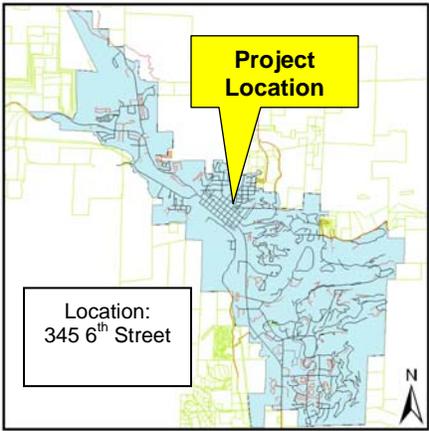


DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT STAFF REPORT

HISTORIC PRESERVATION COMMISSION AGENDA ITEM 4A:	
Project Name:	Luekens House- 345 6 th Street
Prepared By:	Alexis Casale, Historic Preservation Planner (Ext 202)
Through:	Jonathan Spence, Interim Director of Planning & Community Development (Ext. 224)
Historic Preservation Commission (HPC):	May 6, 2010
Planning Commission (PC):	NA
City Council (CC):	NA
Zoning:	Residential Old Town (RO)
Applicant:	Katharine Hobart & Jonathan Moore 650 W. Meadow Rd Evergreen, CO 80439-9744
Request:	City of Steamboat Springs Historic Register Application



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

Staff finds that the Luekens House located at 345 6th Street is eligible to the City's Historic Register as an Historic Resource. The resource is significant under Criterion 1 in the area of history as an example of the vernacular style with modest colonial revival influences as part of the residential development of Steamboat Springs. Staff recommends that the Historic Preservation Commission approve listing of the Luekens House as an Historic Resource.

345 6th Street



II. BACKGROUND

The City of Steamboat Springs Historic Register was created in 2009. The Historic Preservation Policy Review Committee reviewed historic preservation policies in 2007 and 2008 and recommended the creation of the City's historic register. An application for inclusion on the Historic Register as an Historic Resource has been submitted for the resource located at 345 6th Street. 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 as an example of that type in the area?

Does the resource retain integrity from the time period?

IV. NOMINATION DESCRIPTION

See attached nomination

V. HISTORIC PRESERVATION COMMISSION

The Historic Preservation Commission will review the nomination for the Luekens House located at 345 6th Street to the City of Steamboat Springs Historic Register on May 6, 2010.

VI. PROJECT ANALYSIS

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

A) KEY ISSUES

Ordinance 2230, Sec. 26-84(f)

- 1) *Staff Analysis: Eligible*; the attached historic register nomination suggests that the Luekens House at 345 6th Street qualifies for listing on the City of Steamboat Springs Historic Register as an Historic Resource. The resource is nominated under Criterion 1 in the area of History as significant to the community of Steamboat Springs. The resource is representative of vernacular style with modest colonial revival influences.

VII. STAFF FINDING

Recommended Resolution

The City of Steamboat Springs's Historic Preservation Commission hereby resolves that the Luekens House located at 345 6th street, which is more particularly described as Lots 3 & 4 of Block 8 in the First Addition to Steamboat Springs, is eligible for listing on the Steamboat Springs Register of Historic Places as an Historic Resource under Criterion 1 in the area of History as an example of the vernacular style with modest colonial revival influences as part of the residential development of Steamboat Springs and approves inclusion of the Luekens House in the Steamboat Springs Register of Historic Places.

VIII. ATTACHMENTS

Attachment 1 – Historic Resource Application



HISTORIC RESOURCE DESIGNATION APPLICATION INFORMATION

Thank you for your interest in Steamboat Springs' Historic Register Program. Attached is the application form and instructions on how to complete the form. A computer-generated version of the form is acceptable. The application is the permanent public record of why the property is significant and warrants the recognition and protection provided by Historic 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: 345 6th Street

2. Legal Description of Property: Lots 3 & 4 of Block 8 in the First Addition to Steamboat Springs

3. Historic Name: Luekens House
Current Name: Hobart/Moore House

4. Historic Use: Residential/Single Family
Present Use: Residential/Single Family

Historical Data Summary

5. Year of Construction: Estimate 1936
Source of Information: Routt County Assessor's Office

6. Architect or Builder: unknown
Source of Information:

7. Original Owner: Mattie Luekens
Source of Information: Routt County Assessor's Office

Photographs/Sketch Map

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.

Include the history of the resource and its associations with important individuals, groups, events, or historical trends.

- a. Provide details about the circumstances of construction including the date of construction, architect, builder, and owner for the original structure and any significant additions.
- b. Describe specific historical associations including why this structure has direct association with the individual, group, event, or historical trend.
- c. Describe other structures that the associations and the relationship of this structure to them.

Significance:

The Luekens House is a significant building for the community of Steamboat Springs. Modest versions of architectural styles were customary in the construction history of the area as well as traditional western development patterns that are exemplified in the house. The 1930s residential building is significant in the area of **History** as a good example of the vernacular style with modest colonial revival influences as part of the residential development of Steamboat Springs.

The modest colonial revival house situated in the heart of the residential old town neighborhood fronting 6th Street depicts the traditional residential development pattern in Steamboat Springs. The residential development patterns followed western traditions, “Long lots ran from the street to the alley. The house was set back from the road, with a front yard. Street trees appeared on many of the streets and sidewalks also were occasionally constructed. Houses sat facing the street, usually with a front porch or stoop. Sloping roofs were unifying elements. Secondary structures, including barns, sheds and garages, were usually located along the alley.”¹ The Luekens House embodies the developmental traditions with its long lot running from 6th Street to the alley providing for a landscaped front yard. The 1930s house depicts the community’s unifying residential elements through its street facing facade with sloped roofs and a detached garage fronting the alley. The Luekens House maintains the historic developmental patterns established in early frontier towns that were adapted for this community.

The cross gable building represents the vernacular building types of Steamboat Springs with modest colonial revival influences. Toned down versions of popular architectural styles were common due to the area’s remoteness and lack of accessibility; however these minimalistic styles accentuate the casual feeling of the town. The Colonial Revival style was popular in the United States between World War I and II, “reflecting American patriotism and desire for simplicity.”² The colonial revival architecture is described as being typically two stories with the ridge pole running parallel to the street and having a symmetrical façade. The later examples of the architecture tend to have mere suggestions of their “colonial precedents rather than closely

¹ Historic Preservation Design Guidelines, Pg 14.

² Picture Dictionary of House Styles in North America and Beyond: Colonial Revival. Architecture.about.com

mirroring them.”³ This mere suggestion of the style is evidenced in the resource located at 345 6th Street. The colonial revival elements produced in the two-story house consist of the multi level gables, the dominant ridge pole running parallel to the street, door and window architrave surrounds, fascia returns, cladding and windows styles. In keeping with more local vernacular styles, the details and scale are modest.⁴ Although the resource has experienced alterations from previous and current owners, the vernacular style with modest colonial revival elements has been maintained and still evokes the history of the community’s architectural and residential development.

History

James Crawford settled with his family in Steamboat Springs in 1874. Drawn to the springs, Crawford staked his claim near the Steamboat Spring, built his first cabin near Iron Spring and bathed in and drank from the various other springs. Recognizing the potential of the area Crawford with investors from Boulder created the Steamboat Springs Town Site Company to promote the attractions and lay out the initial town grid. Soon thereafter, Steamboat Springs boasted stores, churches, a bank, businesses and residences. Most of the homes were built north of Lincoln Avenue on Oak and Pine Streets. “Eventually early residential development spilled over Pine Street to the north into the “First Addition” to the original town [in 1892], comprised of lots facing onto the numbered streets of Third through Ninth Streets.”⁵ The Luekens house is situated in this First Addition fronting 6th Street in the heart of the present Residential Old Town Zone District.

345 6th Street was originally deeded to H.E. Burgess from the Steamboat Springs Company in January of 1917 who in turn sold it to Mattie Luekens that August.⁶ Luekens built the house in 1936 amid neighboring single family residential buildings. The 1930s house was constructed at a time when national feelings were that of uncertainty. The country was still in the midst of the Great Depression and was three years shy of World War II. However locally, in 1936 as reported in the Steamboat Pilot, feelings were optimistic that the depression would be lifting looking at the year ahead. This hopeful mood was reflected in the construction of new

³ McAlister, Virginia, A Field Guide to American Houses, New York: 1997.Pg 321-322.

⁴ Cultural Resource Survey 5RT- 2030

⁵ Historic Preservation Design Guidelines, Pg. 14

⁶ Routt County Assessor’s Office

commercial buildings along Lincoln Avenue and new residences for the business owners towards the second half of the 1930s.⁷ Some examples of the commercial buildings still present today include the locally designated Safeway Building at 744 Lincoln Avenue (Straightline Shop), Mountain States Telephone and Telegraph Building at 704 Lincoln Avenue (Beau Jo's Mountain Bistro), The Daugherty Plumbing Shop at 628 Lincoln Avenue (The Rio Grande Restaurant), and others. Mattie Luekens sold the house the year after its construction in 1937 to H.W. Leonard who at the time was the manager of Steamboat Lumber.

H.W. Leonard sold 345 6th Street to Clarence and Lillian Patterson in 1942.⁸ The Pattersons resided at the house until 1969. Clarence Patterson was appointed postmaster for Steamboat Springs by Franklin D. Roosevelt and served for 33 years before retiring in 1968. Clarence was a long term resident of Steamboat Springs having attended the first Winter Carnival with Carl Howelsen. He was an avid member of the Winter Sports Club and would travel with the club to Hot Sulphur Springs and Genesee Mountain near Denver to perform the ski jump for their respective winter carnivals. Patterson worked as postmaster during several significant dates in the history of the United States Postal Service: 1950- residential deliveries were reduced to once a day, 1957- the Citizen's Stamp Advisory Committee was established and 1963- the ZIP code was inaugurated.⁹ Patterson was also the postmaster when the post office moved to 1025 Lincoln Avenue, a new building with modern amenities. Clarence Patterson was a well respected citizen by the community as stated in many articles throughout the local newspaper.¹⁰

Clarence and Lillian Patterson sold the house in 1969 a year after Clarence retired as postmaster. The house changed ownership a handful of times and is currently owned by Jonathan Moore and Katharine Hobart.

⁷ Historic Preservation Design Guidelines, Pg. 14

⁸ Routt County Assessor's Office

⁹ USPS website: www.usps.com/postalhistory

¹⁰ Tread of Pioneers Museum: Patterson File

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.

The resource is located in the heart of the residential old town neighborhood laying northeast of the main commercial district along Lincoln Avenue. The house is located on a typical rectangular residential lot running from the street to the alley. The resource is surrounded by single family residential buildings and fronts 6th Street with the alley between 6th and 7th to the rear of the property. The surrounding residential buildings were constructed between 1910 and 2000. Many deciduous trees are located throughout the property. Shrubs can be found in both the front and rear yards of the house.

This resource is stick framed residential unit bearing on a concrete foundation enclosing a full basement. Clad in horizontal siding on all sides, this house is 1.5 stories with an irregular footprint and east west lot orientation. A cross-gabled metal roof spans the resource and extends to form approximately 1' eave overhangs at the eave ends and less than 6" at the gable ends.¹¹ The main entrance is on a centrally located bump out that is sheltered by a recently added projecting porch overhang. "Two dormers protrude from the roof plane providing additional interior space on the second level. The entry elevation fenestration includes a centrally located entry door beneath the front gable with a fixed 6-divided light window located to the south side of the door. Where the building jogs back at either side of the entry, two identical 12-divided light double hung windows are located at either end of the elevation. Each dormer contains a single 12-divided light double hung window. Fascia returns at the dormers and window surrounds create a classical architectural appearance. The south elevation is somewhat obscured from view due to close proximity to its residential neighbor, a side lower entry door is located in

¹¹ Cultural Resource Survey 5RT-2030

the center of the elevation with two identical mullied 12 divided light double hung windows are located to either side”¹² The south elevation’s single leaf door is covered by a recently added projecting pediment. Further back, an addition includes a large window with a recently covered ground level porch. “Upstairs, two identical and equidistant 12 divided light double hung windows are in the gable. The west elevation is almost entirely hidden from view; it includes an upper balcony accessed by French doors with an ornate half round lunette window above, the simple wooden columns that support the balcony rest on a wooden deck that accesses a rear glass entry door, sheltered by the upper balcony.”¹³ The north elevation includes three identical 12-divided light double hung windows located equidistant from each other and centered on the elevation, above, three 12 divided light double hung windows are centered beneath the gable with a 4 divided light at the top. The rear addition’s north elevation includes 2 lower level 12 divided light windows with a chimney rising above the ridge line at the western end.

The detached garage located at the rear of the property is a simple 1-story front gable building with 3 painted red garage doors facing the alley. The building is clad in horizontal siding with an overhanging roof. The south and north elevations contain two double hung 4-over-4 windows. There is a new rectangular shed located at the south portion of the property between the main house and the garage.

Though the house has experienced renovations with previous owners, each alteration has been in keeping with the modest colonial revival style and the traditional patterns of the area. There was an addition at the rear of the house which is the less visible elevation. Recently, work on the house included the projecting porch over the main entrance altering the asymmetrical bump-out entry of the house, which itself was most likely a later addition to the original house. The south elevation had a recent door overhang added along with a porch at the later addition. The house has been resided as customary with traditional residential buildings due to the mountain climate.

It appears that significant alterations have only occurred at less visible elevations. Original fenestration and the general feeling is that of its original condition. The recent alterations are in

¹² Cultural Resource Survey 5RT-2030

¹³ Cultural Resource Survey 5RT-2030

keeping with the colonial revival style while reflecting a modern feel to help differentiate from the original. The recent porch addition is in keeping with the Design Guidelines as porches are historical elements of the residential buildings in the community. The resource maintains its elements of integrity: location, setting, design, materials, workmanship, association and feeling. “This resource is a well-maintained example of eclectic architecture found in downtown Steamboat Springs.”¹⁴

Bibliography

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

The City of Steamboat Springs, Historic Preservation Design Guidelines, Nore V. Winter, 2001.

Cultural Resource Survey 5RT-2030: Mountain Architecture Design Group, 2003.

McAlester, Virginia, A Field Guide to American Houses, New York: Alford A. Knoph, 1997.

Picture Dictionary of House Styles in North America and Beyond: Colonial Revival.
architecture.about.com

Routt County Assessor’s Office, Steamboat Springs, CO

The Steamboat Pilot Newspaper, Microfilm 1936

Tread of Pioneers Museum: Patterson, Clarence File

United States Postal Service website: www.usps.com/postalhistory

Application Information

13. Owner: Jonathan Moore & Katharine Hobart

Mailing Address: 650 W. Meadow Rd
Evergreen, CO 80439-9744

Telephone: 303-324-2346

¹⁴ Cultural Resource Survey 5RT-2030

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: _____

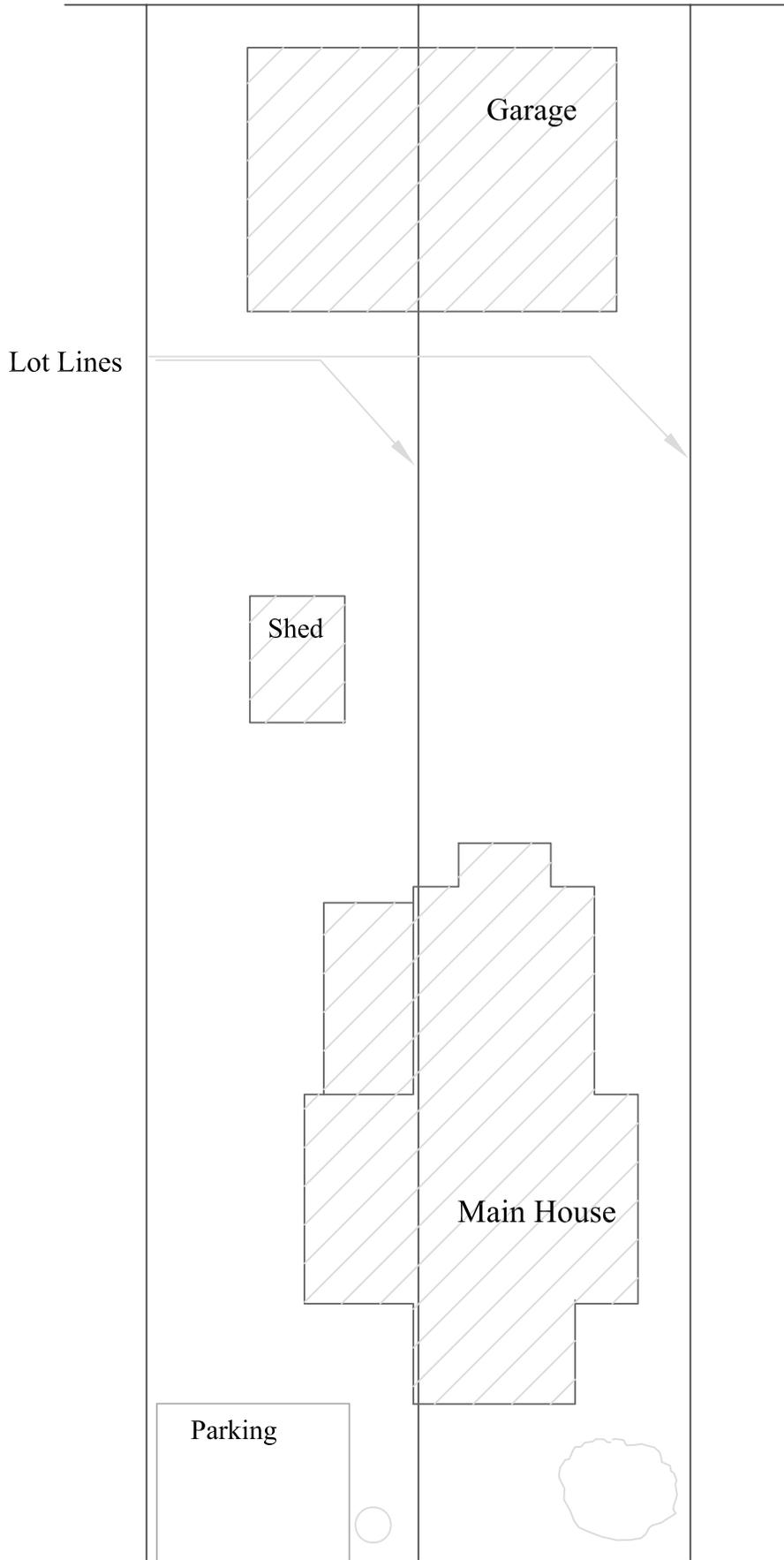
15. Applicant/Preparer Name: Alexis Casale

Affiliation/ Interest in Property: City of Steamboat Springs

Address: PO Box 775088, Steamboat Springs, CO 80487

Telephone: 970-879-2060

Alley



Lot Lines

Garage

Shed

Main House

Parking

6th Street



Project North



True North

4A-16
Site Plan

Luekens House- 345 6th Street

345 6th Street- Luekens House
Photographs



Main Elevation (6th Street) Looking West



North Elevation Looking South



Main and South Elevations Looking Northeast



Main Elevation Looking Southeast