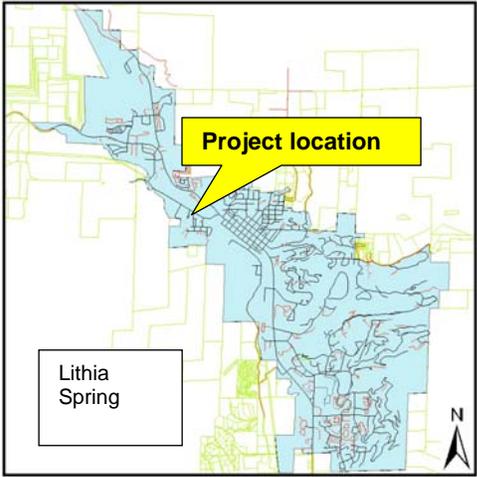


**DEPARTMENT OF PLANNING & COMMUNITY
 DEVELOPMENT STAFF REPORT**

HISTORIC PRESERVATION COMMISSION ITEM # 5B:	
Project Name:	Lithia Spring
Prepared By:	Lauren Schaffer, Historic Preservation Coordinator (Ext 278)
Through:	Tom Leeson, AICP Director of Community Development (Ext. 244)
HPAC	May 7, 2009
Planning Commission (PC):	N/A
City Council (CC):	N/A
Zoning:	Industrial (I)
Applicant:	City of Steamboat Springs
Request:	City of Steamboat Springs Historic Register Application



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

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

Staff finds the Lithia Spring park parcel site eligible to the City’s Historic Register as an Historic Landmark. Lithia Spring is listed in the Routt County Register of Historic Places. Staff recommends that the Historic Preservation Commission approve listing of Lithia Spring park parcel as an Historic Landmark.

Lithia Spring City-owned parcel



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 Lithia Spring is already listed on the Routt County Register of Historic Places, Lithia Spring park parcel is eligible to the City of Steamboat Springs Historic Register.

IV. NOMINATION DESCRIPTION

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

V. HISTORIC PRESERVATION COMMISSION (HPC)

The Historic Preservation Commission will review the nomination for Howelsen Hill to the City of Steamboat Springs Historic Register on May 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 Lithia Spring park parcel qualifies for listing on the City of Steamboat Springs Historic Register as an Historic Landmark.

VII. STAFF FINDING & RECOMMENDATIONS

Recommended Resolution

The City of Steamboat Springs's Historic Preservation Commission hereby resolves that Lithia Spring at 700 Lithia Spring Road, which is more particularly described as the parcel of land generally located in the SW1/4 SE1/4, Section 7, Township 6 North, Range 84 West, of the 6th PM, Routt County, Colorado, total area 7.9 acres, is eligible for listing on the Steamboat Springs Register of Historic Places as a Local Landmark under Criterion 1 in the area of History and Criterion 3 in the area of Geographic Importance as set forth in the Routt County Register of Historic Places designation and approves inclusion of Lithia Spring in the Steamboat Springs Register of Historic Places.

VIII. ATTACHMENTS

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

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

Property Identification

1. Address of Resource: 700 Lithia Spring Road

2. Legal Description of Property: A parcel of land generally located in the SW1/4 SE1/4, Section 7, Township 6 North, Range 84 West, of the 6th PM, Routt County, Colorado. Total area 7.9 acres. See attached map for boundary.

3. Historic Name: Lithia Spring
Current Name: Lithia Spring

4. Historic Use: Landscape/Park, Recreation and Culture
Present Use: Landscape/Park, Recreation and Culture

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

9. Sketch Map.

Statement of Significance

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

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

Signature: _____

Printed name: _____

Date: _____

15. Applicant/Preparer Name: Laureen Schaffer

Affiliation/ Interest in Property: City of Steamboat Springs

Address: PO Box 775088, Steamboat Springs, CO 80477

Telephone: (970) 879-2060

LITHIA SPRING PHOTOS

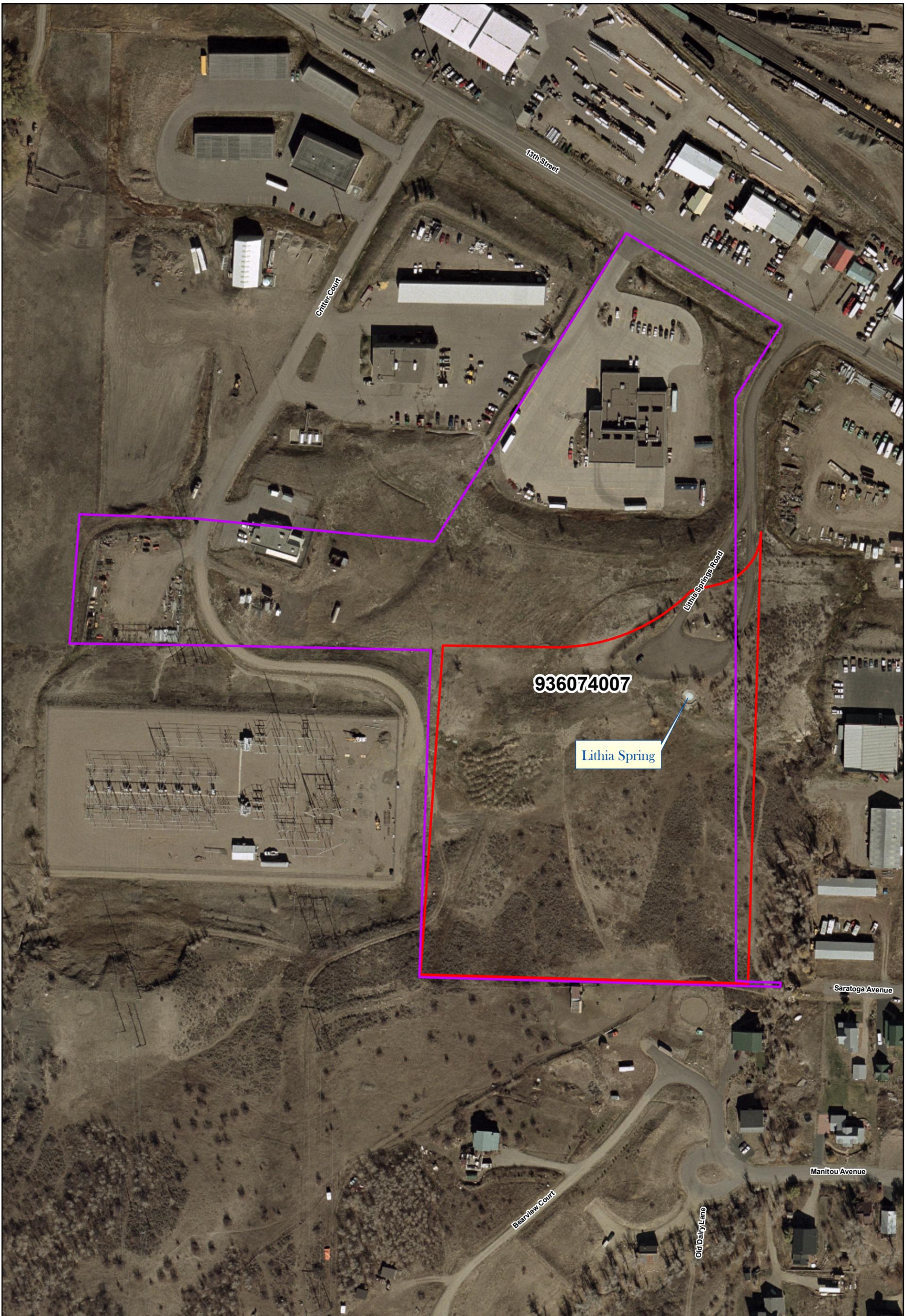
Historic Photo – Lithia Spring



Lithia Spring – Current Day







Legend

- Lithia Springs Local Historic Register Property 7.90 Acres*
- City Owned Parcel

* This does not represent a legal survey of this property, but rather an approximation.

1 inch equals 150 feet

PRINT DATE: June 2, 2005
 T:\GISwork\2005\050413_lithia
 Aerial Photography: October 17, 2003



Prepared By:
 City of Steamboat Springs
City of Steamboat Springs
 1000 1st Street
 Steamboat Springs, CO 80487
 Phone: 970.862.2000
 Fax: 970.862.2001
 www.cityofsteamboat.com

The data was prepared from publicly available information and should be used for reference purposes only. Any use of or reliance on the information is the sole responsibility of the user. This data cannot be used to establish legal title, boundary lines, compliance, locations of structures, improvements or other, or related issues in any right activity. It will not be accepted as a substitute for ground site survey information during the planning/engineering process of project development. The City of Steamboat Springs expressly disclaims all liability regarding accuracy or completeness of this data.

Routt County Historic Preservation Board
Application Form for Local Historic Designation

CC 9 mg

Name of Site or Property: LITHIA SPRING

Physical Address: (see attached)

Name of Individual or Organization: CITY OF STEAMBOAT SPRINGS

Mailing Address: P.O. BOX 775098 S.S., CO 80477

Contact Name SUSAN GROSS Contact Phone: 879-2060 ext. 275

Contact Address: (if different from above) _____

There are two parts to this application process. Each part must be completed in full 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 772372, Steamboat Springs, CO 80477.

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. Maps (8 1/2" X 11") and accompanying photos are welcomed. 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.
- 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.

(OVER)

5B
Attachment 2

LITHIA SPRING
Statement of Significance

Located next door to one of the oldest neighborhoods in Steamboat Springs, adjacent to the railroad and Howelsen Hill, the Lithia Spring could be considered a prominent and historic landmark of the Yampa Valley. With a strong connection to this community as both a gathering place and colorful basis for the many stories of the infamous mineral springs, the Lithia Spring is especially remarkable in that it is one of the only two springs of its kind known to exist in the world.

Discovered in the late 1800's when the town of Steamboat Springs was first established, the Lithia Spring site has seen many changes and developments, bringing it to its present-day state. In the early 1930's H.W. Gossard, a strong proponent of the springs' healing qualities, built a park-like atmosphere for visitors of the spring to enjoy. In the 1980's the spring was included as part of a tour of all of Steamboat's springs, with interpretive signage providing information about the history and significance of the spring. In the summer of 1993 the Steamboat Springs Parks and Recreation Department commenced a renovation project, cleaning up the site, improving the landscaping, and repairing the old stone columns and fencing. It is now a highlight on the "Springs Walking Tour" (see attached brochure), visited by many tourists and locals alike.

The following are excerpts from various newspaper and magazine articles which will provide further insight into the colorful history of the Lithia Spring:

Misc. Article - September 29, 1920

"The manifold charms and prospective wealth of the land explored by Mr. Crawford and his companion on this journey convinced that gentleman that it would not be easy to find another place possessing so many features of value to a homemaker, and on returning to his family, he announced his intention of conducting them to the wonderful springs in the Yampa Valley and taking permanent possession of the land which he had located here."

Steamboat Pilot Newspaper - October 30, 1980

"Who were the first white men to discover the strange, puffing springs after which the town of Steamboat Springs, Colorado was named? James H. Crawford and Houston Richardson were following an old Indian trail along the Yampa River in 1873 when they were attracted to the spring by its wheezing."

Steamboat Pilot Newspaper - January 17, 1946

"The Lithia Spring was named the "Milk Spring" by the early settlers because of its milky color. It has been shown by noted chemists to be a lithia water of very high quality. The temperature is 68 degrees and the flow estimated to be more than 1,500 gallons per hour."

Steamboat Magazine - Summer/Fall 1993

By Jean Wren

"In the early thirties, H.W. Gossard retired from business and moved with his family...to Steamboat Springs. Never content to be idle, H.W. leased what was known as the Steamboat Townsite property and set about promoting the community. His holding included the swimming pool downtown, the rodeo grounds and the local mineral springs. The pool was revamped under his supervision. Impressive pillars were erected at the entrance to the rodeo grounds, the Lithia Springs and other places. He was excited with the idea of bottling Steamboat's mineral waters commercially. In better times, he would no doubt have succeeded, but the Depression continued to deepen and his project had little chance of success."

Steamboat Pilot Newspaper - June 16, 1988

By Joanna Dodder

"A few long time residents of Steamboat can still be seen making their weekly trek to this spring, even skiing up the snow-covered road in the winter, to pour the spring's water into a jug so they can have a few glasses full every day. Although some may find its sulphur taste offensive, people like George Tolles, a local college professor and Fullbright scholar, love it straight or chilled with a twist of lime.

H.W. Gossard, who fixed up many of the town's springs from 1931-1935, was one of the biggest advocates of the healing qualities of this spring until his death in 1965 at the age of 94. So was steamboat matriarch Dorothy Wither.

Gossard created all the now-crumbling stonework seen at Lithia Spring (note the columns at the road's entrance with the letter "G" on them). The building at the entrance was meant to house an attendant who could answer questions about the miraculous spring.

Gossard regularly filled 10-gallon jugs with the Lithia water and drank it daily. He planned to bottle it and call it "Miraquelle" (quelle is the German word for spring).

Although the water was never bottled for commercial sale, its local fame continued. A brochure put out by the Chamber of Commerce in the 1950's was still touting the water's healthful effects.

Many newspaper articles over the years have claimed that Lithia Spring contains more of the mineral lithium than any spring in the world (or more than all the springs except one, depending on which story you read. Whether springs with lithium are rare throughout the world is hard to say; however, lithium springs aren't that rare in Steamboat, because all 12 owned by the City contain it, and at least six contain the same amount as Lithia Springs itself.

The mineral lithium is still the most advanced treatment for manic-depressives. This use for the mineral was first discovered by an Australian scientist in the 1940's, although lithium had been touted as a cure for a wide variety of other ailments since at least 1867, when the British Pharmacopoeia said it helped gout, rheumatism, and skin diseases.

Manic depression is a mental illness characterized by wild mood swings. In their high moods, manic-depressives may go on wild spending sprees and not sleep for days. When

they come down, their mood changes to depression and they may become suicidal. Lithium has been proven to stop 80 percent of those mood swings.

Although it is not certain how lithium works, researchers think it somehow interferes with the way nerve cells talk to each other, resulting in a change in the amount of certain chemical in the cells that regulates a person's energy level. This stops the manic-depressive's nervous system from being overly active.

Two psychiatrists in Denver who prescribe and experiment with lithium, Dr. Robert Freedman at the University Medical School and Dr. Jason Richter at the Depression Treatment Center, also point to new experimental uses for lithium. The mineral is not used for people who do not produce enough white blood cells; for locking the euphoric effects of cocaine and alcohol; and for calming violent people.

Lithium is one of the few naturally-occurring chemicals used by the medical profession in this country, note the two doctors. It is even more unusual since it is a mineral instead of a plant-derived drug.

Richter estimates that 1 percent of the world's population is manic-depressive and on lithium. Freedman estimates that a half-million people in this country alone are taking lithium capsules.

However, they both agree that it is unlikely that anyone could feel the effects of lithium by drinking a few glasses of water from any of Steamboat's springs, unless a person is extremely sensitive. Manic-depressives take 100-1800 milligrams per day, or 900 on the average. Just to get 370 milligrams, a person would have to drink 100 liters of the Lithia Spring water. That person would likely feel the bloating effects of the water more than the relaxing effects of lithia at that point.

The doctors think it is good that the springs have such small amounts of lithium, however, since it is easy to overdose on the drug. Side effects include diarrhea, vomiting and kidney and thyroid problems.

A German physician and chemist, quoted in a 1946 issue of *The Pilot*, nevertheless had wonderful things to say about the Lithia Spring: "the most learned pharmacist could not compound a more perfect or effective formula for all kidney derangements than the God of Nature pours out to man from the Milk Spring." (The earlier residents of Steamboat called it Milk Spring because of its color.)

Who know, Lithia Spring may become the rage with today's emphasis on health."

COUNTY OF ROUTT)
) ss
STATE OF COLORADO)

RESOLUTION NO. 93-002
DESIGNATING THE
LITHIA SPRING
AS A HISTORIC SITE

WHEREAS, the Board of County Commissioners of Routt County, Colorado (the "Board:") has heretofore adopted Routt County Resolution 93-006 (the "Historic Designation Resolution") establishing the Routt County Historic Preservation Board (the "Preservation Board") and providing for the designation of historic landmarks, buildings, sites and districts, and;

WHEREAS, the owners, City of Steamboat Springs, of the Lithia Spring, whose legal description is attached hereto as Exhibit A, have made proper application (the "Application") to the Preservation Board for designation as a Routt County Historic Site, and;

WHEREAS, following review of the Application by its staff, the Preservation Board approved the Application and forwarded its written recommendation that the Application be approved to the Board, and;

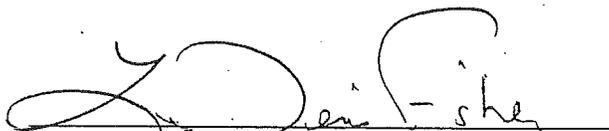
WHEREAS, in the written recommendation of the Historic Preservation Board to the Board, the Historic Preservation Board has described the characteristics of the Lithia Spring which justify its designation as an Historic Site, and;

WHEREAS, a public hearing concerning the Application was held by the Board on November 18, 1993, and, based on the written recommendation of the Historic Preservation Board and other testimony and evidence received by the Board at said hearing, the Board finds that the criteria for designation of the Lithia Spring as a Routt County Historic Site have been satisfied and that the Lithia Spring should be designated as a Routt County Historic Site:

NOW, THEREFORE IT IS HEREBY RESOLVED by the Board of County Commissioners of Routt County, Colorado, that the Lithia Spring, whose legal description is attached hereto as Exhibit A, is designated a Routt County Historic Site.

ADOPTED THIS ^{7th} 20 day of Dec., A.D., 1993.

BY THE BOARD OF COUNTY COMMISSIONERS FOR ROUTT COUNTY, COLORADO.


L. Dennis Fisher, Chairman

Vote: L. Dennis Fisher Aye Nay
Ben S. Beall Aye Nay
Nancy J. Stahoviak Aye Nay

ATTEST:

 12-20 93
Dorothy L. Mariano, County Clerk and Recorder

LEGAL DESCRIPTION

1) Legal Description of a parcel of land generally located in the SW1/4 SE1/4, Section 7, Township 6 North, Range 84 West, of the 6th. P. M., Routt County, Colorado, more particularly described as follows:

Beginning at the south westerly corner of the Litha Springs Park Lands which is located on the south line of said Section 7, and from which the S1/4 corner of said Section 7 bears N 88-27-50 W 770.44, thence N 3-52-15 E 573.80 feet along the east line of Colorado-Ute; thence S 89-10-16 E 35.85 feet along the KBCR leased lands; thence departing said leased lands S 89-10-16 E 155.84 feet to west line of the 60 foot wide easement per Book _____ Page _____; thence continuing along said easement 265.10 feet along a curve of radius 328.56 feet, a central angle of 46-13-45, whose radius point bears S 60-09-44 E; thence continuing N 76-04-01 E 51.02 feet; thence continuing 123.57 feet along a curve of radius 95.00 feet, a central angle of 74-31-46, whose radius point bears N 13-55-59 W to the west line of 5th Avenue; thence along said Avenue S 1-32-15 W 841.65 feet to the south line of said Section 7; thence along said south line N 88-28-22 W 535.52 feet to the POINT OF BEGINNING.

The above described parcel of land contains 344,157 square feet or 7.90 Acres more or less.

~~8) Also Lots 9 thru 20 Block 5 Miller & Frasier Addition to the Town of Steamboat Springs, Routt County, Colorado.~~

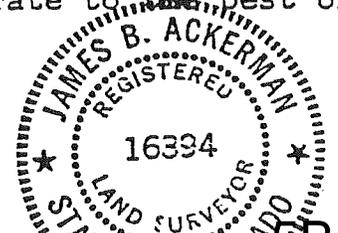
All bearings shown above are based on the East Line of the NE1/4 of Section 18, T6N, R84W. The northeast corner of Section 18, T6N, R84W (a # 5 rebar with yellow plastic cap stamped "Dismuke LS 7736") and the SE corner NE1/4 NE1/4 of said Section 18 (a # 5 rebar with yellow plastic cap stamped "Dismuke LS 7736") as being: N 01-34-37 E.

All Bearings shown as N 0-00-00 E are read as:
North 00 degrees 00 minutes 00 seconds East.

SURVEYOR'S CERTIFICATE

I, James B. Ackerman, being a Registered Land Surveyor in the State of Colorado, certify that this Legal Description, was prepared by me or under my direct supervision and that is accurate to the best of my knowledge.

DATED: 5-5-91
James B. Ackerman
JAMES B. ACKERMAN R. L. S. #16394





1"=200

BEARINGS ARE BASED UPON THE EAST LINE OF THE SE1/4SE1/4 SECTION 7 BEING N 00°35'53" E

NW CORNER LOT 1 BLOCK 4 OF THE MILLER-FRAZIER ADDITION TO THE TOWN OFF STEAMBOAT SPRINGS.

NW CORNER LOT 3

N 01°32'32"E
TIE 205.90'

OUTLET PIPE
LITHIA SPRING
.1 CFS

S 88°24'07"E
1269.72' TIE

SOUTH LINE OF THE SE1/4SE1/4 SECTION 7
N 88°27'28"W
1317.39'

N 01°35'53"E
2562.03'

204.66'

EAST LINE OF THE SE1/4SE1/4 SECTION 7

I, R.C. MOON A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLAT OF THE LITHIA SPRING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND FURTHER STATE THAT SAID PLAT IS ACCURATE AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OCTOBER 1st, 1991

R.C. Moon
R.C. MOON COLO REG #13221.

ROBERT GLEASON

PLAT OF THE LITHIA SPRING POINT OF DIVERSION
LOCATED IN THE SE1/4SE1/4, SECTION 7 T6N, R84W,
OF THE 6th P.M., ROUTT COUNTY, COLORADO.

264-17



D & D, Inc.
A PROFESSIONAL LAND SURVEYING & PLANNING CO.
P.O. Box 775008 Steamboat Springs, Co. 80477
(303) 879-2715

10-01-91
SM/GLEASON.WD
GLEASON.DWG



TORY

efore skiing was established in Steamboat Springs, our thermal springs were the biggest "tourist attraction". Before Caucasians settled here, native Americans frequented these waters. The Indians believed certain springs were sacred places where the Great Spirit lived deep below the earth's surface, and they would often visit after battles to rejuvenate their strength.

If you enjoy this tour of the Springs of Steamboat, the walk should take approximately 2 hours. Please use this map for guidance, as the new signs from the one on the blue signs located at each spring. Suitable shoes are advised since parts of the trail are rough and steep. After visiting all of the springs, you may join the Yampa River Trail via Howelsen Canyon, following the trail over to the Yampa Island Park and across the bridge to the Health and Recreation Center for a well-earned soak...Enjoy!!



HEART SPRING

The Heart Spring has been known to visitors since the earliest of times for its healing restorative qualities, serving as the camp for the Yampatika Ute Indians each year.

James Crawford, the first white settler in Steamboat Springs, bathed in this spring from the summer of his arrival in the valley in 1874. He helped to build the first log bathhouse over the spring in 1884. In 1909 a large stone bathhouse with indoor and outdoor pools was completed. The bathhouse was extensively renovated in 1984 with the construction of the Dorothy Wither Park.

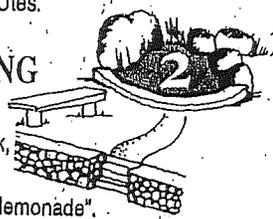
The bicarbonates and lithium in the warm waters of this spring give it an effervescence which, in combination with the many other minerals, provide bathers with a stimulating therapeutic experience.

The Heart Spring is fed by gravity flow to the therapy pool, the large hot tub, and the lap pool before flowing into the Yampa River for the health benefit of all who "take her waters".

Behind the Heart Spring is reputed to be the site of the last great battle between the Arapahos and the Utes.

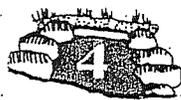
IRON SPRING

It was enjoyed by the Crawford family, the first of Steamboat Springs. In her classic book, *Life at Medicine Springs*, Lulita Crawford describes the delicious taste of "iron water lemonade". Residents regard it as the most palatable of the mineral springs.



SODA SPRING

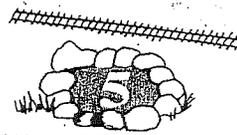
This effervescent spring was long a favorite for those who stopped for a glass of "free lemonade". Unfortunately, it was disrupted by the construction of the highway. The Cabin Hotel, built daily for visitors to enjoy the therapeutic waters of Steamboat Springs.



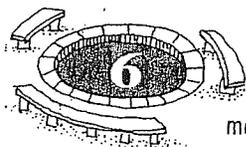
SULPHUR SPRING SWEETWATER/LAKE SPRING

The most fragrant of the springs is the Sulphur Spring, with its odiferous sulphur gas, regarded by the native Indian tribes as having special curative powers. Animals such as deer, elk, black bear and horses have a particular craving for the odiferous waters. On several stones you will find the rings used by early settlers to tether their horses. The nearby lake is fed by numerous springs, including the famous Sweetwater Spring.

STEAMBOAT SPRING BLACK SULPHUR SPRING NARCISSUS/TERRACE



Steamboat's founder James Crawford staked his land claim on a quaking aspen next to this spring in 1874. The geyser-like spring at that time made a chugging sound which reminded early settlers of a Steamboat, thus giving our town its unlikely name. The nearby Black Sulphur Spring has turned inky as nature continuously reduces its hydrogen sulfide into sulphur. Just a few yards further up the river, you'll find the Narcissus and Terrace Springs, whose mud is regarded by many as efficacious for skin disorders.



LITHIA SPRING

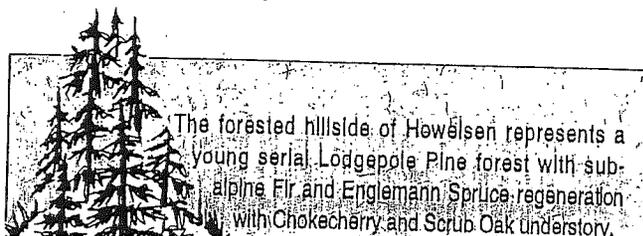
The milky waters of this spring contain a high content of lithium, said to have many beneficial medicinal qualities and regarded as the most advanced treatment for manic depression. In the early 1930's H.W. Gossard, a strong proponent of the healing qualities of the Lithia Spring, constructed the stone columns at the entrance and made plans to bottle the waters and call it "Miraquelle". Many old-time residents still drink the waters regularly.

The early 1930's H.W. Gossard, a strong proponent of the healing qualities of the Lithia Spring, constructed the stone columns at the entrance and made plans to bottle the waters and call it "Miraquelle". Many old-time residents still drink the waters regularly.



SULPHUR CAVE

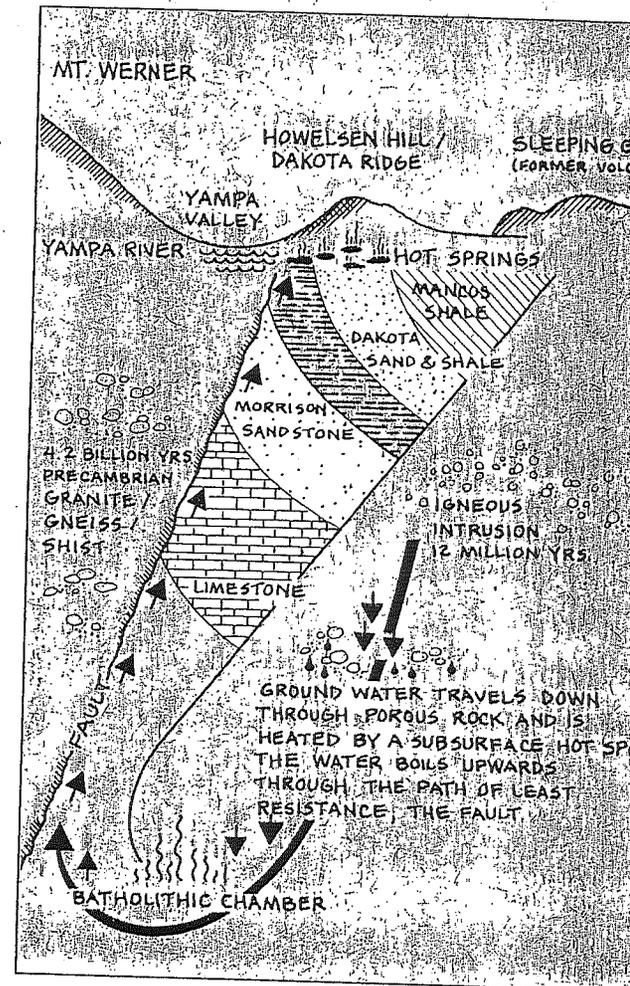
The most mysterious of the springs, legend has it that the early Indians used this cave and its springs during rituals. Oracles in similar sites throughout the world have prophesied future events after being mesmerized by sulphur vapors. The geologic features of this cave are particularly unique, displaying the strength of the springs as they travel upward through the porous rock. There is a significant amount of bacterial/algae growth called myxium, the original life form dating back 4 billion years.



The forested hillside of Howelsen represents a young seral Lodgepole Pine forest with sub-alpine Fir and Englemann Spruce regeneration with Chokecherry and Scrub Oak understory.

Mineral Springs are magical in their charm for man. All people have an abiding faith in nature and the mysterious workings that are constantly taking place in the unseen laboratories deep below the earth's surface. Many feel that she is dispensing chemical combinations far beyond the possibility of man to do.

Dr. R.E. Jones



GEOLOGY

Hot springs originate many thousands of feet below the earth's surface where ground waters are warmed by heat at depth and then rise through faults that were generated during uplift of the surrounding mountains some 42 million years ago. This cross-section depicts the Yampa Valley and the fault-line which runs through the area. Ground water settles down into the porous rock.

EXHIBIT A
LEGAL DESCRIPTION

1) Legal Description of a parcel of land generally located in the SW1/4 SE1/4, Section 7, Township 6 North, Range 84 West, of the 6th. P. M., Routt County, Colorado, more particularly described as follows:

Beginning at the south westerly corner of the Litha Springs Park Lands which is located on the south line of said Section 7, and from which the S1/4 corner of said Section 7 bears N 88-27-50 W 770.44,
thence N 3-52-15 E 573.80 feet along the east line of Colorado-Ute;
thence S 89-10-16 E 35.85 feet along the KBCR leased lands;
thence departing said leased lands S 89-10-16 E 155.84 feet to west line of the 60 foot wide easement per Book _____ Page _____;
thence continuing along said easement 265.10 feet along a curve of radius 328.56 feet, a central angle of 46-13-45, whose radius point bears S 60-09-44 E;
thence continuing N 76-04-01 E 51.02 feet;
thence continuing 123.57 feet along a curve of radius 95.00 feet, a central angle of 74-31-46, whose radius point bears N 13-55-59 W to the west line of 5th Avenue;
thence along said Avenue S 1-32-15 W 841.65 feet to the south line of said Section 7;
thence along said south line N 88-28-22 W 535.52 feet to the POINT OF BEGINNING.

The above described parcel of land contains 344,157 square feet or 7.90 Acres more or less.

~~2) Also Lots 9 thru 20, Block 5, Miller & Frasier Addition to the Town of Steamboat Springs, Routt County, Colorado.~~

All bearings shown above are based on the East Line of the NE1/4 of Section 18, T6N, R84W. The northeast corner of Section 18, T6N, R84W (a # 5 rebar with yellow plastic cap stamped "Dismuke LS 7736") and the SE corner NE1/4 NE1/4 of said Section 18 (a # 5 rebar with yellow plastic cap stamped "Dismuke LS 7736") as being: N 01-34-37 E.

All Bearings shown as N 0-00-00 E are read as:
North 00 degrees 00 minutes 00 seconds East.

SURVEYOR'S CERTIFICATE

I, James B. Ackerman, being a Registered Land Surveyor in the State of Colorado, certify that this Legal Description, was prepared by me or under my direct supervision and that is accurate to the best of my knowledge.

DATED: 5-5-91
11/11



LITHIA SPRING
Statement of Significance

Located next door to one of the oldest neighborhoods in Steamboat Springs, adjacent to the railroad and Howelsen Hill, the Lithia Spring could be considered a prominent and historic landmark of the Yampa Valley. With a strong connection to this community as both a gathering place and colorful basis for the many stories of the infamous mineral springs, the Lithia Spring is especially remarkable in that it is one of the only two springs of its kind known to exist in the world.

Discovered in the late 1800's when the town of Steamboat Springs was first established, the Lithia Spring site has seen many changes and developments, bringing it to its present-day state. In the early 1930's H.W. Gossard, a strong proponent of the springs' healing qualities, built a park-like atmosphere for visitors of the spring to enjoy. In the 1980's the spring was included as part of a tour of all of Steamboat's springs, with interpretive signage providing information about the history and significance of the spring. In the summer of 1993 the Steamboat Springs Parks and Recreation Department commenced a renovation project, cleaning up the site, improving the landscaping, and repairing the old stone columns and fencing. It is now a highlight on the "Springs Walking Tour" (see attached brochure), visited by many tourists and locals alike.

The following are excerpts from various newspaper and magazine articles which will provide further insight into the colorful history of the Lithia Spring:

Misc. Article - September 29, 1920

"The manifold charms and prospective wealth of the land explored by Mr. Crawford and his companion on this journey convinced that gentleman that it would not be easy to find another place possessing so many features of value to a homemaker, and on returning to his family, he announced his intention of conducting them to the wonderful springs in the Yampa Valley and taking permanent possession of the land which he had located here."

Steamboat Pilot Newspaper - January 17, 1946

"The Lithia Spring was named the "Milk Spring" by the early settlers because of its milky color. It has been shown by noted chemists to be a lithia water of very high quality. The temperature is 68 degrees and the flow estimated to be more than 1,500 gallons per hour."

Steamboat Magazine - Summer/Fall 1993

By Jean Wren

"In the early thirties, H.W. Gossard retired from business and moved with his family...to Steamboat Springs. Never content to be idle, H.W. leased what was known as the Steamboat Townsite property and set about promoting the community. His holding included the swimming pool downtown, the rodeo grounds and the local mineral springs.





