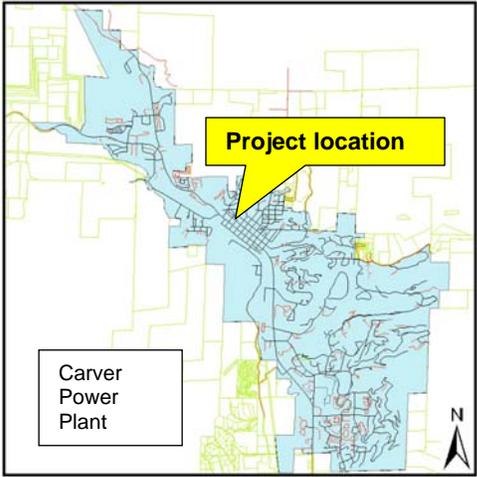


**DEPARTMENT OF PLANNING & COMMUNITY
 DEVELOPMENT STAFF REPORT**

HISTORIC PRESERVATION COMMISSION ITEM 4C:	
Project Name:	Carver Power Plant, 124 10th Street
Prepared By:	Laureen Schaffer, Historic Preservation Coordinator (Ext 278)
Through:	Tom Leeson, AICP Director of Community Development (Ext. 244)
HPAC	June 4, 2009
Planning Commission (PC):	N/A
City Council (CC):	N/A
Zoning:	Commercial Neighborhood (CN)
Applicant:	City of Steamboat Springs
Request:	City of Steamboat Springs Historic Register Application



Project location

Carver Power Plant

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

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

Staff finds that the Carver Power Plant at 124 10th Street eligible to the City’s Historic Register as an Historic Resource. The Carver Power Plant is listed on the Routt County Register of Historic Places. Staff recommends that the Historic Preservation Commission approve listing of the Carver Power Plant as an Historic Resource.

Carver Power Plant



II. BACKGROUND

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

III. PRINCIPAL DISCUSSION ITEMS

Since the Carver Power Plant is already listed on the Routt County Register of Historic Places, the Carver Power Plant is eligible to the City of Steamboat Springs Historic Register.

IV. NOMINATION DESCRIPTION

See attached Routt County historic register nomination for information regarding the nominated property.

V. HISTORIC PRESERVATION COMMISSION (HPC)

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

VI. PROJECT ANALYSIS

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

A) KEY ISSUES

Ordinance 2230, Sec. 26-84(f)

- 1) *Staff Analysis:* **Eligible;** the attached historic register nomination suggests that the Carver Power Plant qualifies for listing on the City of Steamboat Springs Historic Register as an Historic Resource.

VII. STAFF FINDING & RECOMMENDATIONS

Recommended Resolution

The City of Steamboat Springs's Historic Preservation Commission hereby resolves that the Carver Power Plant at 124 10th Street, which is more particularly described as Lots 5 and 6, Block 14 of the Original Addition to Steamboat Springs, Section 8, Township 6 North, Range 84 West, 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 set forth in the Routt County Register of Historic Places designation and approves inclusion of the Carver Power Plant in the Steamboat Springs Register of Historic Places.

VIII. ATTACHMENTS

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

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

Property Identification

1. **Address of Resource:** 124 10th Street, Steamboat Springs, CO
2. **Legal Description of Property:** The Carver Power Plant is located in Lots 5 and 6, Block 14 of the Original Addition to Steamboat Springs, Section 8, Township 6 North, Range 84 West. The boundary includes the building and the property extending fifteen feet in each direction to form a rectangle from the footprint of the building.
3. **Historic Building Name:** Carver Power Plant
Current Building Name: Carver Power Plant
4. **Historic Use:** Industry/Energy Facility
Present Use Commerce/Office Building and Restaurant

Historical Data Summary

5. **Year of Construction:** see attached Routt County Historic Register nomination
Source of Information:
6. **Architect or Builder:** see attached Routt County Historic Register nomination
Source of Information:
7. **Original Owner:** see attached Routt County Historic Register nomination
Source of Information:

Photographs

8. Please refer to **photographs** attached.

Sketch Map

9. Please refer to **sketch map** attached.

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.**

see attached Routt County Historic Register nomination

Architectural Description

11. Concisely describe the resource and its surrounds

see attached Routt County Historic Register nomination

Bibliography

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

see attached Routt County Historic Register nomination

Application Information

13. Owner: City of Steamboat Springs
Mailing Address: PO Box 775088, Steamboat Springs, CO 80477
Telephone: (970) 879-2060

14. Owner Consent to Designation:

I/We, the undersigned, acting as owner(s) of, the property described in this application for 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

PHOTOGRAPHS



Centennial Hall – Carver Power Plant – NW Elevation



Carver Power Plant – West Elevation



Carver Power Plant – Historic Photo (Courtesy of Denver Public Library)



1812. DEFFAY BASH TERMINAL STATION, WYOMING.
COURTESY OF THE NATIONAL ARCHIVES

Routt County Historic Preservation Board
Application Form for Local Historic Designation

Name of Site or Property: Carver Power Plant
Physical Address: 927 DAK STREET
Name of Owner: Elkins Survivors Trust
Mailing Address: _____
Contact Name Winnie Dell'Quadri Contact Phone: 879-2060
Contact Address: (if different from above) Box 775089, SS CO 80477

There are three parts to this application process. Each part must be completed in full, and submitted with eight (8) copies, for the application to be reviewed by the Historic Preservation Board. Completed applications should be submitted to the Routt County Historic Preservation Board, c/o the Tread of Pioneers Museum, Box 77372, Steamboat Springs, CO 80477, one month before the meeting of the Board for consideration.

Part 1: Legal Description

Submit and attach a legal description of the property.

Part 2: Statement of Significance

Submit and attach a statement of significance for the property; please do not exceed three typewritten pages in length. Include maps (8 1/2" X 11") as appropriate. Submit at least one historic and one current photo of each structure, if available. The statement of significance must possess significance when evaluated in relationship to other properties locally, statewide, or nationally within a specific historic theme, period, and geographical area. Relate the specific facts about the property to the themes or patterns of historical development that make up the history or prehistory of the geographical area where the property or site is located.

The statement of significance must address one or more of the criteria as stated in Routt County Resolution No. 93-006, Section 3. Criteria for Designation of Historic Sites, which follows. Please mark an X in the boxes for all criteria categories under which you would like the property to be considered. The resolution states "in order to qualify for designation as an historic site pursuant to this resolution, the site must be determined to have historic significance due to one or more of the following factors:

- A. Its character, interest, or value as part of the development, heritage, or cultural characteristics of Routt County, State of Colorado, or the United States.
- B. Its location as a site of a significant historic event.
- C. Its identification with a person or persons who significantly contributed to the culture and development of Routt County.
- D. Its exemplification of the cultural, economic, social, or historic heritage of Routt County.
- E. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.
- F. Its embodiment of distinguishing characteristics of an architectural type or specimen.
- G. Its identification as the work of an architect or master builder whose individual work has influenced the development of Routt County.
- H. Its embodiment of elements of architectural design, detail, materials, or craftsmanship that represent a significant architectural innovation.

(continued on next page)

- ___ I. Its relationship to other distinctive areas that are eligible for preservation according to a plan based on an historic, cultural, or architectural motif.
- ___ J. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community, or Routt County.

Part 3: Statement of Owner Support

owner of the I Stephen Elkins ^{co-executor} am ~~100%~~ owner of the Elkins Survivors House, the 100% property and am requesting that this property be designated as historic in Routt County at this time.

Stephen S. Elkins
Name

8-31-98
Date

NOTE: Please note Section 7: Notification, in *Routt County Resolution No. 93-006*, which states:

Any owner filing an application for designation of property under this resolution shall, as a part of the application, agree to notify the Board of the owner's intention to alter, demolish, move or remove the site subject to the application at least fifteen (15) days prior to undertaking any such work. Any such owner shall be responsible for notifying any subsequent purchaser of the property of this notification requirement and the Board may revoke the designation of the site hereunder unless the subsequent purchaser agrees in writing to the provisions of this Section 7.

Routt County Historic Preservation Board
c/o Tread of Pioneers Museum
P.O. Box 772372
Steamboat Springs, CO 80477
970-879-2214

Part 1:

LEGAL DESCRIPTION

The Power Plant is located on western 1/2 of Lot 5 and all of Lot 6, of Block 14 of the Original addition of Steamboat Springs, Colorado. See attached Appraisal Record. (Street address is 927 Oak Street)

Part 2:

STATEMENT OF SIGNIFICANCE

The Power Plant meets criteria A and D for designation as historic buildings: The building (A) has character, interest or value as part of the development, heritage, or cultural characteristics of Routt County, and (D) exemplifies the cultural, economic, social, or historic heritage of Routt County.

During the Mountain Settlements period (1861-1943), commerce was critical to providing the economic base and services required for the development of larger settlements and communities. Steamboat Springs follows the normal development pattern of communities during the Mountain Settlements period. First claimed by James Crawford in 1874 and homesteaded by Crawford and his family in 1875, Steamboat Springs grew slowly. In 1879, about a dozen families had settled here. Development was encouraged when a sawmill was established in 1883. In 1885, the town was laid out in its present grid form by James Maxwell, southeast of the original Crawford claim. Businesses began to open; however the town remained relatively isolated until the railroad reached Wolcott in 1888 and a stage line was established. In 1900 the town was incorporated, and by 1902 the town had three hotels, three livery stables, three banks, four general stores, two meat markets, and other small businesses, including the Steamboat Springs Service Co., the community's first electric utility company.

During Steamboat Springs' Health and Tourism Sub-Period (1891 - 1908) the reputation of the natural hot springs grew and outsiders came in the summers to participate in the vapors. Hotels were built to accommodate the tourists, and businesses during this time period not only served the town's people and tourists, but sustained the outlying ranchers. Buildings of the period were constructed of log, wood frame, river rock, stone quarried from nearby Emerald Mountain quarry, or brick fired at Trogler's brick yard.

In 1902, Norman Carver, with his sons Dan, Walter, and William, commissioned George Slater to build a coal-powered plant next door to their home (the Carver House) to provide electricity to the local population, thereby bestowing upon Steamboat Springs the distinction of being the first town in the county to have electricity. The steam, a by-product of the system used to create electricity, was used to heat nearby schools and residences. The steam pipes in the ground thawed the snow in late March and April making a terrific play area for children who were able to play marbles on the steam pipelines. The power plant was supplied by coal from a mine owned by the Carver's about 15 miles from town, towards Oak Creek.

The power plant building is significant for its contribution to the industrial history and development of Steamboat Springs. The power plant was built using a cut stone foundation and bricks from the Trogler Brick Yard. When the building ceased operation as a power plant, all machinery was removed from the interior, and the building was used for storage. In later years, the windows on the southern elevation were closed in with brick.

Originally owned by the Steamboat Springs Co., the property was sold to GH Smedley on November 27, 1891. On June 23, 1902, Smedly sold the property to the Steamboat Springs Service Co. and the power plant was constructed. In 1913 the property changed hands to the Steamboat Service Co. -

records are unclear as to whether this is a name change or a whole-scale change in ownership from one member of the Carver family to another. Records do indicate that members of the Carver family were 'owner-managers' of the power plant until around 1930.

The Service Co. sold the property to the Colorado Utilities Corporation on April 13, 1926. In turn, the Colorado Utilities Corporation sold the power plant to the Yampa Valley Electric Association on June 12, 1952. On October 17, 1962 the Electric Association sold the power plant to Geraldine and Ernest Elkins. Since this time, the Elkins family has owned and maintained the power plant as a storage building.

Building Description:

The Power Plant is a simple, shingle, front gabled structure with a symmetrical street (front) facade and a "normal" roof pitch. The foundation is made of ashlar, quarry cut stone. The exterior walls are made of locally fired red brick that is slightly tooled and laid with a common variant of English bond described by a patterns of five stretcher rows per header row. At the gable ends and above the rafter spring line, exterior cladding is composed of simple, drop, horizontal wood boards painted white.

The roof system is comprised of exposed, notched wood 2x rafter creating an open eave. All exposed wood is painted white. The roof is of the standing metal seam type. The northern roof pitch contains one former chimney protruding through the roof and capped with sheet metal.. The same pitch has a simple shed roof dormer centered along the length of the main gable.

Windows on the west (front) and north elevations are comprised of four-panel, double-hung windows (approximately 3x6 feet) hung within openings in brick walls with segmental, double row-locked brick arch headers. The West facade windows are arranged symmetrical to the main axis. North facade windows (three) are centered and evenly spaced away from the central axis of the elevation. Smaller wooden windows are located in the rear and roof dormers. There is no exterior articulation on the south facade. Further investigation may reveal former openings which were "bricked up".

Two exterior doors on the west facade are symmetrically placed to either side of the main axis. The doors are three panel doors with wooden sills and framing, painted white. One exterior door and one exterior residential garage door (contemporary) are on the east facade. In addition, there is one simple door above at the second level with an exterior framed beam extended away for block and tackle storage moving.

BIBLIOGRAPHY

Alexandroff, Marty, Historic Property Survey of Downtown Steamboat Springs, 1996.

Carver, William Thompson, *Memoirs of William Thompson Carver*, February 20, 1967.

Colorado Historical Society, *Architectural/Historical Component Form: 5RT 254 - 927 Oak Street, Steamboat Springs, CO.*

Elkins, Geraldine, Personal Interview 1998

Elkins, Steve, Personal Interview 1998

Leckenby, Chas. H., The Tread of Pioneers, Pilot Press, 1944.

Pearce, Sarah J; A Guide to Colorado Architecture, State Historical Society of Colorado, 1983.

Tread of Pioneers Museum, *Historic Preservation File: 927 Oak Street*

Tread of Pioneers Museum, Historical Guide to Routt County, 1979.

Tread of Pioneers Museum, *Routt County Collection Geneological File: Walter Carver*

Tread of Pioneers Museum, *Routt County Collection Geneological File: William Carver*

Tread of Pioneers Museum, Tread Through Steamboat: A historical walking tour, 1996

Winter & Company, Historic Context of Routt County, January 1994.



ARCHITECTURAL/HISTORICAL COMPONENT FORM

IMPORTANT: USE IN CONJUNCTION WITH THE GREEN INVENTORY RECORD FORM FOR RECORDING HISTORIC STRUCTURES AND DISTRICTS. USE SEPARATELY FOR RECORDING STRUCTURES LOCATED WITHIN DISTRICT BOUNDARIES.

1) Resource No. 5RT 254 2) Temp No. 20 3) Name Stemboat Springs Power Plant

4) Address 927 Oak Street 5) District Name N/A

I. INTEGRITY: 6) Condition: Good Fair Deteriorated

7) Original Use _____ 8) Present Use Storage

9) Original Site Moved Date(s) of Move: _____

10) Unaltered Altered Explain: The windows on the southern elevation have been closed in with brick. When the building ceased operation as a powerplant, all the machinery was removed from the interior.

II. DESCRIPTION: 11) Building Materials brick, clapboard in apex of gable.

12) Construction Date 1902 13) Architect/Builder _____

14) Architectural Style(s) _____

15) Special Features/Surroundings: This one story brick building is located on the corner of Oak and 10th Streets. It contains double hung sash windows with two over two panes. The windows are highlighted by flat arches. A gable roof and chimney surmount the building. The original cut stone foundation is intact.

16) Archaeological Potential: Yes No Unknown Explain: N/A

III. CULTURAL ACTIVITIES: Key the resource type (ie: house, barn, shed, school, church, etc) to the cultural activity theme and sub-theme category associated with it.

17) THEME	<u>storage</u>	
18) SUB-THEME		
19) TYPES		

Post-it® Fax Note	7671	Date	<u>8/11</u>	# of pages	<u>3</u>
To	<u>Winnie DellaQua</u>	From	<u>Jeanne</u>		
Co./Dept.		Co.			
Phone #		Phone #	<u>866 3392</u>		
Fax #	<u>970-879-8851</u>	Fax #			

(Attach Photographs)

Frame Number 1A
 Roll Number RT-1
 Facade Orientation NW

IV. SIGNIFICANCE: Assess whether or not the resource has any historical or architectural merit by checking appropriate categories and justifying below. Include any relevant historical data.

20) Architectural Significance:

- Represents work of a master
 Possesses high artistic values
 Represents a type, period, or method of construction

21) Historical Significance:

- Associated with significant persons
 Associated with significant events or patterns
 Contributes to the significance of an historic district

this is not correct

This building is significant for its contribution to the industrial history and development of Steamboat Springs. It was constructed as a saw mill in 1902, but later became Steamboat Springs' first power plant, operated by Walt, Norman, and Bill Carver. At present, the building provides storage space for the Routt County Forest Service.

The one story brick building contains double hung sash windows with two over two panes. The windows are highlighted by flat arches. A gable roof with clapboard in the apex of the gable and single chimney surmount the building. The original cut stone foundation is intact.

22) List Any Associated Cultural Group: N/A

V. REFERENCES:

See bibliography.

RECORDER Naomi I. Klein

DATE 5/11/81

145014004 R7714560 2055
R 7714560

15-DPT AD
FORM AR-101 1/64-1/79
80001

RESIDENTIAL PROPERTY APPRAISAL RECORD
(ABA) SCHEDULE NO. 14560 (DAI) MAP NO. 8005 (DAF) TAX AREA 2055 (AAA) PARCEL NO. R 7714560

(VAA) CITY OR TOWN (VAB) SUBDIVISION (VAC) BLOCK (VAD) LOTS (VAE) RANGE (VAF) TWP (VAG) RANGE (VAH) MAP NO.
ORIGINAL ADDITION TO 55 14 4556

(VAA) CITY OR TOWN (VAB) SUBDIVISION (VAC) BLOCK (VAD) LOTS (VAE) RANGE (VAF) TWP (VAG) RANGE (VAH) MAP NO.
927 OAK ST 14 4556

(VAA) CITY OR TOWN (VAB) SUBDIVISION (VAC) BLOCK (VAD) LOTS (VAE) RANGE (VAF) TWP (VAG) RANGE (VAH) MAP NO.
927 OAK ST 14 4556

(VAA) CITY OR TOWN (VAB) SUBDIVISION (VAC) BLOCK (VAD) LOTS (VAE) RANGE (VAF) TWP (VAG) RANGE (VAH) MAP NO.
927 OAK ST 14 4556

(VAA) CITY OR TOWN (VAB) SUBDIVISION (VAC) BLOCK (VAD) LOTS (VAE) RANGE (VAF) TWP (VAG) RANGE (VAH) MAP NO.
927 OAK ST 14 4556

(VAA) CITY OR TOWN (VAB) SUBDIVISION (VAC) BLOCK (VAD) LOTS (VAE) RANGE (VAF) TWP (VAG) RANGE (VAH) MAP NO.
927 OAK ST 14 4556

LAND ATTRIBUTES	DATE	COMPARABLE SALES REFERENCE	BASE UNIT VALUE	SALES ADJUSTMENT FACTORS	ADJ. UNIT VALUE	TOTAL LAND VALUE
IDA1 ZONING	83	512257	940	14221	X 21.2	3129
IDA2 USE						

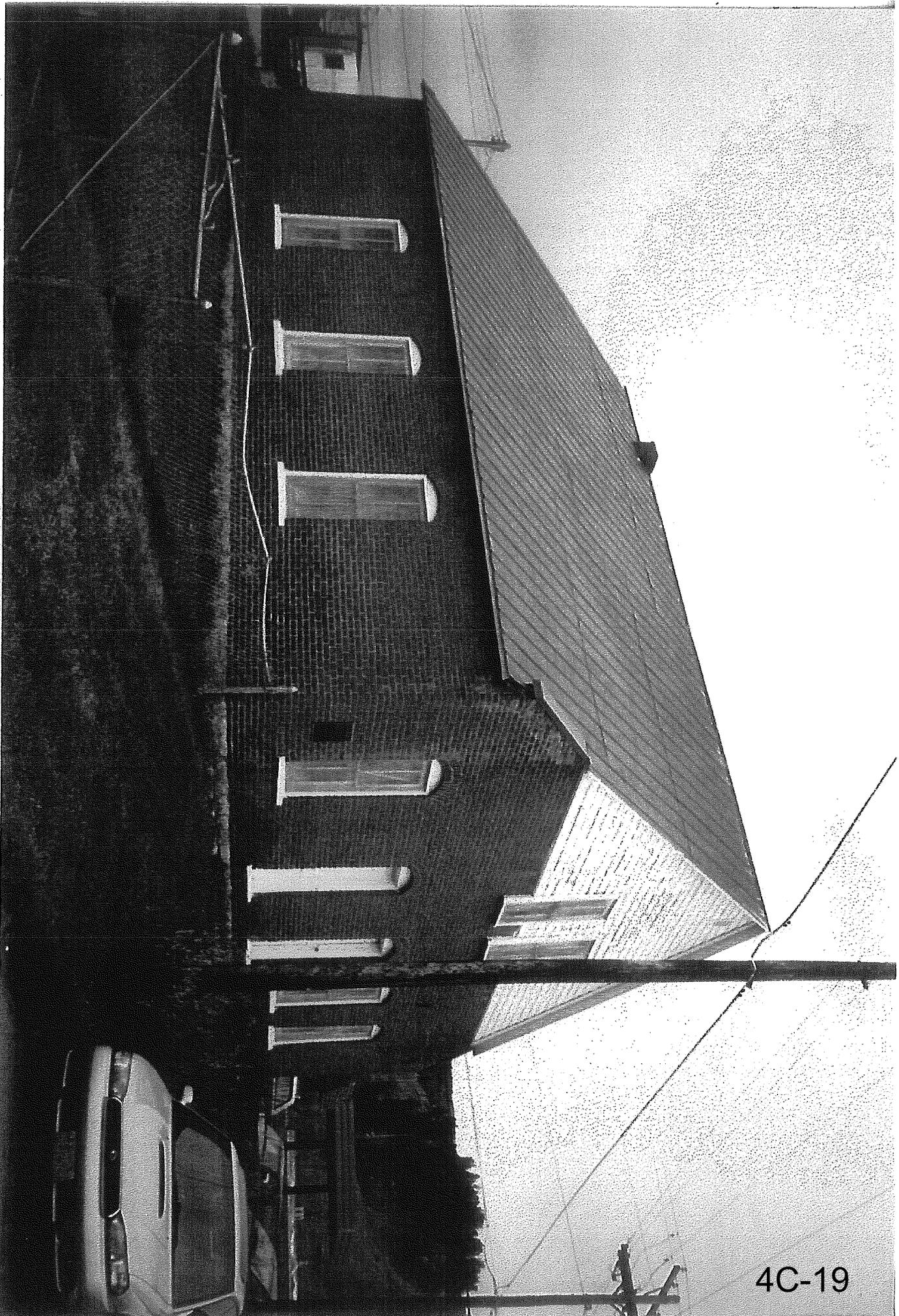
LAND VALUE CALCULATIONS	Yrs.	Est. Potential Value \$
CONSIDERATION OF THE AMOUNT OF TIME REQUIRED TO RECOGNIZE POTENTIAL VALUE		
OPEN SPACE CALCULATIONS		
1.5 Acre 50% Actual Value		
5.15 Acre 25% Actual Value		
6.65 Acre 25% Actual Value		

COST APPROACH	DEPRECIATION	LAND VALUE	TOTAL VALUE
PHYSICAL	FUNCTIONAL	ECONOMIC	
REPLACEMENT COST NEW	AREA ADJ. RCNLD	ADJ. VALUE PER SQ. FT.	
DATE			

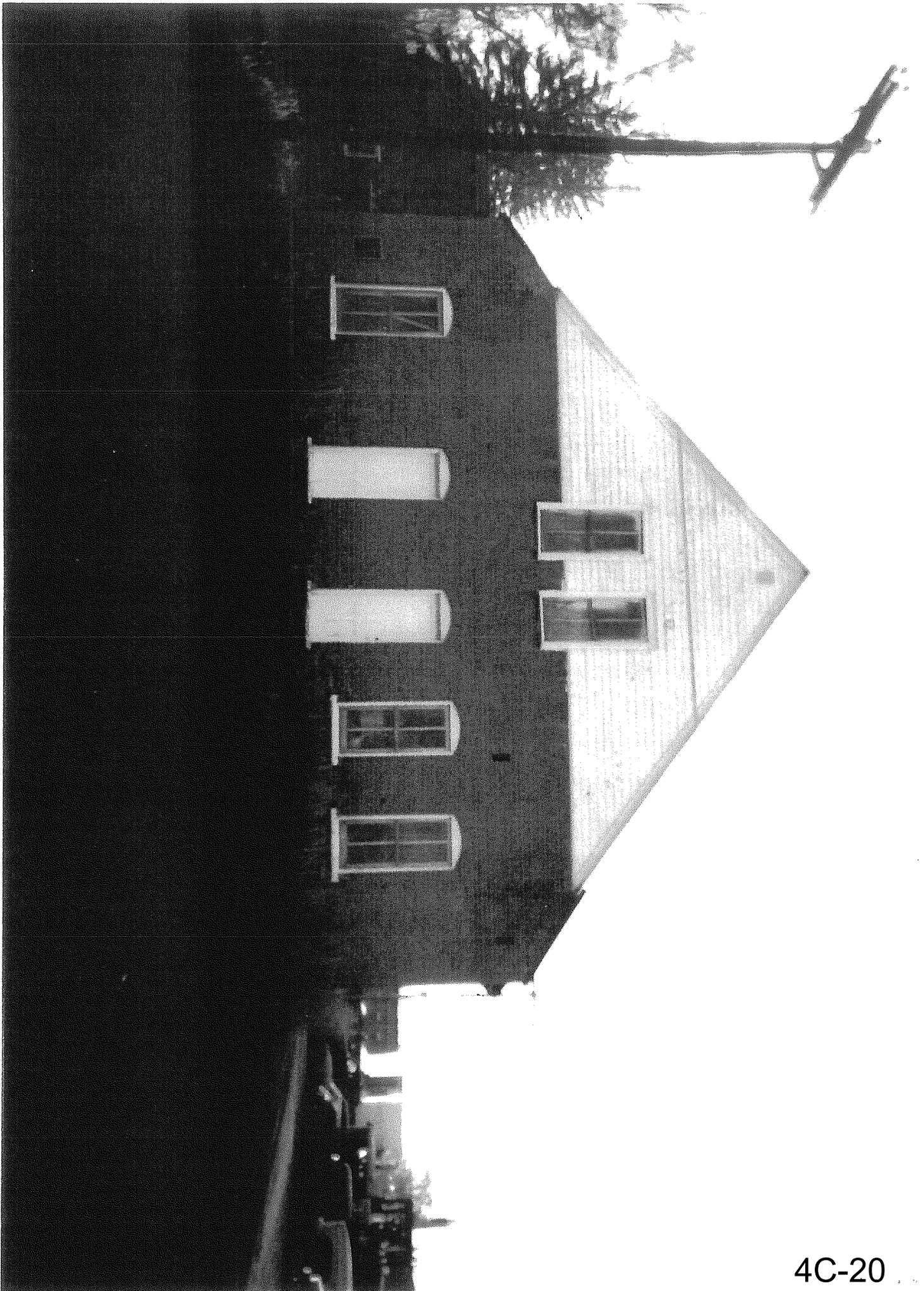
MARKET VALUE IN THE ORDINARY COURSE OF TRADE (TOTAL PROPERTY)	ADJUSTMENTS	ADJ. VALUE PER SQ. FT.	SUBJECT INDIC. VALUE
SALES REFERENCE NAME NO.			
IND. VALUE PER SQ. FT.			
ADJUSTMENTS			
ADJ. VALUE PER SQ. FT.			
SALES REFERENCE NAME NO.			
IND. VALUE PER SQ. FT.			
ADJUSTMENTS			
ADJ. VALUE PER SQ. FT.			

ACCESSIBILITY	GOOD	FAIR	POOR	SEASONAL
PUBLIC				
PRIVATE				
YEAR-ROUND				
SEASONAL				

* ROBERTH E. ELKINS +
STEPHEN S. ELKINS, CO-TRUSTEES

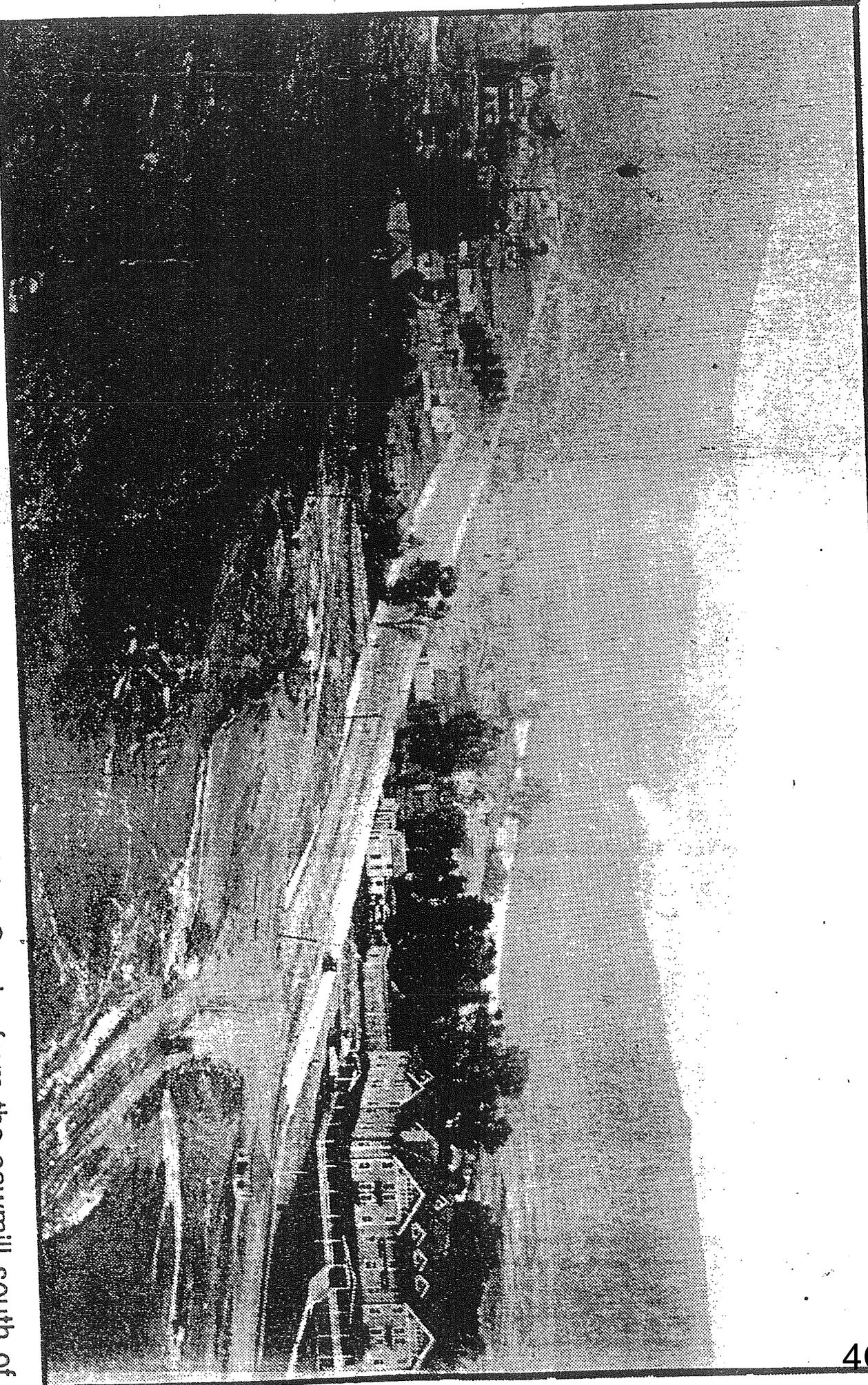


4C-19



The Way It Was

Jean Wren



Lincoln avenue as it looked in 1912. The Cabin hotel is far right. Smoke from the sawmill south of town rises in the background. TOP MUSEUM / ROUTT COLLECTION PHOTO.

City moves closer to Elkins purchase

Fractured council signs off on deal

TOM ROSS
STEAMBOAT TODAY

■ STEAMBOAT SPRINGS

Steamboat Springs City Council moved a step closer Tuesday night to consummating a pair of real estate purchases that could result in more public meeting space in the community. Along the way, there were some strong words exchanged.

Councilwoman Paula Cooper Black implied in a letter to her fellow council members that discussions over the planned purchase of the Elkins property must have included some back-room politics. Councilman Ken Brenner took exception.

City Council voted 6-0 to approve the second reading of an ordinance allowing council President Kevin Bennett to sign the necessary documents to purchase the Elkins property on 10th Street for \$750,000. Council plans to seek grant money to help it convert a historic brick building on the site into a new public meeting room called Centennial Hall. The property has room for a possible expansion of City Hall.

Black was absent from the meeting, but registered her objections to the Elkins purchase via a letter read into the record by Councilman Steve Weinland.

Black told her fellow council members she continues to struggle with the decision to purchase the Elkins property because she believes the city has not adequately addressed alternative means of expanding City Hall, including adding a

second story onto the building (across the street from Elkins). Black bemoaned what she called a lack of public discussion about the issues surrounding the Elkins purchase, and suggested that in order for the project to have progressed to this point, there must have been some discussion among council members behind the scenes.

"We've been accused for the second time in two weeks of back-room discussions. I can't imagine someone who would imply that's the way we do business."

— COUNCILMAN KEN BRENNER

"Is this how we plan to proceed?" Black asked.

Brenner was displeased by Black's written remarks.

"We've been accused for the second time in two weeks of back-room discus-

sions," Brenner said. "I can't imagine someone who would imply that's the way we do business. I've been to City Hall and there is no back room. In fact, there's no room at all. Staff is stuffed into City Hall. I'm personally very happy to be voting on this (ordinance) for second reading."

In other action, City Council voted unanimously to approve the signing of a contract to purchase the Mesa Schoolhouse from the Brostrom family for \$100,000. Council plans to complete the purchase and restore the one-room school for use as a public retreat and meeting space without the use of city tax dollars. Historic Routt County has established a fund with the Yampa Valley Community Foundation to gather private funds for the schoolhouse. The school is about five miles south of the city on U.S. 40.

Property-purchase contract signed by city, Elkins family

Land, buildings wanted for new municipal campus

TOM ROSS
STEAMBOAT TODAY.

The city of Steamboat Springs has signed a contract to purchase the Elkins property in Old Town for \$750,000. If City Council's plans come to fruition, the .48 acre site across 10th Street from City Hall will someday include a new public meeting space called Centennial Hall.

Before the purchase can be consummated with public funds, it must appraise at the full \$750,000. The final price is \$50,000 more than the original asking price of \$700,000 that was specified in a letter of intent signed by the city in August. Included in the purchase are two buildings — a two-story residence of approximately 1,600 square feet and an old red brick building that served as Steamboat's first coal-fired electrical plant in the early part of the century.

City Council voted 5-1 Tuesday night to approve the first reading of an ordinance allowing the city to enter into the contract. Councilwoman Paul Cooper Black voted against the ordinance. She remains dissatisfied with how the city will pay for the purchase. Councilwoman Kathy Connell was absent.

When council sees the second reading of the ordinance on Dec. 15, it will authorize Council President Kevin Bennett to sign all of the necessary documents to move the sale forward. The contract calls for the appraisal to be completed by Jan. 15, confirmation of financing from Norwest Bank to be received by Jan. 20, and the purchase to close on Feb. 4. In addition to the increased selling price, the contract also specifies that the

earnest money put down by the city increases from \$10,000 to \$50,000 cash at closing.

The contract was signed by Bennett on behalf of the city, and by Roberta Elkins, trustee for the family trust.

City Attorney Tony Lettunich explained how the purchase price in the contract grew from the original asking price. The \$700,000 originally sought by the Elkins trust was predicated on the expectation that the purchase would be made on a lease-to-own contract between the city and the trust, and carrying with it a double tax exemption on the interest payments the trust would receive. When that fell through, the sellers sought to place a cash value on the tax exemption that was no longer available.

The trust proposed a purchase price significantly higher than \$750,000 Lettunich said. The city countered at \$730,000 and the trust countered in turn at \$750,000, the price that was ultimately settled on.

Lettunich sought to allay Black's concerns by pointing out the contract provides a number of escapes for the city, should the appraisal, financing or some other key ingredient fail to be achieved by closing date.

"The contract has enough contingencies," Lettunich said. "We're well protected."

Black wasn't the only council member who expressed concern about approving the purchase ordinance on first reading. Steve Weinland said it made him uncomfortable to approve the purchase without knowing first if the old power plant has the structural integrity to be

converted into Centennial Hall.

"What the heck happens if that building isn't sound enough to do what we want to do?" Weinland asked. "This could get expensive, guys. Are we going to have to tear it down?"

Bennett responded that he's hopeful the building will prove to be solid, based on its original use and the amount of concrete in the floor alone. However, he said it's realistic to expect that any old building will require some structural work to change its intended use. He also reminded Weinland that the vision for Centennial Hall calls for constructing a new wing of similar architecture to house the main meeting space.

At the suggestion of Councilman Ken Brenner, council agreed to hire a structural engineer to do a preliminary walk-through of the building next week. Weinland said his final vote on second reading of the purchase ordinance will depend upon what the engineer has to say.

The city committed \$140,000 in the 1998 budget to a down payment on the Elkins purchase. That leaves \$610,000 to be borrowed, possibly on a lease-purchase arrangement with Norwest. The city estimates annual debt service of \$57,000 on the \$610,000.

The city also has budgeted \$60,000 for an engineering study that could help land grant monies for the development of Centennial Hall. In addition, there is \$150,000 in the 1999 budget for improvements to the property. That amount will be bolstered by the news this week that the city's request for an energy impact fund grant has been approved at \$300,000 by the state.

LOCAL

Looking Ahead

■ The Routt County commissioners meet at 8 a.m. Monday in the courthouse annex, 136 Sixth St.

Engineer says walls OK, but old building's roof must go

City wants structure for 'Centennial Hall'

TOM ROSS
STEAMBOAT TODAY

An engineer's preliminary report on the old electrical plant on the Elkins property indicates the structure's walls are sound, but it definitely needs a new roof.

The city of Steamboat Springs is in the final stages of purchasing the building along with a surrounding .48 acres of land and a two-story residence on the site.

If City Council's plans for the building come to fruition, the red-brick electrical plant will be incorporated into a larger building which is currently being called "Centennial Hall." The building is immediately behind Bob's Conoco and across 10th Street from City Hall. It was built in 1900. The city has agreed to pay \$750,000 for the property.

Engineer Lynn Kramer made a visual inspection of the power plant building earlier this month. He is with Lykken and Kramer Consulting Structural Engineers in Steamboat.

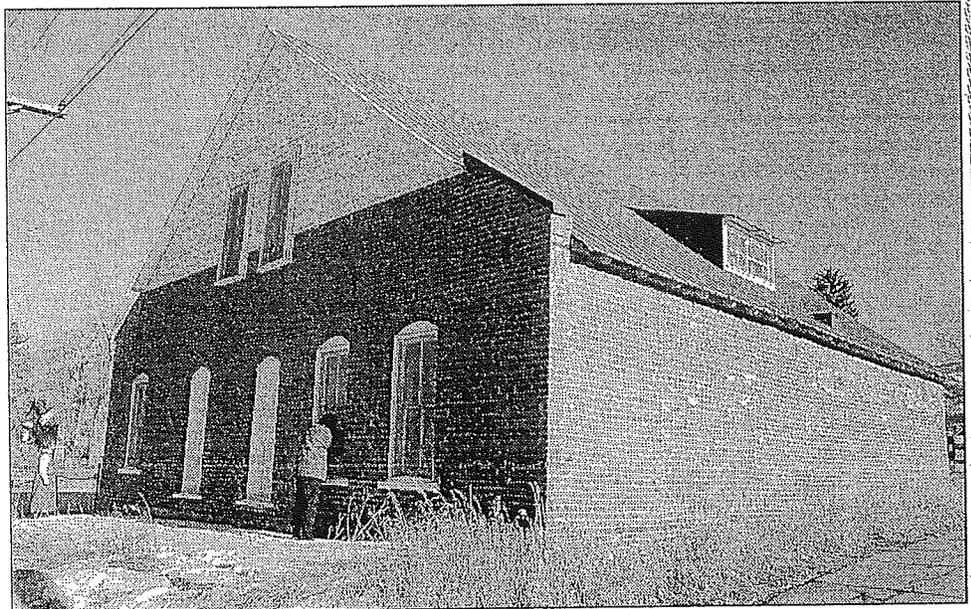
"The exterior walls and the interior wall along the center of the building are 12 inches thick masonry brick, built up using three layers of 4-inch thick (bricks)," Kramer wrote in a report to City Council.

Kramer observed that the exterior bricks have a harder surface than does the interior layer of bricks.

"As long as these softer brick units remain in place, they are capable of supporting vertical loads," Kramer wrote. "The only major crack observed in the wall is at the east exterior corner of the building. The walls should continue to function as load-bearing walls."

NEW ROOF NEEDED

Kramer's evaluation of the existing roof on the building wasn't as opti-



Tyler Arroyo/Steamboat Today

City employees Susan Saari and Susan Dellinger take a break Thursday to look at an old electrical plant building on property across from City Hall at Oak and 10th streets that the city is earnestly pursuing.

mistic. Due to visibly sagging rafters, he concluded the roof must be replaced.

"The roof is framed using two by four wood rafters spaced at 24 inches on center," Kramer reported. "Braces are used to support the rafters at the interior wall and at midspan. Most of the rafters are spliced at non-bearing locations, which weakens the roof structure. There is visible sagging of the rafters."

Despite its steep pitch and metal surface, Kramer concluded the roof no longer meets requirements necessary to hold the snow which builds up on roofs in Steamboat.

"The roof structure is not adequate to support design snow load," Kramer concluded. "We recommend that the entire roof be removed and replaced. This new roof could be designed to accommodate new dormers for better use of the second floor."

Kramer also performed a cursory visual inspection of the residence on the

Elkins property and said he spotted no inadequacies.

City Council President Kevin Bennett, who believes strongly in the Centennial Hall project, said the condition of the roof did not come as a surprise, and he predicted a number of other deficiencies in the building will have to be overcome before it can function as part of a public meeting space.

The preliminary engineering report was done at the request of City Councilman Steve Weinland at the conclusion of a council discussion on the Elkins purchase Dec. 8. On that same date, council approved on a 6-1 vote the first reading of an ordinance enabling the purchase, with Councilwoman Paula Cooper Black dissenting.

Weinland said at the time he would vote in favor of the ordinance, but wanted to be assured the building was structural-

Councilwoman at odds with majority of colleagues on purchase

Elkins land, from Page 2

ly sound and could serve as a portion of Centennial Hall. On second reading of the ordinance Tuesday, Weinland again said he would vote in favor of the purchase, but would seek the answers to many questions before he approved development of the Centennial Hall concept.

"I've decided that whether or not the city ends up building (Centennial Hall), it's a good acquisition," Weinland said of the real estate purchase.

Black was not present at Tuesday's meeting, and the vote was 6-0 in favor of the ordinance, which enables City Attorney Tony Lettunich to move ahead toward a Feb. 4 closing and Bennett to sign any necessary paper work.

OPPOSITION RECORDED

In light of her absence, Black had asked Weinland to read a letter restating her opposition to the purchase. Black has

consistently stated she believes the city hasn't done enough to explain how the real estate purchase and implied development of an expanded City Hall campus will be paid for. In addition, she feels strongly that the city hasn't put enough effort into examining alternatives to expanding office space for city staff in City Hall. However, the majority of council remains enthusiastic about the project, and believes it can be justified on several levels. They took the opportunity to amplify their positions Tuesday.

Councilwoman Arianthé Stetner said city staff had brought to her attention an old study that looked into the possibility of adding a second story to the existing City Hall in order to create more office space. The conclusion at that time was that it would be an expensive undertaking, Stetner said.

Stetner cited a portion of the community's comprehensive plan among her reasons for supporting the purchase of the

Elkins property. The plan, drafted in 1995, observes that the presence of city and county offices in downtown Steamboat provides a strong, institutional anchor for the area. Stetner believes the purchase of the Elkins property, immediately across the street from City Hall, is consistent with the public's desire to keep city offices in the heart of downtown Steamboat.

PURCHASE TIME PERFECT?

Councilman Jim Engelken rejected Black's contention that purchase of the Elkins property is premature, because not enough questions about Centennial Hall and other uses on the site have been answered.

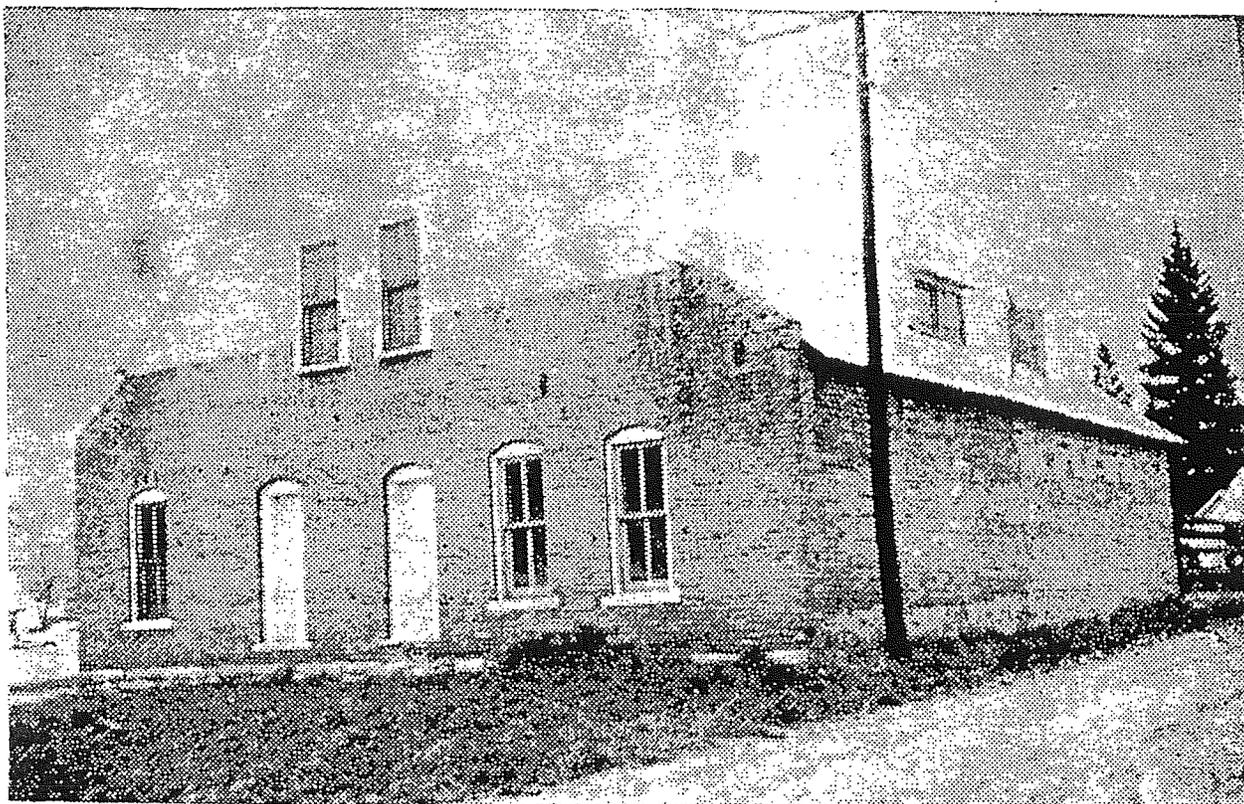
Engelken pointed out that the Steamboat Springs Health Care Association purchased 40 acres of land for the new hospital approximately five years before construction began, and long before it had city approval for the necessary zoning change.

Engelken believes one of the strengths of the Elkins purchase is that it allows the city to achieve several goals.

"This option accomplishes more than just affording larger and additional meeting space," Engelken said. If the city is able to move its meeting chamber (also used regularly by the Planning Commission) to Centennial Hall, it will free up the old council chambers in the Public Safety Building for use by Steamboat Springs Police Department. That space is badly needed, Engelken said.

There are also tentative plans to remodel the Elkins residence and move some city employees into the space, alleviating crowding in City Hall. Councilwoman Kathy Connell said there has been ample opportunity for any council member to obtain full documentation of the financial implications of the purchase and its financing through city staff.

Houses of Steamboat's History



Tripping The Light Fantastic

The original light plant for Steamboat was built in 1900. G. M. Smedly went east to order the equipment, and on Dec. 7 of that year, the machinery had arrived in Walcott, awaiting transportation by freighter into town. Steamboat was the first town in the country to have electricity, and George Slater was the very first person to have his home wired for lights. The original log building has since been bricked over and can be found at Oak and 10th streets.