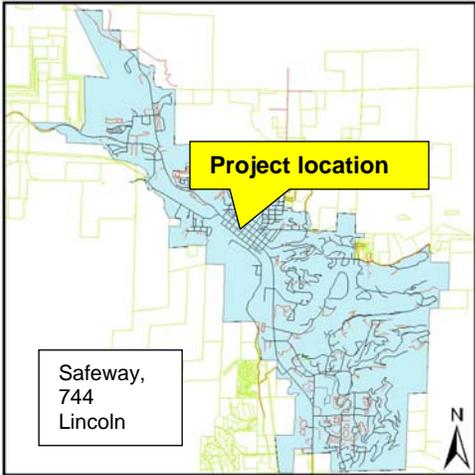


**DEPARTMENT OF PLANNING & COMMUNITY
 DEVELOPMENT STAFF REPORT**

HISTORIC PRESERVATION COMMISSION ITEM 4B:	
Project Name:	Safeway Building, 744 Lincoln Avenue
Prepared By:	Lauren Schaffer, Historic Preservation Coordinator (Ext 278)
Through:	Tom Leeson, AICP Director of Community Development (Ext. 244)
HPC	January 7, 2010
Planning Commission (PC):	N/A
City Council (CC):	N/A
Zoning:	Commercial Old Town(CO)
Applicant:	Steve Nelson 2508 Tucker Court Fort Collins, CO 80526
Request:	City of Steamboat Springs Historic Register Application

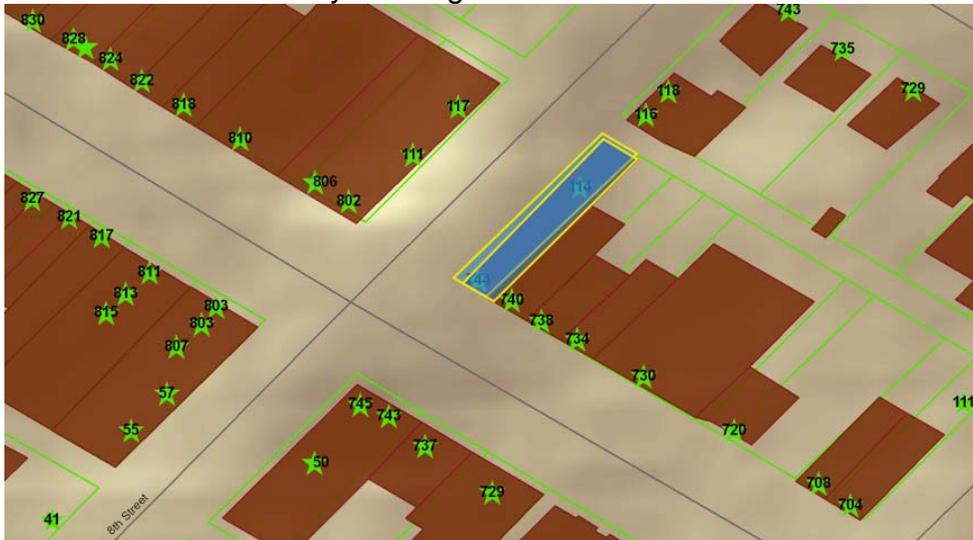


Staff Report - Table of Contents		
Section		Pg
I.	Staff Analysis Summary	4B-2
II.	Background	4B-2
III.	Principal Discussion Items	4B -2
IV.	Nomination Description	4B -3
V.	Project Analysis	4B-3
VI.	Historic Preservation Commission	4B -3
VII.	Staff Finding	4B -3
VIII.	Attachments	4B -3

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

Staff finds the Safeway Building at 744 Lincoln Avenue eligible to the City’s Historic Register as an Historic Resource. The Safeway Building qualifies for listing under Criterion 1 in the area of History for its association with the commercial development of Steamboat Springs and Criterion 3 in the area of Geography as a visual local landmark. Staff recommends that the Historic Preservation Commission approve listing of the Safeway Building as an Historic Resource.

Safeway Building: 744 Lincoln Avenue



II. BACKGROUND

The City of Steamboat Springs Historic Register was created in 2009. The Historic Preservation Policy Review Committee reviewed historic preservation policies in 2007 and 2008 and recommended the creation of the City’s historic register. The Committee also recommended that all properties within the City of Steamboat Springs already listed on the Routt County Register of Historic Places be automatically listed on the newly created City Register. Additionally, the Committee recommended that the City of Steamboat Springs designate the City-owned historic properties on the City of Steamboat Springs Historic Register.

Historic Preservation Staff for the City of Steamboat Springs prepared the nomination for the property owner.

III. PRINCIPAL DISCUSSION ITEMS

Principal Discussion items should include:

- Qualification for inclusion on the City of Steamboat Springs Historic Register
- Is the resource significant under Criterion 1 in the area of History and Criterion 3 in the area of Geography?
- Does the resource retain integrity from the period of significance?

IV. NOMINATION DESCRIPTION

See attached Steamboat Springs historic register nomination for information regarding the nominated property.

V. HISTORIC PRESERVATION COMMISSION (HPC)

The Historic Preservation Commission will review the nomination for the Safeway Building to the City of Steamboat Springs Historic Register on January 7.

VI. PROJECT ANALYSIS

The following section provides staff analysis of the application as it relates to nomination criteria as outlined in Ordinance 2230. It is intended to highlight those areas that may be of interest or concern to HPC, staff, or the public. For a comprehensive list of designation criteria, standards and requirements applicable to this proposal please refer to Ordinance 2230 or contact the staff planner.

A) KEY ISSUES

Ordinance 2230, Sec. 26-84(f)

- 1) *Staff Analysis:* **Eligible;** the attached historic register nomination suggests that the Safeway Building qualifies for listing on the City of Steamboat Springs Historic Register under the nominated criteria as an Historic Resource.

VII. STAFF FINDING & RECOMMENDATIONS

Recommended Resolution

The City of Steamboat Springs's Historic Preservation Commission hereby resolves that the Safeway Building at 744 Lincoln Avenue, which is more particularly described as the west ½ of Lot 7, Block 16 of the Original Addition to Steamboat Springs, Sections 8 and 17, Township 6 North, Range 84 West, Steamboat Springs, CO, is eligible for listing on the Steamboat Springs Register of Historic Places as an Historic Resource under

Criterion 1 in the area of History and Criterion 3 in the area of Geography as set forth in the Steamboat Springs Register of Historic Places nomination and approves inclusion of the Safeway Building in the Steamboat Springs Register of Historic Places.

VIII. ATTACHMENTS

Attachment 1 – City of Steamboat Springs Historic Resource Application



HISTORIC RESOURCE DESIGNATION APPLICATION INFORMATION

Thank you for your interest in Steamboat Springs' Historic Register Program. A computer-generated version of the form is acceptable. The application is the permanent public record of why the property is significant and warrants the recognition and protection provided by Historic Resource designation. Attached is the application form, instructions for completing the application, and the text of a sample application.

The Historic Preservation Commission was established by City ordinance (XXXChapter , Revised Municipal Code) in 2009. Among its responsibilities are to identify and designate properties of historical, architectural, and geographical importance to the City of Steamboat Springs. Once a property has been designated, the Historic Preservation Commission has the additional responsibility of reviewing and approving exterior alterations (repair, rehabilitation, addition, or demolition) to make sure the structure retains its historic character.

Designation is a five-step process that takes approximately 60 days from the time a complete application is submitted to the Historic Preservation Office. A preapplication conference with staff can be scheduled to discuss the form, criteria, and whether the property in question meets the criteria.

- 1 . Preliminary investigation focuses on three questions:
 - Is the application complete?
 - Does the proposed property meet the criteria for designation?
 - Has the owner consented to the designation?
2. If the preliminary review is positive, the Historic Preservation Office sets a public hearing date and time that allows for the required owner notification period. Once the date has been set, all owners of record are notified by mail of the date, time, and place of the hearing and the effect designation will have on the subject property.
3. The public hearing on designation is intended to allow members of the public to comment for or against the designation or to ask questions of the Commission about the effect of designation. It is also an opportunity for the applicant to present information about the historical, architectural, and/or geographical significance of the property to the Commission and the public.
4. Upon closure of the public hearing, the Commission must notify the owner(s) and City Council in writing as to the decision of the Commission.
5. An Historic Resource is officially designated once the resolution is recorded.

If you have any questions about the application form or designation process, contact the City's Historic Preservation Office at 879-2060. Please submit the completed application for designation to:

City of Steamboat Springs
Historic Preservation Office
Centennial Hall – 124 10th Street
PO Box 775088
Steamboat Springs, CO 80477
(970) 879-2060

**STEAMBOAT SPRINGS HISTORIC PRESERVATION COMMISSION
APPLICATION FOR HISTORIC RESOURCE DESIGNATION**

Property Identification

1. Address of Resource: 744 Lincoln Avenue, Steamboat Springs, CO

2. Legal Description of Property: The Safeway Building is located in the west ½ of Lot 7, Block 16 of the Original Addition to Steamboat Springs, Sections 8 and 17, Township 6 North, Range 84 West, otherwise known as 744 Lincoln Avenue.

3. Historic Name: Safeway Building
Current Name: Nelson Building

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

Historical Data Summary

5. Year of Construction: 1939
Source of Information: Routt County Assessor's Office and Steamboat Pilot, January 4, 1940

6. Architect or Builder: Unknown
Source of Information:

7. Original Owner: Safeway Stores
Source of Information: Architectural Inventory Form, 2007 and 1996

Photographs

8. Attach at least two (2) current 5x7 or larger photographs (black and white or color) showing the views of the property from the public right-of-way(s) and any important features or details. Polaroid photographs are not adequate. If available, attach copies of historic photographs of the structure.

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

Statement of Significance

10. Explain how the resource meets at least one criterion in one or more of the following categories. Please cite specific criteria in the summary.

Historic Resource Designation Criteria

- 1. History.** To have historic importance, the resource shall be at least 50 years old and:
The building, site, structure or object has character, interest or value as part of the development, heritage or cultural characteristics of the City, State or Nation; is the site of an historic event with an effect upon society; is identified with a person or group of persons who had some influence on society; or, exemplifies the cultural, political, economic, social or historic heritage of the community.
- 2. Architecture.** To have architectural importance, the resource shall be at least 50 years old and:
The building, site, structure or object portrays the environment of a group of people in an era of history characterized by a distinctive architectural style; embodies those distinguishing characteristics of an architectural-type specimen; is the work of an architect or master builder whose individual work has influenced the development of the City or contains elements of architectural design, detail, materials and craftsmanship which represent a significant innovation.
- 3. Geography.** To have geographical importance, the resource shall be at least 50 years old and:
The building, site, structure or object, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on an historic, cultural or architectural motif; or, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood, community or City.

The Safeway Building is a significant building for the community of Steamboat Springs. This Depression-era commercial building is an architectural reflection of twentieth century commercial development of Steamboat Springs, and is eligible for designation to the Steamboat Springs Register of Historic Places under Criterion 1 in the area of Commerce and Criterion 3 as an established visual feature located at the corner of Lincoln Avenue (US Highway 40) and 8th Street. The Safeway Building at 744 Lincoln Avenue exemplifies the commercial development of the small, mostly rural community of Steamboat Springs and is a physical manifestation of the local economic upswing and optimism occurring during the Great Depression in Steamboat Springs' business and social circles. By 1939, when the existing Safeway Building was constructed, Steamboat Springs experienced a local building boom, and what had previously been considered "tough times" had transformed and the healthy community could support an expanding service business that catered to the needs of the local population. The 1939 construction of a permanent brick building to house a retail business that served the increasing and recovering population reflected the economic success and growth occurring in Depression-era Routt County.

The one-story Twentieth Century Commercial style building is a well-recognized feature of the downtown commercial core. Constructed for the Safeway chain of grocery stores, the building

has had virtually only two owners and has been owned by the Nelson family since 1950. The building reflects the simpler architectural style of the period and, at the time of its construction, was a departure from its stylized, two-story neighbors. The National Register-listed Routt County National Bank and First National Bank buildings are located at the same prominent intersection. The Safeway Building remains an enduring and established visual feature of the downtown commercial district and physically illustrates the growth and transformation of the community. The building with its corner location and prominent neighbors marks the entrance to the business community. The building has survived periods of “modernization” with some alterations to become a highly recognized local landmark.

Sanborn Insurance maps and historic photos reveal that this property, the west ½ of Lot 7 on Block 16, was developed prior to 1911 (Steamboat Springs’ first available Sanborn map). The 1911 and 1920 Sanborn maps depict a rectangular-shaped building at this location with its use labeled “drugs.” Historic photos show the drug store as a one-story, wood-frame, front-gabled building with a false front. The drug store building was gone by 1939 when the larger commercial Safeway building was constructed by the Ballard family for Safeway. (Carl McWilliams, Architectural Inventory Form)

The Safeway business had been located at 828 Lincoln Avenue (which later became Allen’s Clothing) until 1939. The April 27, 1939 Steamboat Pilot details a remodel at this address for the Safeway in order to accommodate the growing business. Safeway, Inc. began as an independent grocery store in California and through expansion and a series of mergers, was the largest chain of grocery stores west of the Mississippi River by the late 1920s. Safeway was located in the brick building at 744 Lincoln until the late 1950s or early 1960s, when it moved to the 1100 block of Lincoln Avenue. Circa 1970, the business moved to the store on east Lincoln Avenue. (History of Safeway, Inc. and Carl McWilliams, Architectural Inventory Form)

As the Safeway industries continued to grow and prosper during the first half of the twentieth century, Steamboat Springs experienced its own local building boom. While most of the country was still feeling the effects of the lingering economic depression, 1939 was a banner year for local builders. Construction began on the Hotel Harbor in 1939. In addition, a service station was constructed at 10th and Lincoln, a concrete block manufacturing plant opened (employing five), and the WPA-financed school gymnasium was completed. Several “modern” new homes were constructed throughout town. (Steamboat Pilot, 1939 and January 4, 1940)

After the departure of Safeway, the building housed the Ben Franklin store for a number of years. The building was remodeled circa 1976 and became the Shortbranch Salon. Straightline Outdoor Sports has operated out of the corner location since the mid-1980s.

Historical and geographical significance combine to create a building unique to Steamboat Springs and its heritage. The Safeway Building helps define the key downtown intersection and continues to lend a sense of place and permanence, as well as serving as a visual reminder to the city’s special commercial and service oriented past.

Architectural Description

11. Concisely describe the resource and its surrounds.
 - a. Describe location and setting including physical context and relationship to neighborhood and other historic structures.
 - b. Architectural description including mention of major features, uncommon design features, ancillary structures, and important landscape or site features. Also describe interior spaces with extraordinary design features (if any).
 - c. Describe alterations to the exterior of the building.

Located at Lincoln Avenue (US Highway 40) and 8th Street in the heart of Steamboat Springs downtown commercial core, the Safeway Building occupies the northeast corner on Routt County's busiest intersection.

This single-story commercial building is located at the eastern corner of Lincoln Avenue and 8th Street in downtown Steamboat Springs. Measuring 25' NW-SE (across) by 140' NE-SW (deep), the building is currently occupied by two retail tenants: "Straightline Outdoor Sports" and "Embellishments." The symmetrical façade fronts directly onto the wide concrete sidewalk paralleling Lincoln Avenue on the southwest elevation. Here, a stained natural brown glass-in-wood-frame door, with a transom light, enters Straightline Outdoor Sports from within a centered, recessed, entryway. The entry is flanked on either side by large single-light fixed-pane storefront display windows with silver metal frames. The kick plate areas beneath the windows are clad with a circa 1983 river rock in concrete veneer, while slightly projecting red brick pilasters appear at either end of the façade. The upper façade wall is composed of a blond bricks laid in running bond, with red brick accents. A stringcourse, composed of two courses of projecting red brick stretchers, appears near the top of the wall surface; and, the topmost course of bricks is composed of alternating red and blond brick headers which create the impression of a dentil course. The façade's upper and lower portions are divided by an applied vertical wood plank band, hidden behind a green canvas awning which extends along nearly the full width of the façade. The words "Straightline Outdoor Sports" appears on the canvas in yellow lettering. The building's long northwest elevation faces 8th Street. The wall on this elevation is made of red brick laid in running bond, divided by eight slightly projecting red brick pilasters. The alternating red and blond brick header course at the top of the façade wall continues along the top of the northwest elevation. Two entry doors enter the building on the northwest elevation. One is a stained natural brown wood-paneled door, set within a distinctive non-original rounded stone arch, and beneath a green canvas awning. This is a side entry door into Straightline Outdoor Sports. The other entry on the northwest elevation is also a stained natural brown wood-paneled door, set within a similar non-original rounded stone arch. This door is covered by a red canvas awning and is the entry into Embellishments. Four canted, hip-roofed, oriel type, display windows also penetrate the northwest elevation. These windows are non-original and are topped with wood shingles. Wooden signage boards appear toward the front (Lincoln Avenue) portion of the 8th Street elevation. These signs partially cover a ghost sign, the remnant of past occupants. The northeast (rear)

elevation and the southeast (side) elevation feature painted brown concrete pargeting, probably over concrete block construction. A steel grey service entry door is located on the rear elevation. (Carl McWilliams, Architectural Inventory Form)

The Safeway Building has been maintained and owned by two families in its 70-year history, and has consistently been an important piece of the evolution of Steamboat Springs as a northwest Colorado town. Despite some exterior alterations, the building has maintained its integrity to the extent that its appearance still tells us the story of the commercial development of Steamboat Springs. The original one-story brick structure still displays the painted sign present during the building's period of significance. And while the community's needs have changed over the years, the building has been able to meet these needs and remain integral to the commercial industry, while at the same time offering a glimpse into the past. The Safeway Building retains integrity of materials, workmanship, location, setting, design, association, and feeling to the extent that it can convey a sense of its past sufficiently for local register designation. In addition, the current non-original features dating to the 1980s are largely reversible.

Bibliography

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

McWilliams, Carl, "Architectural Inventory Form for Chamber of Commerce Building, Steamboat Springs, Routt County, Colorado, 5RT.241," recorded in 2007.

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

"Safeway, Inc," History of Safeway, Inc., http://en.wikipedia.org/wiki/Safeway_Inc., accessed December 1, 2009

The Steamboat Pilot, 1939 and January 4, 1940.

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

Application Information

13. Owner: Steven L. and John P. Nelson
- Mailing Address: 2508 Tucker Court, Fort Collins, CO 80526
- Telephone: 970-227-6194

14. Owner Consent to Designation:

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

Signature: _____

Printed name: _____

Date: _____

15. Applicant/Preparer Name: Lauren Schaffer

Affiliation/ Interest in Property: City of Steamboat Springs

Address: PO Box 775088, Steamboat Springs, CO 80477

Telephone: (970) 879-2060

Sketch Map: 744 Lincoln Avenue



Photographs: 744 Lincoln Avenue



View Looking North



View Looking Northeast



View Looking East



View Looking South