate input from all stakeholders may facilitate greater participation by reducing practices and guidelines that are counter to community desires and needs. Creating specific guidance designed around the specific needs of all stakeholders in Steamboat Springs may bolster community understanding and involvement.

The rapidly accelerated housing and construction market has resulted in disproportionate land values to the improvement upon the lot. Such a discrepancy often puts historic places at risk since their demolition and replacement with new construction appears as a method to resolve the disparity in value. This presents the City an opportunity to develop zoning tools that provide property owners of important historic places with attractive alternatives to demolition that balance existing historic character with modern needs and design trends.



Trend 4: Declining Sense of Place



Steamboat Springs residents have expressed a declining sense of place caused by several factors, including increased tourism, loss of Eligible Resources and historic character, and the modest maturity of a preservation ethic. Increased tourism has promoted commercial development that often adopts currently popular architectural styles or modifications that are incompatible with the historic character of the areas in which they are situated, particularly Commercial Old Town. The current preservation ethic and lack of understanding of preservation as a tool in Steamboat Springs furthers a declining sense of place as community members do not currently feel a deep sense of stewardship of historic places, often conducting incompatible alterations and modifications to Eligible Resources.

| No. | Constraint | Opportunity | Impact |
|-----|--|---|--------|
| 10 | Reactionary education, engagement, and outreach. | Focus on proactive education, engagement, and outreach that emphasizes transparency, cultivates a community-wide preservation ethic, and integrates historic preservation into familiar community life. | High |
| 11 | Modest maturity of a preservation ethic. | Steamboat Springs needs to establish itself as a steward of the community and elevate historic preservation alongside natural preservation by facilitating a culture of preservation ethic. | Medium |
| 12 | Lack of provisions in CDC regarding archaeological protections. | Explore opportunities to identify and protect archaeological resources through the planning application and building permit process. | Medium |
| 13 | Threatened historic agricultural and ranching resources | Conduct surveys of existing resources that may fall within the Urban Growth Boundary prior to development. Explore opportunities to protect threatened resources in collaboration with partner organizations. | High |
| 14 | Lack of historic contexts that capture the history and experience of underrepresented, Tribal, and Descendant communities. | Expand the current literature to capture the stories of underrepresented, Tribal, and Descendant communities to create a more inclusive retelling and interpretation of the built and natural environment. | High |



Trend 4: Rationale

Analysis of the current historic preservation program has revealed the modest development of a public preservation ethic, a need to conduct public outreach to integrate historic preservation into daily community life, and significant gaps in community education regarding historic preservation processes. In 2025, as a first step to improve in these areas, the City completed its Education, Engagement, and Outreach Strategy as a proactive, long-range planning tool to guide proactive and transparent community involvement in the historic preservation program.

Currently, the community places a disproportionate value on the conservation of natural resources versus the preservation of historic resources. This creates a discrepancy among residents and visitors regarding which aspects of the City define community character and anchor a sense of place. When examined at the municipal level, the City invests time and resources into its natural resources and promotes related activities as part of its defining features. This provides Steamboat Springs with an opportunity to establish itself as a steward of the community by celebrating its built heritage and directly linking its historic places with its brand and identity.

Currently, the CDC does not provide any provisions regarding archaeological protections. Archaeological resources are valuable components of the story of the Ute Tribal Nations, Arapaho, Cheyenne, and Steamboat Springs and warrants protection and celebration. This presents the City with an opportunity to explore provisions for the identification and protection of archaeological resources through the planning application and building permit process. The Ute Tribal Nations, Arapaho, and Cheyenne have a deep and rich history that long precedes the City of Steamboat Springs. The lack of a City relationship with these Tribes impairs an inclusive, just, and accurate sharing of the history of the land and associated cultural resources.

Goals, Recommendations, & Strategies

Based upon the assessment of existing constraints, conditions, and trends, five goals were developed that incorporated themes from identified opportunities to bolster the existing historic preservation program. Goals were presented to the community and further refined from feedback. To achieve each goal, recommendations and strategies were developed to provide a mix of effective tools to address current historic preservation program constraints.

These recommendations are intended to be a living document that adapts to changing community needs and any future policy and/or code change. Recommendations are grouped according to the primary goal that they help to achieve. Strategies follow each recommendation to provide specific and actionable tasks to achieve the identified goal. It should be noted that any policy recommendation requiring action by City Council or voter approval must follow the adoption process as required by the City of Steamboat Springs.

Goal 1. Amplify the historic character of Steamboat Springs through the identification and protection of significant historic and cultural resources.

Identification of significant historic and cultural resources aids in long range planning. Detailed documentation of existing resources provides federal and state agencies, local officials and staff, and community members with important information when considering community development projects. Collection of documentation regarding individual buildings and structures informs the establishment and implementation of historic zoning overlays so that the historic character of Steamboat Springs may be celebrated and preserved.

Supporting planning policies, objectives, and goals include:

- 2030 Colorado Preservation Plan Goal 1, Goal 2, & Goal 4
- 2004 Area Community Plan, Policies HP-1.1 & HP-1.2
- 2019 Downtown Plan, Strategy ACH1.2 & Strategy ACH 2.1
- 2022 Mountain Area Master Plan, Identity Objective I.1. & I.2.
- 2025 Community Canvas Key Initiative 6



Recommendation 1.1. Establish a System of Survey and Re-Survey

Steamboat Springs's existing historic places are essential elements that contribute to community character, identity, and sense of place. To manage existing historic places, updated and accurate information is paramount to the decision-making process. The City has completed individual inventories on over 550 properties across multiple surveys. The existing surveys have mainly focused on inventory of properties across residential Old Town, commercial Old Town and most recently the mountain base area. Up-to-date information about historic properties is crucial, since dated surveys do not fully capture the changes to community character brought about by altered properties, new construction, and changing community vision.

Steamboat Springs should adopt and employ a methodical system of survey and re-survey to inventory, document, and evaluate historic properties and their contribution to community character. The CDC currently enables the HPC to update cultural resource surveys of buildings and structures within the City in two-year intervals.¹¹¹ Survey data collected should document construction year, original design and materials, relevant historic context, and any alterations since original construction. Alterations to the surrounding setting should also be documented. Survey information should be documented on OAHP 1417 Historical & Architectural Reconnaissance Forms. If a property has a significant historical association, OAHP 1403 forms should be completed to fully document the property. A methodical system of survey and inventory of historic resources conducted at regular intervals would allow the City to evaluate properties and historic districts for historic significance and create recommendations regarding formal designation and protection.

Up-to-date survey data would assist City staff and the HPC when reviewing planning applications and building permits, would allow reviewers to thoroughly understand the

WHY ARE SURVEYS IMPORTANT?

It is important that properties are recorded for their physical attributes along with their contribution to the character of the neighborhood and the City as a whole. Survey data can be used to evaluate properties for historic significance and create recommendations regarding formal designation and protection. Connecting what a property looks like with why it is considered significant to the community is a key component that facilitates responsible management by property owners, City staff, and the HPC. Further, survey information considers other factors of the neighborhood including cultural landscapes, natural features and landscapes, and viewsheds.

¹¹¹ Steamboat Springs Community Development Code 111.B.2.b.



potential effects of proposed projects on historic properties and the surrounding neighborhood, and would facilitate consistent reviews of alterations, relocations, and demolitions according to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* by City staff and the HPC. Accurate and recent survey data should be used to inform systematic updates to the local Historic Preservation Design Guidelines to facilitate responsible management of important historic places.

Strategy

Description

| 1.1.A. | Enhance a System of Survey at Defined Intervals | Conduct a cultural resource survey of the properties within the City every two years as enabled by the CDC. Areas such as Old Town (Residential & Commercial), Brooklyn, Fairview, and Fish Creek should be prioritized. Surveys should regularly identify Eligible Resources, potential Historic Districts, and a specific number of properties of notable significance to gather intensive level documentation. Archaeological resources and cultural landscapes should be considered in the survey documentation. |
|---------------|--|--|
| 1.1.B. | Develop an Eligibility Evaluation Chart/Checklist | For each defined survey area, an eligibility evaluation chart or checklist will be a helpful tool to identify which physical features of properties may correlate to their significance in the context of the area. These charts or checklists can facilitate more effective reviews by City staff and the HPC and encourage thoughtful development. |
| 1.1.C. | Work with Partners for Surveys | The City should work with local partners in the process of conducting surveys to aid with historic research and local expertise. |
| 1.1.D. | Ensure Identification of Resources Associated with Underrepresented Communities | Surveys should ensure that resources with historic associations with underrepresented communities are identified and documented to include detailed information regarding the physical appearance of the resource, any alterations, and how it historically relates to respective community group(s). |



Recommendation 1.2. Create Additional Historic Contexts to Document All Cultures

Expanded documentation of research themes allows for a more accurate and comprehensive foundation for interpreting the City’s historic and cultural resources. Development of future context statements should be used to evaluate associated historic and cultural resources and to reevaluate previously inventoried properties. Properties nearing historic-age eligibility (50 years or older) should be considered when planning future themes for research.

Open House #1 revealed overwhelming community member support to expand recognition of Tribal history in Steamboat Springs.

Strategy

Description

| Strategy | Description | Description |
|---------------|--|--|
| 1.2.A. | Develop a Context Statement for Tribal Communities with Ties to Steamboat Springs | A historic context of the Ute, Arapaho, and Cheyenne Tribes and their descendant communities, which includes their histories associated with Steamboat Springs and the surrounding northwest region, is a vital component to maintaining an accurate and inclusive historic preservation program. This includes efforts to uncover sites associated with cultural significance. This context should be drafted in consultation with the respective Tribes. |
| 1.2.B. | Develop a Context for Underrepresented Communities | A historic context of historically underrepresented communities in Steamboat Springs is a critical tool to maintain an accurate and inclusive historic preservation program, ensuring that important historic places in Steamboat Springs can be fully and respectfully interpreted. It is vital that each underrepresented community be consulted and involved in the drafting of the historic context and identification of important historic places. |
| 1.2.C. | Develop a Context Statement for Post-1950s Development | Enhanced historic contexts applied to residential development after 1950 is an effective tool to evaluate significant aspects of residential and commercial development associated with post-WWII development to capture the late 1960s and early 1970s boom of the ski industry in Steamboat Springs. |



Recommendation 1.3. Update and Revise the Steamboat Springs Local Historic Preservation Design Guidelines

Stakeholders at our **Stakeholder Sessions** emphasized the urgency to provide up to date design guidance to prevent incompatible alterations and additions to important historic places.

Steamboat Springs’s current Historic Preservation Design Guidelines were adopted in 2001 and are applied to City staff and HPC reviews of alterations and additions to Historic Landmarks and Historic Resources. The Historic Preservation Design Guidelines are an important tool that facilitates property owner understanding of appropriate and inappropriate treatments to their historic property. The local Historic Preservation Design Guidelines also ensure standard reviews of alterations, modifications, and additions to Eligible Resources and Historic Resources by City staff and the HPC. They are a vital tool for transparency and consistency in the local historic preservation program.

As a component of this Plan, the Historic Preservation Design Guidelines were updated to include a frequently asked questions section, expanded discussion of architectural styles found within Steamboat Springs, expanded discussion of character-defining features, and discussion of appropriate treatment methods. Updates include a discussion of the proper treatments of commercial resources and results from the Mount Werner Survey inform the important architectural characteristics and styles of properties near fifty years of age. The document includes modified formatting to clarify standards and promote effective understanding and utilization.

The Design Guidelines were updated according to the Secretary of the Interior’s Standards for Rehabilitation and relevant Technical Preservation Services briefs. Emphasis was placed on maintaining the historic character defining features of historic properties while balancing the needs of residents and property owners.

Strategy

Description



| Strategy | Description |
|---------------|---|
| 1.3.A. | Update the Local Historic Preservation Design Guidelines |
| | The City should update local Historic Preservation Design Guidelines that address infill in areas with higher concentration of Eligible Resources in anticipation of future designation of historic districts in the SSRHP. Emphasis should be placed on the massing and scale of properties such that the historic resources are not visually overwhelmed or obscured, and the neighborhood retains its historic setting. The local Historic Preservation Design Guidelines should be used by City staff and the HPC to make decisions on proposed projects on a case-by-case basis. |



Goal 1 Strategy Matrix

Impact: potential effectiveness at achieving Goal 1.

Effort: Lead responsibility time, required commitment, and financial need.

| | | Effort Scale  | |
|--|-------------|--|---|
| | | Low Effort – High Impact | High Effort – High Impact |
| Impact Scale  | High Impact | <div data-bbox="604 576 735 646">1.1.B</div> <div data-bbox="772 576 903 646">1.1.C</div> <div data-bbox="934 576 1064 646">1.2.B</div> <div data-bbox="604 690 735 760">1.2.C</div> | <div data-bbox="1134 576 1264 646">1.1.A</div> <div data-bbox="1297 576 1428 646">1.1.D</div> <div data-bbox="1459 576 1589 646">1.3.A</div> <div data-bbox="1134 690 1264 760">1.2.A</div> |
| | Low Impact | Low Effort – Low Impact | High Effort – Low Impact |



Goal 2. Prioritize continued use of Eligible Resources and support their listing as Historic Resources and Historic Landmarks on the SSRHP to celebrate and protect important historic places in the community.

The preservation and protection of historic and archaeological resources for present and future generations provides a tangible link to Steamboat Springs’s past and cultural heritage. Reuse of Eligible Resources through rehabilitation and preservation fulfills identified community values of heritage conservation and authenticity. Celebrating and protecting valuable historic resources supports a strong sense of place.

Supporting planning policies, objectives, and goals include:

- 2030 Colorado Preservation Plan, Goal 1
- 2004 Area Community Plan Goal 4, Policy HP-4.1
- 2022 Mountain Area Master Plan, Identity Objectives I.1., I.3., & I.4.
- 2025 Community Canvas Key Initiative 6

Stakeholders at our **Stakeholder Sessions** emphasized the urgency to promote continued use of Eligible Resources to save them from demolition.

Recommendation 2.1. Promote Continued Use of Eligible Resources

In Steamboat Springs, Eligible Resources are defined as any property over fifty years of age that meet the significance criteria listed in the CDC 112.B. Eligible Resources are important properties that contribute to the historic character of the City and the shared identity of its residents. City staff and HPC recommendations for alterations and modifications to Eligible Resources are not enforceable, and frequently, Eligible Resources are demolished in lieu of being modified and reused. The City should explore incentives that promote the retention and reuse of Eligible Resources.

Strategy

Description

| Strategy | | Description |
|----------|--|--|
| 2.1.A. | Explore and Implement Zoning Incentives | The City should explore and implement zoning incentives that encourage the reuse of Eligible Resources in Steamboat Springs. |



Recommendation 2.2. Increase Listings of Historic Resources and Historic Landmarks on the SSRHP

Important historic places are tangible links to the culture, history, and heritage of Steamboat Springs and contribute to the identity and sense of place of its community members. The SSRHP is the best local tool available to provide physical protection of the important historic places within the City. The City should increase the listings of Historic Resources and Historic Landmarks on the SSRHP through the following methods:

Stakeholders at our **Stakeholder Sessions** emphasized the challenge of establishing Historic Districts in Steamboat Springs.



| Strategy | Description | |
|----------|---|--|
| 2.2.A. | Revise the Existing Designation Forms | The City should revise the existing Historic Resource and Historic Landmark Designation Forms to provide a simplified process for property owners to record historic information about their property and apply for local designation. |
| 2.2.B. | Work with Partners to Acquire Historical Information | Local partners are a valuable resource in conducting research about a historic property. The City should support local partners to this end. Community members should utilize the resources offered. |
| 2.2.C. | Consider Historic District Alternatives | The City should explore alternatives to traditional Historic Districts. Alternatives may include differing levels of review and enforcement within Historic Districts or the creation of noncontiguous districts. Historic Districts with differing levels of review may be defined by a contiguous grouping of properties that are classified as Eligible Resources, Contributing Resources, or noncontributing resources, and are managed respectively. A noncontiguous Historic District could be created by designating properties that are not physically connected in a single land area but are connected in historic significance and architectural character. |



Goal 2 Strategy Matrix

Impact: potential effectiveness at achieving Goal 2.

Effort: Lead responsibility time, required commitment, and financial need.

| | | Effort Scale  | |
|--|-------------|---|---------------------------|
| | | Low Effort – High Impact | High Effort – High Impact |
| Impact Scale  | High Impact | 2.1.A 2.2.A 2.2.B | 2.2.C |
| | Low Impact | Low Effort – Low Impact | High Effort – Low Impact |



Goal 3. Leverage historic preservation as an effective tool to address City housing, sustainability, and economic development policies and initiatives.

Successful integration of historic preservation elements into City housing, sustainability, and economic development policies and initiatives facilitates effective planning for growth, creation of a positive self-image, cooperation with other levels of government, support a healthy business climate, compatible infill, and a strengthen identity. Implementation of incentives and other financial incentive tools helps to retain the character defining features of the City’s historic resources such that these characteristics enhance aspects of community heritage.

Supporting planning policies, objectives, and goals include:

- 2030 Colorado Preservation Plan, Goal 1 Objective B & Objective C, and Goal 3 Objective C.
- 2004 Area Community Plan Goal 3, Policy HP-3.1 & Policy HP-3.2.
- 2022 Mountain Area Master Plan, Identity Objectives I.1., I.3., & I.4.
- 2022 Mountain Area Master Plan, Economic Vitality Objectives E.2. & E.6.
- 2025 Community Canvas Key Initiative 6

Stakeholders at our **Stakeholder Sessions** encouraged alternative methods to disincentivize demolition of Eligible Resources.

Recommendation 3.1. Create Incentives and Dedicated Funding Sources

To support historic preservation in Steamboat Springs, the City should implement incentives and funding sources that support property owners, similar to the current rebate offered for purchasing local materials for use in rehabilitation and restoration projects.¹¹² The following incentives and funding mechanisms should be considered by City staff as necessary components to support the local historic preservation program.

¹¹² Steamboat Springs Community Development Code 112.I.2.b.



Strategy

Description

| Strategy | Description | Description |
|---------------|---|--|
| 3.1.A. | Consider Allocating a Portion of Local Sales Tax | Consider allocating a portion of local sales tax to provide technical assistance with planning and building projects for Eligible Resources, Historic Resources, and Historic Landmarks. |
| 3.1.B. | Waive Building Application Fees | Steamboat Springs currently waives Planning Department permit fees for Historic Resources and Historic Landmarks. The City should expand this incentive to include application fees associated with the Building Department. |
| 3.1.C. | Promote Rebate of Building Material Tax | Steamboat Springs currently offers property owners a rebate of City sales taxes on materials purchased locally for rehabilitating or restoring Historic Resources designated in the SSRHP. This benefit has been underutilized and should be promoted to incentivize the listing of Eligible Resources in the SSRHP. |
| 3.1.D. | Expand Local Historic Preservation Fund to Provide Brick and Mortar Assistance | Often, the financial burden of historic preservation restoration and rehabilitation projects proves to be the largest hurdle for many property owners. The City should expand the locally funded Historic Preservation Fund to provide brick and mortar assistance to rehabilitate Historic Resources and Historic Landmarks in Steamboat Springs. |
| 3.1.E. | Implement a Property Tax Partnership with Routt County | Work with Routt County to develop a historic property classification that would allow for a percentage of the property tax to be exempt. |
| 3.1.F. | Implement a Façade Grant Program | Main Street Steamboat currently offers façade grants to properties in Commercial Old Town district, which contributes greatly to the City’s heritage and identity. The City should implement a façade grant program that incentivizes thoughtful rehabilitation of historic facades for Historic Resources, Contributing Resources, and Historic Landmarks that is available to properties outside of the Commercial Old Town district. The City should model their façade grant program after the grant program offered by Main Street Steamboat. The City should pursue a partnership with Routt County to this end. |



Strategy

Description

| | | |
|---------------|--|--|
| 3.1.G. | Explore Municipal Bonds | General obligation bonds, which are backed by a municipality’s creditworthiness and taxation abilities rather than collateral, are frequently sought for general historic preservation. Steamboat Springs should explore options to create a municipal bond for historic preservation or consider integrating historic preservation activities into an existing bond. |
| 3.1.H. | Facilitate Affordable and Workforce Housing as the City Expands | Provide incentives for affordable and workforce housing projects that integrate and reuse Eligible Resources, Historic Resources, Contributing Resources, and Historic Landmarks. Potential incentives may include property tax deductions, design assistance, planning and building application fee waivers, and expanding the Construction Use Tax and Building Material Tax rebate program to include Eligible Resources rehabilitated for affordable or workforce housing. |
| 3.1.I. | Implement a Revolving Loan for Legacy Businesses | In partnership with Main Street Steamboat, the City should offer a revolving loan for legacy business for restoration or rehabilitation of Historic Resources and Historic Landmarks. Funding may be obtained through grants and/or other financial sources. |

Recommendation 3.2. Explore Implementing Neighborhood Conservation Overlay Districts

Neighborhood Conservation Overlay Districts (NCODs) are a tool similar to historic districts that can be applied to areas that do not meet the defined criteria as a historic district but still have specific character defining features to preserve. Used in tandem with existing form-based zoning, NCODs primarily focus on preserving the overall character of a neighborhood by setting guidelines for significant aspects like lot size, building height, setbacks, streetscapes, and tree protection. Unlike historic districts, NCODs typically do not regulate detailed elements such as windows and building materials, and most do not include provisions for demolition delays.

NCODs are typically used when a specific area does not retain sufficient integrity to convey significance, *but* it remains an important component of community character and should be preserved and responsibly managed. This zoning overlay would refrain from regulating specific character defining elements of resources within the district.

Differing from a historic district, NCODs do not have contributing and noncontributing resources. Resources within a NCOD would not be locally designated as historic and would, therefore, not be regulated by the HPB, subject to the local Historic Preservation Design Guidelines, or be eligible for the CO Preservation Tax Credit Program. However, similar to historic districts, NCODs are often subject



to their own design standards that help to manage changes to the district. A future condition that might include the use of overlays would be integrated into the zoning standards.

Strategy

Description

| | | |
|----------------------|--|---|
| <p>3.2.A.</p> | <p>Explore Implementing Neighborhood Conservation Overlay Districts</p> | <p>Consider implementation of NCODs as a zoning tool to preserve areas of the City that contribute to community character, but do not meet the criteria for historic designation.</p> |
|----------------------|--|---|

Recommendation 3.3. Explore Implementing a Transfer of Development Rights Program

Transfer of Development Rights (TDRs) can be used as an effective historic preservation tool to redirect growth and development away from important historic places and toward areas in the City where the growth can be absorbed. A preservation TDR is a process in which one party sells their right to develop a historic property, either in whole or in part, to another party who can use it to achieve greater height or density elsewhere. The public benefit is the protection of the historic place in the long-term. Typically, communities select specific “sending areas” where development is directed away from, and “receiving areas” where more intensive development is accommodated.

The goal with TDRs is to create a financial incentive for owners of historic properties to locally designate their properties. Upon the sale of unused development rights, owners of historic properties would be provided additional financial resources to restore or rehabilitate their buildings. A TDR program may provide owners of historic properties with additional encouragement to list their property in the SSRHP by making the sale of development rights a possibility.

Areas in Steamboat Springs that are already marked for more intensive development – the Mountain Area and the Urban Growth Boundary – may be suitable candidates for receiving areas. Through a TDR program, the City may be able to direct development away from commercial and residential Old Town and towards growing areas of the City. Further, a TDR program may help overcome some of the financial hurdles associated with development that were identified in the Mountain Area Master Plan by increasing the height and density permitted with new development. Such a program may also foster synergy between businesses in the Mountain Area and commercial Old Town – a frequently discussed desire identified by stakeholders.¹¹³

¹¹³ Mountain Area Master Plan, 27.



Strategy

Description

| | | |
|---------------|--|---|
| 3.3.A. | Explore Implementing a Transfer of Development Rights Program | Consider implementation of TDRs as a tool to preserve areas of the City that contribute to community character and foster growth and development in areas designated for development. |
|---------------|--|---|

Recommendation 3.4. Promote Existing Incentives

To support historic preservation in Steamboat Springs, the City should promote existing incentives and funding sources that support property owners, like the incentive offered to owners to purchase development rights in exchange for preservation efforts.¹¹⁴ The mechanisms should be considered by City staff as necessary components to support the local historic preservation program.

Strategy

Description

| | | |
|---------------|--|--|
| 3.4.A. | Promote Existing Development Rights Incentive | Currently, the CDC offers an incentive to property owners for City Council to consider the purchase of development rights for their Historic Resource, Historic Landmark, or Contributing Resource in exchange for the preservation of the property. The City should promote this incentive and explore an expansion of this policy to provide for transfer of development rights between private parties. |
| 3.4.B. | Promote Existing State Historic Preservation Tax Credit Program | <p>The state tax credit offers 35 percent on eligible costs in Steamboat Springs. State tax laws offer tax credits for historic preservation projects that follow the <i>Secretary of the Interior’s Standards for Rehabilitation of Historic Properties</i>. The maximum amount of credit return is \$50,000, varies for residential, commercial, and housing, and is based on final qualified costs. Colorado’s Preservation Tax Credit Program is available for both income-producing and owner-occupied properties that are locally designated by a CLG.</p> <p>Participation in a tax credit program in Steamboat Springs would encourage property owners to restore or rehabilitate historic resources by reducing the financial burden of preservation work. These credits could help offset some of the costs associated with maintaining the historic character of buildings, making preservation more economically feasible for both commercial and residential property owners.</p> |

¹¹⁴ Steamboat Springs Community Development Code 112.I.2.f.



Strategy

Description



| Strategy | Description |
|---|--|
| 3.4.C. | Promote Existing Federal Historic Preservation Tax Credit Program |
| <p>The federal historic preservation tax incentive program is administered by the Technical Preservation Services division of the NPS and the Internal Revenue Service in partnership with History Colorado. This program provides a federal tax credit equivalent to twenty percent of qualified rehabilitation expenses for certified historic building rehabilitation projects. For these projects, buildings must be income-producing and listed, or eligible for listing, in the National Register of Historic Places. This program is recommended for larger-scale historic preservation rehabilitation projects.</p> | 3.4.C. |
| 3.4.D. | Continue to Pursue CLG Federal Pass-Through Grants |
| <p>History Colorado is responsible for administering the U.S. Department of the Interior’s Historic Preservation Fund (HPF) Program in coordination with the NPS. The NPS specifies that at least 10% of these HPF funds are to be sub-granted to Certified Local Governments. Certified Local Government subgrants are awarded on a competitive basis. Only Certified Local Governments in good standing are eligible to participate in this federally funded program. Eligible project types are aimed primarily at survey and planning efforts but do include projects that promote the preservation of resources associated with underrepresented communities and innovative projects that address the application or development of new methods, tools or technologies for historic preservation.</p> | 3.4.D. |
| 3.4.E. | Continue to Pursue State Historical Fund Grants |
| <p>Colorado offers two different types of historic preservation grants – competitive and noncompetitive – through its State Historical Fund. This is funded from a portion of gaming tax revenue and is administered by History Colorado (CRS § 44-30-2021). Selecting the proper grant program is based on the purpose of the project and requested grant amount. There are two different types of competitive grants which are offered twice per year. These grants can support archaeology, construction, planning, and education projects related to historic places. The General grant is available in April and October. Request amounts range from \$50,001 to \$250,000 and require a cash match. The Mini grant is also available in April and October. Request amounts range from \$1 to \$50,000 and require a cash match.</p> | 3.4.E. |



Goal 3 Strategy Matrix

Impact: potential effectiveness at achieving Goal 3.

Effort: Lead responsibility time, required commitment, and financial need.

| | | Effort Scale  | |
|--|--|---|---------------------------|
| | | Low Effort – High Impact | High Effort – High Impact |
| Impact Scale  | | 3.1.A 3.1.B 3.1.C | 3.1.D 3.1.E 3.1.F |
| | | 3.4.A 3.4.B 3.4.C | 3.1.H 3.1.I 3.2.A |
| | | | 3.4.D 3.4.E |
| | | Low Effort – Low Impact | High Effort – Low Impact |
| | | 3.1.G | 3.3.A |



Goal 4. Amend the Community Development Code to provide effective tools and processes that enhance the historic preservation program while protecting private property rights and ensuring transparency.

A CDC that provides effective tools for the community is integral to the balance of heritage conservation and new growth. Amending the CDC will provide Steamboat Springs with effective tools and processes to enhance the historic preservation program and enable the physical protection of historic and cultural heritage. Providing a more robust framework for interpreting historic and cultural resources will facilitate more accurate management of important historic and cultural places and will facilitate more thoughtful new development and infill.

Supporting planning policies, objectives, and goals include:

- 2030 Colorado Preservation Plan, Goal 1 & Goal 2 Objective A.
- 2004 Area Community Plan Goal 4, Policy HP-4.1 & Policy HP-4.2
- 2022 Mountain Area Master Plan, Identity Objectives I.1., I.3., & I.4.
- 2022 Mountain Area Master Plan, Economic Vitality Objectives E.2. & E.6.
- 2025 Community Canvas Key Initiative 6

Open House #1 revealed that community members desired more clarity and consistency with historic preservation code regulations.

Recommendation 4.1. Revise the Community Development Code to Implement Policies and Integrate Historic Preservation Throughout Code

Amending the historic preservation processes and procedures in the CDC to strengthen provisions in Steamboat Springs will preserve the City's historic character by ensuring that any changes to important historic places are carefully reviewed and implemented according to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and applicable local Historic Preservation Design Guidelines.

Strengthening provisions in the CDC should involve amending definitions and criteria. The addition of integrity criteria facilitates the responsible management of Historic Resources and Historic Landmarks as it provides information regarding the physical attributes of a property that are associated with its significance to the community. With important specific physical features identified, City staff



and the HPC can mindfully preserve these elements while balancing modern trends and preferences. Creating a Certificate of No Effect list may facilitate thoughtful development to historic properties, improve review times, and improve public perceptions of the local historic preservation program. Amending the Eligible Resource Definition for commercial properties would facilitate proactive reviews and promote transparency within the program. This would promote thoughtful development of the historic anchor of the City.

Since historic properties can only be listed on the SSRHP with property owner consent, it is critical that the City examines the current CDC to implement benefits to property owners and avoid reliance on good faith and property owner recognition of intrinsic value. The City of Steamboat Springs should amend the current historic preservation processes and procedures in the CDC to clarify and enhance provisions. The following action items address recommended amendments:

| Strategy | | Description |
|-----------------|---|---|
| 4.1.A. | Integrate and Consolidate Historic Preservation Provisions | Policies and processes within Section 111 should be integrated across CDC Article 3, 4, and 7, where applicable. Relevant definitions, currently included in Article 8 – Rules and Definitions, lack integration throughout CDC Section 111 and 112. The City should reference the location of the definitions upon the initial discussion of historic preservation provisions. The current historic preservation processes should be reorganized to read chronologically per resource type to facilitate understanding and transparency. |
| 4.1.B. | Include Archaeological Protections | The City should include protections for archaeological resources. These protections should be created in consultation with Tribes and Descendant Communities that have associations with Steamboat Springs. The City should conduct archaeological assessments for identified sites. |
| 4.1.C. | Amend Review Timelines | Amend timelines for the Building Department to allow for additional review for Eligible and Historic Resources regardless of permit type. Timelines should provide an additional 48-72 hours to account for necessary document review and to discuss options with the property owner. |



Strategy

Description

| Strategy | Description |
|---------------|---|
| 4.1.D. | Amend the Process for Designating Historic Districts |
| 4.1.E. | Amend Demolition Processes |
| 4.1.F. | Include Integrity Criteria |

The City should reexamine the 100% property owner buy-in requirement to provide an achievable proportion of property owner buy-in for designating Historic Districts. Public engagement is critical during the process. This strategy also supports Recommendation 2.2. “Increase Listings of Historic Resources and Historic Landmarks on the SSRHP.”

- Extend timeline of building permit review for demolition/deconstruction permits.
 - Extend stay of demolition from 30 days to 90 days.
 - Implement an Impact Fee or Sustainability Fee for the demolition/deconstruction of Eligible Resources. This fee is intended to encourage modification or additions to Eligible Resources and discourage the waste of historic resources, materials, and culture associated with their demolition. Collection of the fee should be directed into the Historic Preservation Fund.
 - Increase the submittal requirements for demolition/deconstruction of Eligible Resources. Recommended submission requirements include:
 - Submit an inspection report if purchased within 2 years prior, and/or;
 - Submit quotes for the remediation of the identified deficiency as an alternate to demolition.
- Currently, no evidence is required for an applicant to claim financial hardship. The City should develop a list of required documents to submit such that qualifying applicants can claim financial hardship.

Section 111.B of the CDC should mention integrity of resources as a requirement for historic designation. Recommended language should state that the property must retain the aspects of integrity that associate it with its significance. Definitions should adhere to those provided in *National Register Bulletin 16*. The City should explore incorporating historic integrity criteria into the Major Adjustment process in Section 718.E of the CDC as a means to identify which elements of the property are character-defining and/or which elements of the property correspond to the period of significance.



Strategy

Description

| | | |
|---------------|---|--|
| 4.1.G. | Implement By-Right Allowances | The City should explore the development of by-right zoning allowances for Eligible Resources. This would require a reexamination of current zoning standards prior to implementation to ensure that inappropriate or out-of-scale development is not currently permitted. The City should assist with by-right allowances based off of a measurement or percentage calculation. |
| 4.1.H. | Develop a Certificate of No Effect List | The City should develop a Certificate of No Effect List in consultation with the HPC to specify a list of alterations and modifications that have been pre-determined by City staff and the HPC to have no effect on the historic character of the property. A Certificate of No Effect list should comport with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> and the local Historic Preservation Design Guidelines. Alterations listed should undergo only an administrative review by City staff. |
| 4.1.I. | Amend the Definition of Eligible Resources | The City should amend the definition for Eligible Resources to allow for properties in Commercial Old Town that are at least 30 years of age. This would allow HP staff to review exterior changes and work with the property owner to select alterations compatible with the Historic Preservation Design Guidelines. |



Goal 4 Strategy Matrix

Impact: potential effectiveness at achieving Goal 4.

Effort: Lead responsibility time, required commitment, and financial need.






Goal 5. Foster a community-wide sense of stewardship through prioritizing public involvement in preservation activities and weaving historic preservation into existing community and partner-led events.

Public engagement and participation in the historic preservation program is an essential element that solidifies a sense of place and fosters a community pride. It fosters the development of a robust preservation ethic and is the foundation for owner reuse and rehabilitation of existing buildings. Such a sense of stewardship supports community member quality of life, promotes Steamboat Springs as a destination, and fosters economic development.

Supporting planning policies, objectives, and goals include:

- 2030 Colorado Preservation Plan, Goal 2, Goal 3, and Goal 4.
- 2004 Area Community Plan Goal 2, Policy HP-2.1 through Policy HP-2.6.
- 2022 Mountain Area Master Plan, Identity Objectives I.1., I.3., & I.4.
- 2022 Mountain Area Master Plan, Economic Vitality Objective E.2.
- 2025 Community Canvas Key Initiative 6



Stakeholders at our **Stakeholder Sessions** emphasized the need to foster a community-wide preservation ethic.

Recommendation 5.1. Implement the 2025 Education Engagement and Outreach Strategy

The Education, Engagement, and Outreach Strategy, commissioned by the City of Steamboat Springs in 2023 and completed in 2025, studies the past, current, and future education, engagement, and outreach practices of the historic preservation program; assesses gaps and opportunities; recommends modifications to existing strategies that benefit community members; and contributes to the preservation of the identity of Steamboat Springs. The City should implement the recommendations in the Strategy to ensure an active, inclusive, and unified approach to public participation in the historic preservation program. The following recommendations are abbreviated from the Education, Engagement and Outreach Strategy report:



Strategy

Description

| Strategy | Description | Description |
|---------------|---|---|
| 5.1.A. | Develop Streamlined Guidance | Create simplified guidance materials to aid community members in having an active role in the historic preservation program. Printed and digital resources can include a cheat sheet, local Historic Preservation Design Guidelines frequently asked questions, homeowner information packet, and funding handbook. |
| 5.1.B. | Increase Availability of Technical Information | The City should provide consistent technical education opportunities to City staff, the HPC, stakeholders, and the general public to proactively address gaps in understanding. The City should develop technical preservation educational materials that can accompany the local Historic Preservation Design Guidelines to provide property owners with clear information on the physical preservation of their properties. |
| 5.1.C. | Integrate Celebrations of Historic Places into Regular Community Life | The City should integrate historic and cultural places with its City brand and focus on meeting community members where they are by integrating important historic places into regular community life. Emphasis should be placed on supporting existing partner-led events and opportunities for all ages and backgrounds that inspire a meaningful integration of the preservation of significant places. |
| 5.1.D. | Increase Visibility of Unique Historical and Cultural Aspects of Steamboat Springs | The City should work with partners to increase opportunities for their events and programs to build meaningful experiences with historic places that support the foundation of a more robust preservation ethic and sense of stewardship. |
| 5.1.E. | Promote Existing Incentives and Explore Additional Incentives | Additional education and outreach is required to promote existing incentives and provide easy to understand resources to aid the growth of a community-wide preservation ethic. Steamboat Springs should explore the implementation of additional financial incentives and incentives centered around design review and zoning to enable responsible growth that maintains the unique identity of the City. |



Strategy

Description

| | | |
|---------------|--|--|
| 5.1.F. | Integrate Historic Preservation Information and Tools into Existing City Platforms and Events | The City should integrate historic place information into the existing GIS database that provides community members with a “one stop shop” to obtain information about their historic or eligible property along with links to associated tools, contacts, and information about development application and building permitting process. Utilizing existing social media platforms to promote historic places as a unique Steamboat Springs experience is strongly encouraged. |
| 5.1.G. | Collaborate with Local Partners to Strengthen Relationships | The City should continue to collaborate with its local partners and actively seek innovative ways to promote and facilitate partner events by reducing financial and logistical barriers. In addition, the City should pursue relationships with local institutions, such as the Steamboat Springs Chamber, Steamboat Springs Board of Realtors, and Steamboat Ski & Resort Corporation, which can augment local preservation efforts and link the promotion of the community’s western ski-town heritage to the physical preservation of the built environment. |

Recommendation 5.2. Pursue a Relationship with Tribal and Descendant Communities

The Ute Tribal Nations had a significant historic impact on the City of Steamboat Springs, and their history is a vital component of its present-day community fabric. The Arapaho and Cheyenne also historically valued and used the area’s hot springs for their medicinal properties and spiritual associations. Tribal knowledge is key to understanding and protecting cultural resources, including the built environment, archaeological resources, and cultural landscapes.

The City should pursue a relationship with Tribal communities that claim a traditional affiliation with the land that is now known as Steamboat Springs to effectively and responsibly manage archaeological resources, historic places, and cultural landscapes that may be significant to the respective Tribal and Descendant Communities. Tribal and Descendant Communities should be considered important stakeholders in development decisions that have the potential to impact traditional cultural properties and other important places important to our shared history.



Strategy

Description

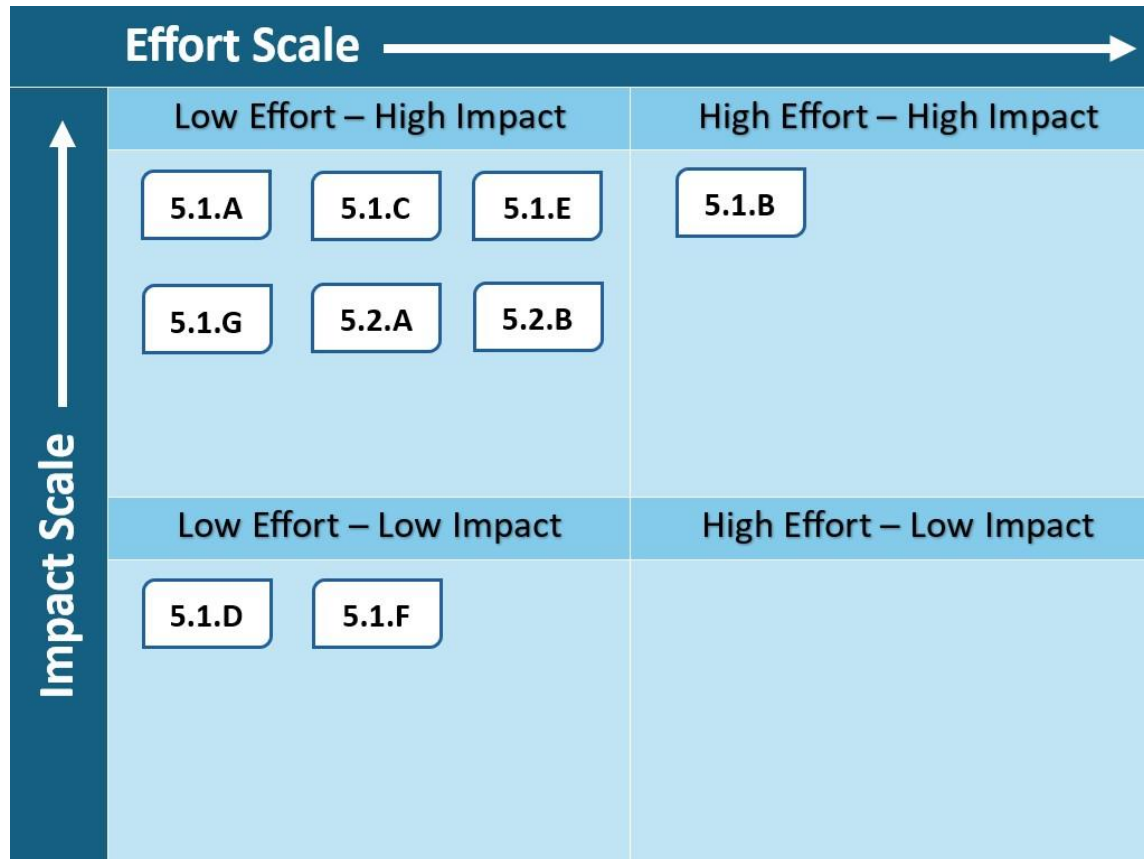
| | | |
|---------------|---|---|
| 5.2.A. | Pursue a Relationship with the Ute Tribal Nations, Arapaho, and Cheyenne | The City should pursue a relationship with the Ute Tribal Nations, Arapaho, and Cheyenne to better facilitate the management of cultural resources and more accurately and inclusively share the history of the area. It is important that the Tribes be consulted and are given the opportunity to participate in all aspects of historic preservation in Steamboat Springs. |
| 5.2.B. | Consult with the Ute Tribal Nations, Arapaho, and Cheyenne when Exploring Archaeological Provisions in the CDC | Tribes should be considered important stakeholders when exploring the inclusion of archeological provisions in the CDC. Processes developed should involve Tribal expertise, input, and participation. |



Goal 5 Strategy Matrix

Impact: potential effectiveness at achieving Goal 5.

Effort: Lead responsibility time, required commitment, and financial need.



Implementation

In this section, goals are followed by a table of strategies to provide the City with a prioritized path to implementing the recommendations provided in this Plan. The strategies are prioritized with a recommended timeframe in which to bring the process for each task or action item. Responsibilities are specified, with the assumption that community members and stakeholders are involved in the process of revising City policies, procedures, and practices. The HPC should have a quarterly agenda item that reflects upon the strategies and assesses progress of this implementation plan and toward achieving the goals. The implementation strategy denotes the corresponding supporting policy, objective, or goal found in related planning documents. All goals and strategies support the Community Canvas Area Community Plan Key Initiative 6.

Definitions for priorities and the abbreviations for where each strategy is situated on the effort and impact scale are found below:

Priority

- High – these tasks should be prioritized as they are critical to meeting community-identified goals.
- Medium – these tasks build on other high priority tasks. They should be implemented for medium- to long-range planning goals or be implemented as ongoing tasks.
- Low – these tasks support a robust historic preservation program but are not overly-critical to its functioning.

Effort & Impact

- LEHI – Low Effort, High Impact
- HEHI – High Effort, High Impact
- LELI – Low Effort, Low Impact
- HELI – High Effort, Low Impact

Related Planning Document Acronyms

- Area Community Plan – ACP
- Colorado Preservation Plan – COPP
- Community Canvas Area Community Plan – CC
- Downtown Plan - DP
- Mountain Area Master Plan – MAMP



Goal 1:
Enhance the historic character of Steamboat Springs through the identification and protection of significant historic and cultural resources.

Table 9. Goal 1 Strategies, Timeline, and Responsibilities.

| Strategy | Description | Priority | Effort & Impact | Time (Years) | Lead Parties | Supporting Policy, Objective, or Goal | Success Measure |
|----------|---|----------|-----------------|--------------|-------------------|--|---|
| 1.1.A. | Enhance a System of Survey at Defined Intervals | High | HEHI | Ongoing | City Staff | <ul style="list-style-type: none"> • COPP Goal 1 • COPP Goal 2 • ACP Policy HP-1.1 • ACP Policy HP-1.2 • DP Strategy ACH1.2 • MAMP Objective 1.2 | Conduct at least one (1) survey in the next year. Then, establish a formal timeline to complete surveys on a regular basis. |
| 1.1.B. | Develop an Eligibility Evaluation Chart/Checklist | Medium | LEHI | 1 | HPC City Staff | <ul style="list-style-type: none"> • COPP Goal 1 • COPP Goal 2 • COPP Goal 4 • ACP Policy HP-1.2 • DP Strategy ACH1.2 • MAMP Objective I.1 • MAMP Objective I.2 | Create an eligibility evaluation chart formally adopted by the HPC. |



| Strategy | Description | Priority | Effort & Impact | Time (Years) | Lead Parties | Supporting Policy, Objective, or Goal | Success Measure |
|----------|--|----------|-----------------|--------------|-------------------------------|---|--|
| 1.1.C. | Work with Partners for Surveys | High | LEHI | Ongoing | HPC City Staff | <ul style="list-style-type: none"> • COPP Goal 1 • COPP Goal 2 • COPP Goal 4 • ACP Policy HP-1.1 • ACP Policy HP-1.2 • DP Strategy ACH1.2 • MAMP Objective I.1 • MAMP Objective I.2 | Continue to engage with partners to facilitate successful historic resource surveys. |
| 1.1.D. | Ensure Identification of Resources Associated with Underrepresented Communities | High | HEHI | 1-2 | HPC City Staff | <ul style="list-style-type: none"> • COPP Goal 1 • COPP Goal 2 • COPP Goal 4 • ACP Policy HP-1.1 • ACP Policy HP-1.2 • MAMP Objective I.1 • MAMP Objective I.2 | Within two years, identify and document historic places associated with underrepresented communities. |
| 1.2.A. | Develop a Context Statement for Tribal Communities with Historic Ties to Steamboat Springs | High | HEHI | 1-5 | HPC City Staff Partners | <ul style="list-style-type: none"> • COPP Goal 1 • COPP Goal 2 • COPP Goal 4 | A historic context statement for Tribal communities will be incorporated into the evaluation of historic places. |
| 1.2.B. | Develop a Context Statement for Underrepresented Communities | Medium | LEHI | 1-5 | HPC City Staff Partners | <ul style="list-style-type: none"> • COPP Goal 1 • COPP Goal 2 • COPP Goal 4 | A historic context statement for underrepresented communities will be incorporated into the evaluation of historic places. |



| Strategy | Description | Priority | Effort & Impact | Time (Years) | Lead Parties | Supporting Policy, Objective, or Goal | Success Measure |
|----------|--|----------|-----------------|--------------|-----------------------------------|--|--|
| 1.2.C. | Develop a Context Statement for Post-1950s Development | Medium | LEHI | 1-5 | HPC City Staff Partners | <ul style="list-style-type: none">• COPP Goal 1• COPP Goal 2• COPP Goal 4 | A historic context statement for post-1950s development will be incorporated into the evaluation of historic places. |
| 1.3.A. | Update the Steamboat Springs Design Guidelines | High | HEHI | 1-2 | HPC City Council City Staff | <ul style="list-style-type: none">• COPP Goal 1• COPP Goal 2• COPP Goal 4• ACP Policy HP-1.2• DP Strategy ACH2.1• MAMP Objective I.1• MAMP Objective I.2 | Updated design guidelines will guide consistent City staff and HPC reviews. Updated design guidelines will inform property owners of appropriate and inappropriate alterations to their historic property. |



Goal 2:

Prioritize continued use of Eligible Resources and support their listing as Historic Resources and Historic Landmarks on the SSRHP to celebrate and protect important historic places in the community.

Table 10. Goal 2 Strategies, Timeline, and Responsibilities.

| Strategy | Strategy Description | Priority | Effort & Impact | Time (Years) | Lead Responsibility | Supporting Policy, Objective, or Goal | Success Measure |
|----------|--|----------|-----------------|--------------|----------------------------|--|---|
| 2.1.A. | Explore and Implement Zoning Incentives | High | LEHI | 1-2 | City Staff | <ul style="list-style-type: none">• COPP Goal 1• ACP Policy HP-4.2• MAMP Objective I.1• MAMP Objective I.3• MAMP Objective I.4 | The City will explore and potentially implement zoning incentives to encourage listing in the SSRHP. |
| 2.2.A. | Revise the Existing Designation Forms | High | LEHI | 1 | HPC City Staff | <ul style="list-style-type: none">• COPP Goal 1• ACP Policy HP-4.2• MAMP Objective I.1 | Revise current designation forms that are available via the City's website for property owners to apply to designate their property in the SSRHP. |
| 2.2.B. | Work with Partners to Acquire Historic Information | Medium | LEHI | Ongoing | HPC City Staff Tread | <ul style="list-style-type: none">• COPP Goal 1• MAMP Objective I.1 | Continue to engage with partners to facilitate property owner designation to the SSRHP. |



| Strategy | Strategy Description | Priority | Effort & Impact | Time (Years) | Lead Responsibility | Supporting Policy, Objective, or Goal | Success Measure |
|----------|---|----------|-----------------|--------------|-----------------------------------|--|---|
| 2.2.C. | Consider Historic District Alternatives | High | HEHI | 1-2 | HPC City Staff City Council | <ul style="list-style-type: none">• COPP Goal 1• ACP Policy HP-4.2• MAMP Objective I.1• MAMP Objective I.3• MAMP Objective I.4 | Implement a method of Historic District designation that successfully designates a group of historic places in the SSRHP. |



Goal 3:
Leverage historic preservation as an effective tool to address City housing, sustainability, and economic development policies and initiatives.

Table 11. Goal 3 Strategies, Timeline, and Responsibilities.

| Strategy | Strategy Description | Priority | Effort & Impact | Time (Years) | Lead Responsibility | Supporting Policy, Objective, or Goal | Success Measure |
|----------|--|----------|-----------------|--------------|----------------------------|---|--|
| 3.1.A. | Consider Allocating a Portion of Local Sales Tax | Medium | LEHI | 1-5 | City Council City Staff | <ul style="list-style-type: none"> • ACP Policy HP-3.1 • ACP Policy HP-3.2 • MAMP Objective E.2 | City staff and City Council will consider the costs and benefits associated with allocating a portion of local sales tax for historic preservation projects. |
| 3.1.B. | Waive Building Application Fees | High | LEHI | 1-3 | City Council City Staff | <ul style="list-style-type: none"> • COPP Goal 3-Objective C • ACP Policy HP-3.1 • ACP Policy HP-3.2 • MAMP Objective E.2 • MAMP Objective E.6 • MAMP Objective I.1 • MAMP Objective I.3 • MAMP Objective I.4 | The City implement a program to waive building application fees for Historic Resources, Historic Landmarks, and Contributing Resources. |



| Strategy | Strategy Description | Priority | Effort & Impact | Time (Years) | Lead Responsibility | Supporting Policy, Objective, or Goal | Success Measure |
|----------|--|----------|-----------------|--------------|-----------------------------------|--|---|
| 3.1.C | Promote Rebate of Building Material Tax | High | LEHI | Ongoing | HPC City Staff City Council | <ul style="list-style-type: none"> • COPP Goal 1-Objective C • COPP Goal 3-Objective C • ACP Policy HP-3.1 • ACP Policy HP-3.2 • MAMP Objective E.2 • MAMP Objective E.6 • MAMP Objective I.1 • MAMP Objective I.3 | The City promotes the rebate of building material tax program. |
| 3.1.D. | Expand Local Historic Preservation Fund to Provide Brick and Mortar Assistance | Medium | HEHI | 1-5 | City Council City Staff | <ul style="list-style-type: none"> • COPP Goal 1-Objective C • COPP Goal 3-Objective C • ACP Policy HP-3.1 • ACP Policy HP-3.2 • MAMP Objective E.2 • MAMP Objective E.6 • MAMP Objective I.1 • MAMP Objective I.3 | The City expands the definition of the Historic Preservation Fund to include terms for providing brick and mortar historic place rehabilitation assistance. |



| Strategy | Strategy Description | Priority | Effort & Impact | Time (Years) | Lead Responsibility | Supporting Policy, Objective, or Goal | Success Measure |
|----------|--|----------|-----------------|--------------|----------------------------|--|---|
| 3.1.E. | Implement a Property Tax & Partnership with Routt County | High | HEHI | 1-5 | City Council City Staff | <ul style="list-style-type: none"> • COPP Goal 3-Objective C • ACP Policy HP-3.1 • ACP Policy HP-3.2 • MAMP Objective E.2 • MAMP Objective E.6 • MAMP Objective I.1 • MAMP Objective I.3 | An IGA between Steamboat Springs and Routt County is executed to establish terms of a property tax reclassification program. |
| 3.1.F. | Implement a Façade Grant Program | High | HEHI | 1-3 | City Council City Staff | <ul style="list-style-type: none"> • COPP Goal 1-Objective C • COPP Goal 3-Objective C • ACP Policy HP-3.1 • ACP Policy HP-3.2 • MAMP Objective E.2 • MAMP Objective E.6 • MAMP Objective I.1 • MAMP Objective I.3 | A façade grant program is implemented and properly funded. |
| 3.1.G. | Explore Municipal Bonds | Low | LELI | 1-7 | City Council City Staff | <ul style="list-style-type: none"> • COPP Goal 3-Objective C • ACP Policy HP-3.1 • ACP Policy HP-3.2 • MAMP Objective E.2 • MAMP Objective E.6 • MAMP Objective I.1 • MAMP Objective I.3 | The City will explore and potentially implement a municipal bond that supports historic preservation in the community. The bond may be a multipurpose municipal bond. |



| Strategy | Strategy Description | Priority | Effort & Impact | Time (Years) | Lead Responsibility | Supporting Policy, Objective, or Goal | Success Measure |
|----------|---|----------|-----------------|--------------|----------------------------|---|---|
| 3.1.H. | Facilitate Affordable and Workforce Housing as the City Expands | High | HEHI | 1-5 | City Council City Staff | <ul style="list-style-type: none"> • COPP Goal 1-Objective B • COPP Goal 1-Objective C • COPP Goal 3-Objective C • MAMP Objective E.2 • MAMP Objective E.6 • MAMP Objective I.1 • MAMP Objective I.3 | The City will implement and integrate historic preservation and affordable/workforce housing policies as the City expands. |
| 3.1.I. | Consider a Revolving Loan for Legacy Businesses | Medium | HEHI | 1-5 | City Council City Staff | <ul style="list-style-type: none"> • COPP Goal 1-Objective B • COPP Goal 1-Objective C • COPP Goal 3-Objective C • ACP Policy HP-3.1 • ACP Policy HP-3.2 • MAMP Objective E.2 • MAMP Objective E.6 • MAMP Objective I.1 • MAMP Objective I.3 | The City will consider funding source and terms for a revolving loan for legacy businesses to complete historic preservation rehabilitation projects. |



| Strategy | Strategy Description | Priority | Effort & Impact | Time (Years) | Lead Responsibility | Supporting Policy, Objective, or Goal | Success Measure |
|----------|---|----------|-----------------|--------------|----------------------------|--|---|
| 3.2.A. | Explore Neighborhood Conservation Overlay Districts | Low | HEHI | 1-10 | City Council City Staff | <ul style="list-style-type: none"> • COPP Goal 1-Objective C • COPP Goal 3-Objective C • ACP Policy HP-3.1 • ACP Policy HP-3.2 • MAMP Objective E.2 • MAMP Objective E.6 • MAMP Objective I.1 • MAMP Objective I.3 • MAMP Objective I.4 | The City will explore a NCOD zoning layer and determine which areas the zoning layer would provide benefit. |
| 3.3.A. | Explore Implementing a Transfer of Development Rights Program | Low | HELI | 1-10 | City Council City Staff | <ul style="list-style-type: none"> • COPP Goal 1-Objective C • COPP Goal 3-Objective C • ACP Policy HP-3.1 • ACP Policy HP-3.2 • MAMP Objective E.2 • MAMP Objective I.1 • MAMP Objective I.3 | The City will explore the implementation and terms of a TDR zoning layer and determine which areas the program would provide benefit. |



| Strategy | Strategy Description | Priority | Effort & Impact | Time (Years) | Lead Responsibility | Supporting Policy, Objective, or Goal | Success Measure |
|----------|---|----------|-----------------|--------------|---|---|---|
| 3.4.A. | Promote Existing Development Rights Incentive | High | LEHI | 1-2 | HPC City Staff City Council Partners | <ul style="list-style-type: none"> • COPP Goal 1-Objective B • COPP Goal 1-Objective C • COPP Goal 3-Objective C • ACP Policy HP-3.1 • ACP Policy HP-3.2 • MAMP Objective E.2 • MAMP Objective E.6 • MAMP Objective I.1 • MAMP Objective I.3 | The City will promote the existing development rights incentive enabled by the CDC. |
| 3.4.B. | Promote Existing State Historic Preservation Tax Credit Program | High | LEHI | Ongoing | HPC City Staff City Council Partners | <ul style="list-style-type: none"> • COPP Goal 1-Objective C • COPP Goal 3-Objective C • ACP Policy HP-3.2 • MAMP Objective E.2 • MAMP Objective E.6 • MAMP Objective I.1 • MAMP Objective I.3 | The City will promote the existing State Historic Preservation Tax Credit program for income and non-income producing properties. |



| Strategy | Strategy Description | Priority | Effort & Impact | Time (Years) | Lead Responsibility | Supporting Policy, Objective, or Goal | Success Measure |
|----------|---|----------|-----------------|--------------|---|---|--|
| 3.4.C. | Promote Existing Federal Historic Preservation Tax Credit Program | High | LEHI | Ongoing | HPC City Staff City Council Partners | <ul style="list-style-type: none"> • COPP Goal 1-Objective C • COPP Goal 3-Objective C • ACP Policy HP-3.2 • MAMP Objective E.2 • MAMP Objective E.6 • MAMP Objective I.1 • MAMP Objective I.3 | The City will promote the existing Federal Historic Preservation Tax Credit program for income and producing properties. |
| 3.4.D. | Continue to Pursue CLG Federal Pass-Through Grants | High | HEHI | Ongoing | HPC City Staff City Council | <ul style="list-style-type: none"> • COPP Goal 1-Objective C • COPP Goal 3-Objective C • ACP Policy HP-3.2 • MAMP Objective E.2 • MAMP Objective E.6 • MAMP Objective I.1 • MAMP Objective I.3 | The City will continue to pursue CLG Federal Pass-Through Grants on an ongoing basis to complete historic preservation projects. |
| 3.4.E. | Continue to Pursue State Historical Fund Grants | High | HEHI | Ongoing | HPC City Staff City Council | <ul style="list-style-type: none"> • COPP Goal 1-Objective C • COPP Goal 3-Objective C • ACP Policy HP-3.2 • MAMP Objective E.2 • MAMP Objective E.6 • MAMP Objective I.1 • MAMP Objective I.3 | The City will continue to pursue State Historical Fund Grants on an ongoing basis to complete historic preservation projects. |



Goal 4:

Amend the Community Development Code to provide effective tools and processes that enhance the historic preservation program while protecting private property rights and ensuring transparency.

Table 12. Goal 4 Strategies, Timeline, and Responsibilities.

| Strategy | Strategy Description | Priority | Effort & Impact | Time (Years) | Lead Responsibility | Supporting Policy, Objective, or Goal | Success Measure |
|----------|--|----------|-----------------|--------------|-----------------------------------|--|--------------------------------------|
| 4.1.A. | Integrate and Consolidate Historic Preservation Provisions | High | HEHI | 1-2 | HPC City Staff City Council | <ul style="list-style-type: none">• COPP Goal 1• COPP Goal 2-Objective A• ACP Policy HP-4.1• ACP Policy HP-4.2• MAMP Objective E.2• MAMP Objective E.6• MAMP Objective I.1• MAMP Objective I.3• MAMP Objective I.4 | The City will pass a code amendment. |



| Strategy | Strategy Description | Priority | Effort & Impact | Time (Years) | Lead Responsibility | Supporting Policy, Objective, or Goal | Success Measure |
|----------|--|----------|-----------------|--------------|-----------------------------------|--|--|
| 4.1.B. | Include Archaeological Protections | Medium | LEHI | 2-4 | HPC City Staff City Council | <ul style="list-style-type: none"> • COPP Goal 1 • COPP Goal 2-Objective A • ACP Policy HP-4.1 • ACP Policy HP-4.2 • MAMP Objective E.2 • MAMP Objective I.1 • MAMP Objective I.3 • MAMP Objective I.4 | The City will pass a code amendment that includes archaeological protections. |
| 4.1.C. | Amend Review Timelines | High | HELI | 1-2 | City Staff | <ul style="list-style-type: none"> • COPP Goal 1 • COPP Goal 2-Objective A • ACP Policy HP-4.2 • MAMP Objective E.2 | The City will implement review timelines that provide sufficient time for reviews and expedient reviews for property owners. |
| 4.1.D. | Amend the Process for Designating Historic Districts | High | LEHI | 1-3 | HPC City Staff City Council | <ul style="list-style-type: none"> • COPP Goal 1 • COPP Goal 2-Objective A • ACP Policy HP-4.1 • ACP Policy HP-4.2 • MAMP Objective E.2 • MAMP Objective I.1 • MAMP Objective I.3 • MAMP Objective I.4 | The City will pass a code amendment that includes an alternative process for designating Historic Districts. |



| Strategy | Strategy Description | Priority | Effort & Impact | Time (Years) | Lead Responsibility | Supporting Policy, Objective, or Goal | Success Measure |
|----------|-----------------------------------|----------|-----------------|--------------|-----------------------------------|--|---|
| 4.1.E. | Amend Demolition Processes | High | HEHI | 1-3 | HPC City Staff City Council | <ul style="list-style-type: none"> • COPP Goal 1 • COPP Goal 2-Objective A • ACP Policy HP-4.2 • MAMP Objective E.2 • MAMP Objective E.6 • MAMP Objective I.1 • MAMP Objective I.3 • CC Key Initiative 6 | The City will pass a code amendment that amends demolition processes to include increased submittal requirements, extended stay of demolition, and additional fees. |
| 4.1.F. | Include Integrity Criteria in CDC | Medium | LELI | 1-2 | HPC City Staff City Council | <ul style="list-style-type: none"> • COPP Goal 1 • COPP Goal 2-Objective A • ACP Policy HP-4.1 • ACP Policy HP-4.2 • MAMP Objective E.2 • MAMP Objective E.6 • MAMP Objective I.1 • MAMP Objective I.3 • MAMP Objective I.4 | The City will pass a code amendment that includes integrity criteria for historic properties. |
| 4.1.G. | Implement By-Right Allowances | Medium | LEHI | 2-4 | City Staff | <ul style="list-style-type: none"> • COPP Goal 1 • COPP Goal 2-Objective A • ACP Policy HP-4.2 • MAMP Objective E.2 • MAMP Objective I.1 | The City will pass a code amendment that includes by-right allowances. |



| Strategy | Strategy Description | Priority | Effort & Impact | Time (Years) | Lead Responsibility | Supporting Policy, Objective, or Goal | Success Measure |
|----------|--|----------|-----------------|--------------|---------------------|--|---|
| 4.1.H. | Develop a Certificate of No Effect List | Medium | HELI | 1-3 | HPC City Staff | <ul style="list-style-type: none"> • COPP Goal 1 • COPP Goal 2-Objective A • ACP Policy HP-4.2 • MAMP Objective E.2 • MAMP Objective E.6 • MAMP Objective I.1 • MAMP Objective I.3 • MAMP Objective I.4 | The City and HPC will develop and adopt a certificate of no effect list to facilitate administrative reviews. |
| 4.1.I. | Amend the Definition of Eligible Resources | High | LELI | 1-2 | HPC City Staff | <ul style="list-style-type: none"> • COPP Goal 1 • COPP Goal 2-Objective A • ACP Policy HP-4.1 • ACP Policy HP-4.2 • MAMP Objective E.2 • MAMP Objective E.6 • MAMP Objective I.1 • MAMP Objective I.3 • MAMP Objective I.4 | The City will pass a code amendment to amend the definition of Eligible Resource. |



Goal 5:

Foster a community-wide sense of stewardship through prioritizing public involvement in preservation activities and weaving historic preservation into existing community and partner-led events.

Table 13. Goal 5 Strategies, Timeline, and Responsibilities.

| Strategy | Strategy Description | Priority | Effort & Impact | Time (Years) | Lead Responsibility | Supporting Policy, Objective, or Goal | Success Measure |
|----------|------------------------------|----------|-----------------|--------------|---------------------|---|---|
| 5.1.A. | Develop Streamlined Guidance | High | LEHI | 1-2 | HPC City Staff | <ul style="list-style-type: none"> • COPP Goal 2 • COPP Goal 3 • COPP Goal 4 • ACP Policy HP-Goal 2 (2.1-2.6) • MAMP Objective E.2 • MAMP Objective I.1 • MAMP Objective I.3 • MAMP Objective I.4 | The City will develop and distribute/make available historic preservation guidance tools for the community. |



| Strategy | Strategy Description | Priority | Effort & Impact | Time (Years) | Lead Responsibility | Supporting Policy, Objective, or Goal | Success Measure |
|----------|---|----------|-----------------|-------------------|-------------------------------|---|---|
| 5.1.B. | Increase Availability of Technical Education | High | HEHI | 1-2, then ongoing | HPC City Staff Partners | <ul style="list-style-type: none"> • COPP Goal 2 • COPP Goal 3 • COPP Goal 4 • ACP Policy HP-Goal 2 (2.1-2.6) • MAMP Objective E.2 • MAMP Objective I.1 • MAMP Objective I.3 • MAMP Objective I.4 | The City will develop technical educational materials and encourage participation in trainings. |
| 5.1.C. | Integrate Celebrations of Historic Places into Regular Community Life | Medium | LEHI | 1-5 | HPC City Staff Partners | <ul style="list-style-type: none"> • COPP Goal 2 • COPP Goal 3 • COPP Goal 4 • ACP Policy HP-Goal 2 (2.1-2.6) • MAMP Objective I.1 • MAMP Objective I.3 • MAMP Objective I.4 | The City will provide the public with easy access to get involved in the historic preservation program through dedicated historic preservation events and integrating into existing events. |



| Strategy | Strategy Description | Priority | Effort & Impact | Time (Years) | Lead Responsibility | Supporting Policy, Objective, or Goal | Success Measure |
|----------|--|----------|-----------------|--------------|---|---|---|
| 5.1.D. | Increase Visibility of Unique Historical and Cultural Aspects of Steamboat Springs | High | LELI | 1-3 | HPC City Staff Partners | <ul style="list-style-type: none"> • COPP Goal 2 • COPP Goal 3 • COPP Goal 4 • ACP Policy HP-Goal 2 (2.1-2.6) • MAMP Objective E.2 • MAMP Objective I.1 • MAMP Objective I.3 • MAMP Objective I.4 | The City will highlight the historic and cultural aspects of Steamboat Springs by highlighting heritage and promoting historic and cultural events. |
| 5.1.E. | Promote Existing Incentives and Explore Additional Incentives | High | LEHI | 1-3 | HPC City Staff City Council Partners | <ul style="list-style-type: none"> • COPP Goal 2 • COPP Goal 3 • ACP Policy HP-Goal 2 (2.1-2.6) • MAMP Objective E.2 • MAMP Objective I.1 • MAMP Objective I.3 • MAMP Objective I.4 | The City will promote existing historic preservation incentives and implement additional incentives for historic preservation. |



| Strategy | Strategy Description | Priority | Effort & Impact | Time (Years) | Lead Responsibility | Supporting Policy, Objective, or Goal | Success Measure |
|----------|---|----------|-----------------|-----------------|-------------------------------|---|--|
| 5.1.F. | Integrate Historic Preservation Information and Tools into Existing City Platforms and Events | Medium | LELI | 1-5 | HPC City Staff Partners | <ul style="list-style-type: none"> • COPP Goal 2 • COPP Goal 3 • COPP Goal 4 • ACP Policy HP-Goal 2 (2.1-2.6) • MAMP Objective E.2 • MAMP Objective I.1 • MAMP Objective I.3 • MAMP Objective I.4 | The City will integrate historic preservation into existing platforms such as social media and GIS. |
| 5.1.G. | Collaborate with Local Partners to Strengthen Relationships | High | LEHI | 1-2, Ongoing | HPC City Staff Partners | <ul style="list-style-type: none"> • COPP Goal 2 • COPP Goal 3 • COPP Goal 4 • ACP Policy HP-Goal 2 (2.1-2.6) • MAMP Objective I.1 • MAMP Objective I.3 • MAMP Objective I.4 | The City will collaborate with existing partners and seek new partnerships to support the historic preservation program. |
| 5.2.A. | Pursue a Relationship with the Ute Tribal Nations, Arapaho, and Cheyenne | High | LEHI | 1-5 | City Council | <ul style="list-style-type: none"> • COPP Goal 2 • COPP Goal 3 • COPP Goal 4 • ACP Policy HP-Goal 2 (2.1-2.6) • MAMP Objective I.1 • MAMP Objective I.3 • MAMP Objective I.4 | The City will initiate a dialogue with the Tribes and Descendant Communities that have historic and traditional ties to Steamboat Springs. |



| Strategy | Strategy Description | Priority | Effort & Impact | Time (Years) | Lead Responsibility | Supporting Policy, Objective, or Goal | Success Measure |
|----------|--|----------|-----------------|--------------|---------------------|--|--|
| 5.2.B. | Consult with the Ute Tribal Nations, Arapaho, and Cheyenne when Exploring Archaeological Provisions in the CDC | High | LEHI | 1-5 | City Council | <ul style="list-style-type: none">• COPP Goal 2• COPP Goal 3• COPP Goal 4• ACP Policy HP-Goal 2 (2.1-2.6)• MAMP Objective E.2• MAMP Objective I.1• MAMP Objective I.3• MAMP Objective I.4 | The City will conduct consultation with the Tribes prior to adoption of archaeological provisions. |



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Appendix A: Federal & State Resources

National Park Service Guidance

The Secretary of the Interior's Standards for the Treatment of Historic Properties:

[SOI Treatment Guidelines, 2017, Part 1, Preservation Rehabilitation](#)

Restoration and Reconstruction Guidelines:

[SOI Treatment Guidelines, 2017, Part 2, Reconstruction Restoration](#)

Technical Preservation Services Preservation Briefs:

[NPS Technical Preservation Services Preservation Briefs](#)

Technical Preservation Services Tech Notes:

[NPS Technical Preservation Services Tech Notes](#)

Technical Preservation Services Interpreting the Standards Bulletins:

[NPS Technical Historic Preservation Services ITS Bulletins](#)

Federal Historic Preservation Tax Credit Program:

[NPS Federal Historic Preservation Tax Credit Program](#)



History Colorado Guidance

Office of Archaeology and Historic Preservation:

[History Colorado, Office of Archaeology and Historic Preservation](#)

Competitive and Noncompetitive Grants:

[History Colorado, Our Grant Types](#)

Preservation Tax Credit Program:

[History Colorado, Preservation Tax Credits](#)

Certified Local Government Grants:

[History Colorado, Certified Local Government Grants](#)



Appendix B: Steamboat Springs Resources

City Of Steamboat Springs Historic Preservation

[Steamboat Springs, Historic Preservation](#)

Through its Historic Preservation Program, the City of Steamboat Springs seeks to preserve the community's natural and built historic resources to help maintain distinct community character, and contribute to the cultural awareness, sustainability, and economic growth of the community.

- SSRHP
[Properties On The SSRHP](#)
Established in 2009, the Register identifies properties determined to have historical, architectural, or geographic significance to the local community.
- Historic Register Benefits and Incentives
[Steamboat Springs, Historic Register Benefits and Incentive](#)
A listing of the numerous local, state, and national benefits and incentives to owning a historic property.
- Historic Guidelines, Standards & Resources
[Steamboat Springs, Historic Guidelines, Standards, & Resources](#)
Provides links to the Local Historic Design Guidelines, the Secretary of the Interior's Standards, and National Park Service resources. These resources serve as planning tools for property owners wanting to make improvements to their historic resources.
- Cultural Resource Inventory
[Cultural Resource Inventory of Steamboat Springs](#)
Provides information on architectural and historical inventories done by Steamboat Springs. Inventories notify property owners and citizens of the historical significance of buildings, encourage historic landmarking of properties, inform owners of the financial benefits of listing their properties on a historic register, and research the potential of historic districts in downtown Steamboat Springs.



- Planning and Building Historic Review Process

- [Steamboat Springs, Mandatory Planning and Building Historic Review Process](#)

- Information about the mandatory review process for planning applications and building permits for resources eligible for listing in the SSRHP. The process allows property owners to make alterations, additions, and exterior changes while maintaining the historic integrity of your property.

- Historic Preservation Commission

- [Steamboat Springs, Historic Preservation Commission](#)

- The Historic Preservation Commission (HPC) conducts monthly meetings where it considers requests for design review, reviews nominations of buildings for listing on the City of SSRHP, makes recommendations to City Council on preservation related topics, makes recommendations on National Register nominations, and conducts review and approval of Colorado State Income Tax Credits for qualified restorations.

Steamboat Creates

[Steamboat Creates](#)

Steamboat Creates enhances the city's quality and economic vitality through advocacy, promotion, education, infrastructure, and connections for its creative sector while supporting art and cultural experiences for the community. Steamboat Creates offers a variety of events, classes, programs, and a directory of historic sites.

Main Street Steamboat

[Main Street Steamboat](#)

Since 2004, Main Street Steamboat has worked to preserve, promote, and enhance Downtown Steamboat Springs. They promote numerous events and activities, maintain a Main Street business directory that reflects Steamboat Springs rich tapestry, and assist new and established businesses to grow and thrive in the historic downtown.

The Tread Of Pioneers Museum

[Steamboat Springs, The Tread of Pioneers Museum](#)

Steamboat Spring's Tread of Pioneers Museum preserves, shares, and celebrates the history and heritage of Steamboat Springs and Routt County. In addition to engaging exhibits, programming, and education, the Museum's Lufkin Library Research Center and historic photograph collection are available for historic property and place research.



- Lufkin Library Research Center - [The Tread of Pioneers Museum, Lufkin Library Research Center](#)
A broad archives collection that provides local and regional history through subject and biographical topics. Collection includes newspaper clippings, magazine articles, personal memoirs, biographies, genealogy, research reports, maps, and much more.
- Tread of Pioneers Museum Photograph Collections - [The Tread of Pioneers Museum, Photograph Collections](#)
Over 8,000 of the Museum's photographs can be searched online. Photographs can be searched by keywords, area and place, activity, etc.

Historic Routt County

[Historic Routt County](#)

Since 1997, Historic Routt County has been dedicated to the preservation and documentation of Routt County's historic places and cultural landscapes through advocacy, preservation assistance, and education. The non-profit organization works with property owners and the community by helping to identify and advocate for historic properties, develop grant opportunities for preservation projects, provide historic preservation education through events and workshops, and secure volunteer assistance on maintenance projects. Visit their website to see examples of their preservation offerings and activities.