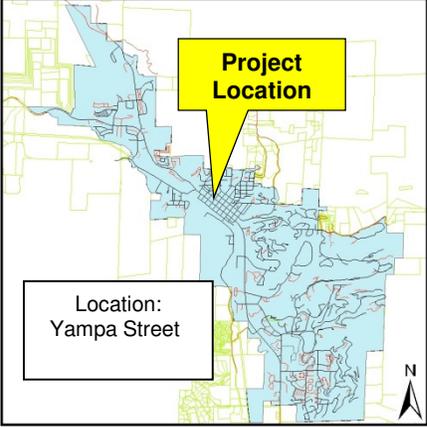
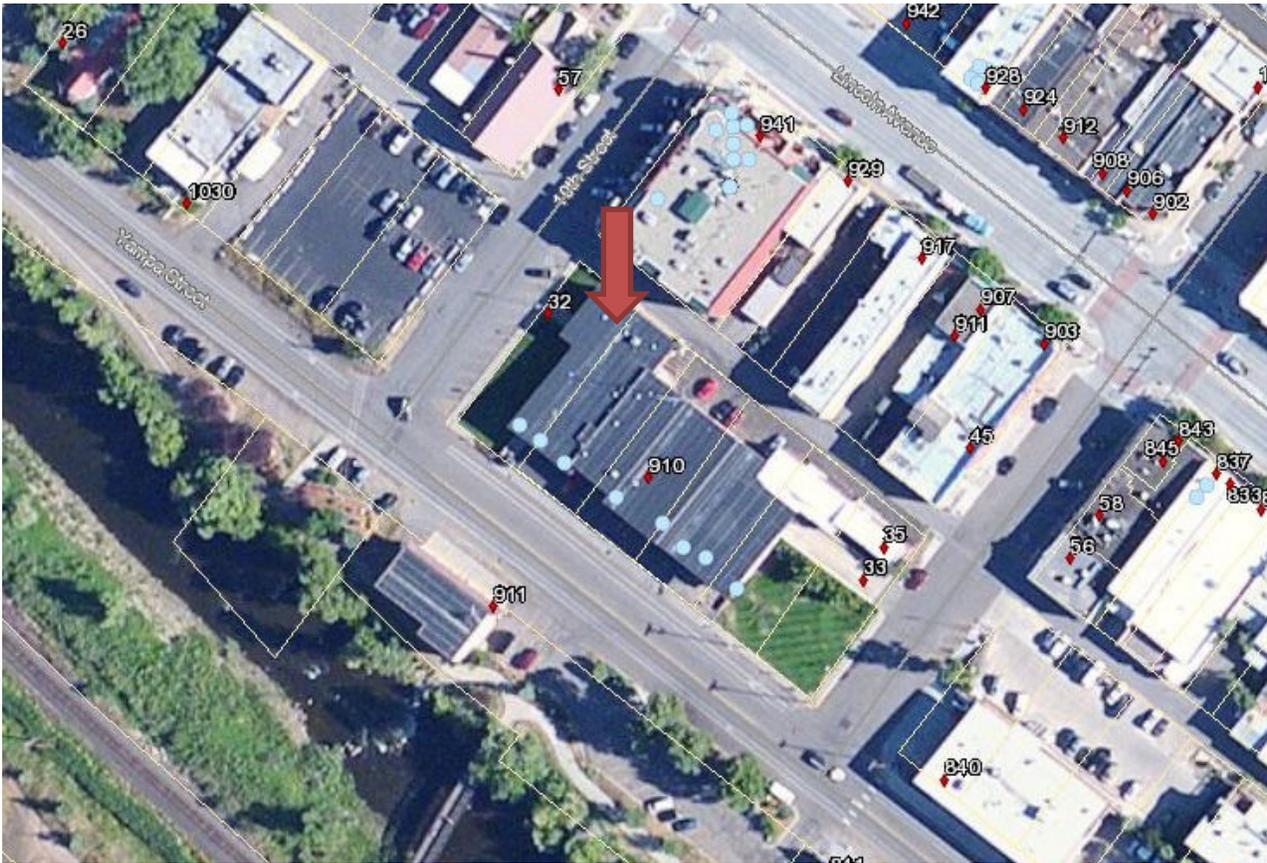


DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT CONSULTANT REPORT

HISTORIC PRESERVATION COMMISSION AGENDA ITEM #6:	
Project Name:	YVEA 32 10 TH Street
Prepared By:	Jan M. Kaminski, HP Consultant Mountain Architecture ♦ Design Group (970.879.5764 x12)
Through:	Tyler Gibbs, AIA Director of Planning & Community Development (Ext. 244)
Historic Preservation Commission (HPC):	February 10, 2016
Zoning:	Commercial – Yampa Street (CY)
Applicant:	BSV-NWP Yampa East, LLC
Request:	Application for designation on the Steamboat Springs Register of Historic Places



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32 10th Street**I. CONSULTANT ANALYSIS SUMMARY**

The application for designation on the Steamboat Springs Register of Historic Places has been submitted for the YVEA Building located at 32 10th Street. Section 26-84 of the Community Development Code describes three criteria for being entered on to the register.

Eligibility Criteria—Historic Resource Designation. A building, site, structure or object may be eligible for designation as a Historic Resource on the Local Register if it meets at least one criterion in one or more of the following categories:

- (1) *Historic Importance.* 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 a 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) *Architectural Importance.* 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) *Geographic Importance.* 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 a 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.

II. BACKGROUND

The YVEA Building is a contributing resource in the Steamboat Springs Downtown Historic District which was admitted to the National Register of Historic Places in January of 2013. The original building was constructed in 1956 and designed by Eugene Sternberg, a prominent Colorado architect. See attached Application for Historic Resource Designation for more information.



III. PRINCIPAL DISCUSSION ITEMS

1. CD Code Criterion
2. Seven Aspects of Integrity
 1. Location
 - Where and why the property was created or why something happened
 2. Design
 - Organization of space, proportion, scale, technology, ornamentation and materials
 3. Setting
 - Character of the place where the property was built. Relationships between buildings and its surroundings
 4. Materials
 - The physical elements that were combined during a particular period of time and in a particular pattern or configuration
 5. Workmanship
 - Physical evidence of the crafts of a particular people during a particular period in history
 6. Feeling
 - A property's expression of the aesthetic or historic sense of a period of time
 7. Association
 - The direct link between an important event or person and the property.

IV. CONSULTANT FINDING

An analysis of the significance of this building reveals that it ranks highly in the importance to the community of Steamboat Springs. Its rich history, style and physical characteristics portray an era of Steamboat Springs history that relates to the socioeconomic growth of the city. This easily recognized building represents the international style of architecture and demonstrates all seven aspects of integrity. It is uncommon that a resource is eligible for all three criteria in the Community Development Code for nomination to the Steamboat Springs Register of Historic Places.

V. MOTION

Possible Motion

HPC shall consider the application at a regularly scheduled or special meeting after the completion of the staff review. HPC shall approve, recommend modifications to, or deny the application.

1. The application for the YVEA Building at 32 10th Street can be accepted to the Steamboat Springs Register of Historic Places under Criteria (1) Historic Importance and (2) Architectural Importance and (3) Geographic Importance.

VI. ATTACHMENTS

Attachment 1:

STEAMBOAT SPRINGS HISTORIC PRESERVATION COMMISSION – APPLICATION FOR HISTORIC RESOURCE DESIGNATION

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

Property Identification

1. Address of Resource: 32 10th Street / 910 Yampa Street
2. Legal Description of Property: Lots 7-12 Block 31 Original Addition of Steamboat Springs
3. Historic Name: YVEA
Current Name: 910 Yampa
4. Historic Use: Industry/Processing/Extraction/Energy Facility
Present Use: Commerce and Trade/Business/Specialty Store

Historical Data Summary

5. Year of Construction: 1956
Source of Information: Eugene Sternberg Architectural Records, WH1003, Western History Collection, The Denver Public Library; National Register of Historic Places Registration Form #5RT.3180; Colorado Cultural Resource Survey – Architectural Inventory Form #5RT.2391
6. Architect or Builder: Eugene D. Sternberg (Architect); W.L. Pierce (Builder)
Source of Information: Eugene Sternberg Architectural Records, WH1003, Western History Collection, The Denver Public Library; Building Plaque; National Register of Historic Places Registration Form #5RT.3180; Colorado Cultural Resource Survey – Architectural Inventory Form #5RT.2391
7. Original Owner: Yampa Valley Electric Association, Inc.
Source of Information: Eugene Sternberg Architectural Records, WH1003, Western History Collection, The Denver Public Library; National Register of Historic Places Registration Form #5RT.3180; Colorado Cultural Resource Survey – Architectural Inventory Form #5RT.2391

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.

See attached photos.

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.)

See attached map

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.

The Yampa Valley Electric Association facility is historically significant for its continuous use since 1956 as the YVEA headquarters building. This company has made a significant contribution to the region's socioeconomic development. The building is also architecturally significant relative to National Register Criterion C, and should be considered individually eligible for inclusion in the National and State Registers as well as for local landmark designation, based on its architectural significance. The building is architecturally significant because it is an excellent example of the International style of architecture, and because it was designed by Eugene D. Sternberg, a highly-influential and prolific master architect.

This property displays a high level of physical integrity as defined by the National Park Service and Colorado Historical Society – setting, location, design, materials, workmanship, feeling and association.

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.

The Yampa Valley Electric Association Inc. (YVEA) is a user-owned cooperative, serving Northwest Colorado and a portion of Carbon County Wyoming, including the communities of Steamboat Springs, Craig, Hayden, Yampa, and Baggs, Wyoming. Established in 1940, it brought dependable energy to the farms and ranches in the region.

The town of Steamboat Springs had enjoyed electricity since early 1901. On March 23 of that year, G. H. Smedley, who had previously operated a plant at Gillett in the Cripple Creek District, began generating electricity from his new plant in Steamboat Springs. In addition to supplying light to the town's businesses and residences, the plant was capable of generating current at both 220 and 440 volts, for small and large motors. While most of the developed portions of Steamboat enjoyed the benefits of electric power, such was not the case for the region's rural residents. Circa 1929, Douglas Graham, started the Colorado Utilities Corporation, which

received its energy from a small coal-powered plant Graham built at McGregor, just west of Milner. Graham, originally from Chicago, had previously developed several small utilities serving Colorado communities. Grahams' power lines were constructed from McGregor to Craig, and then to Steamboat Springs. According to a 1985 interview with YVEA engineer Ev Bristol, the original plant was manually operated. A fireman would load a wheelbarrow with coal, which would then be shoveled into the boilers to generate the steam that powered the turbines. Later, there was a "jerry-rigged" cable car system, with hoppers feeding into the firebox, eliminating some of the need to shovel coal. When the YVEA was formed in 1940, it purchased power for its more than 300 customers from this small generating plant. This little plant operated until 1965, when it was supplanted by a larger modern plant constructed near Hayden.

The National Rural Electrification program, one of Franklin Roosevelt's New Deal programs, began in 1935. In 1940, a special deal being offered by the Rural Electric Administration (REA) caught the attention of County Agent Edson Barr. Barr was authorized by the REA to appoint a board of directors, and the first meeting of the Yampa Valley Electric Association was held in the Routt County Courthouse on July 13, 1940. Rural residents were very excited to finally full-time electric power wired directly into their homes. As the YVEA website proclaims, "No longer would [rural residents] have to burn kerosene lamps, charge batteries with makeshift generators or struggle to keep perishable goods under refrigeration." Under the direction of the Yampa Valley Electric Association's first general manager, Cliff Hanson, the first line was electrified on Dec. 6, 1941.

The Yampa Valley Electric Association began its operations in an old hotel, and later in the Courthouse Annex, which stood right across the street from the courthouse. In 1942, the association had two employees – its manager, Claus Rose, and office manager, Eunice Dorr. In addition to selling people electric service, the YVEA also sold them electrical appliances, such as refrigerators, toasters and small kitchen appliances, radios, and chicken brooders. By 1946, the association's workforce had doubled, to four. In addition to Claus Rose and Eunice Dorr, the association had added an experience lineman named Smitty, and Ev Bristol, its engineer. The next year, the cooperative was serving 326 customers. In 1952, the Yampa Valley Electric Association purchased Graham's Colorado Utilities Corporation, and began to serve the towns of Craig, Hayden and Steamboat Springs, instantly increasing its membership by 3,553 new members. The expanded utility desperately required a new building to house its growing work force. Under the tenure of general manager L.G. Stukey, a contract for construction of a two story building was let to Denver architect Eugene Sternberg and contractor W. L. Pierce.

Eugene Sternberg was born in Czechoslovakia on January 15, 1915. He earned a degree in architectural engineering in Prague. While pursuing graduate work in architecture at Cambridge University in England, World War II began. He remained in London during the war, teaching part time at Cambridge. He then joined the firm of Sir Abercrombie, where he was involved in rebuilding many of the homes and buildings destroyed by German bombing. While in England, he met and married his wife, Barbara. In 1945, the couple immigrated to the United States, where Sternberg had accepted an offer to teach at Cornell University. Shortly after, he became the first faculty member at the University of Denver's new School of Architecture. In 1949, Sternberg became associated with developer Edward Hawkins in the creation of the Arapahoe

Acres development in Englewood. Steinberg was attracted to the project because of his interest in the creation of "socially conscious modern housing, combining quality architectural design and economical construction." (OAHF, Historical Guide to Colorado Architects, <http://www.coloradohistory-oahf.org>). Arapahoe Acres is now listed on the National Register of Historic Places. Sternberg is best known for the many civic, educational, and commercial buildings he designed. His list of accomplishments includes Arapahoe Community College in Englewood, Heritage High School, Littleton's Bemis Public Library, Court House and Law Center, and Denver General Hospital. Altogether, Sternberg is responsible for over 400 buildings in Colorado, Wyoming and Nebraska.

Designed in the International style, the Yampa Valley Electric Association building is an example of Sternberg's work at its best. In its construction, Sternberg employed a wide variety of materials, including cast concrete, brick, stone, and sandstone, with large panels of glass. In 1956, Governor Steve McNichols dedicated the opening of the new Yampa Valley Electric Association office.

With headquarters located in Steamboat Springs, and a branch office in Craig, the Yampa Valley Electric Association's 7,000 square mile territory serves nearly 25,000 meters, over 2,700 miles of line. Its service area extends east to the continental divide, south to almost I-70, north about 10 miles into Wyoming, and west nearly to the Utah border. The Yampa Valley Electric Association no longer owns its own generation facilities, instead purchasing power from the Western Area Power Administration and Xcel Energy.

In 2014, Yampa Valley Electric Association moved its Steamboat Springs headquarters to a new location West of town, a move that took the utility out of the downtown area. BSV-NWP Yampa East, LLC purchased the building shortly after Yampa Valley Electric Association moved out and using the Secretary of the Interior's Standards for Rehabilitation Historic Buildings through adaptive re-use are providing a vital commercial connector in the development of Yampa Street.

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.

The Yampa Valley Electric Association facility in Steamboat Springs comprises an office building, a large maintenance/ truck garage structure, and an elevated parking garage. The original Modern Movement/International Style building was completed in 1956, and there is a 1964 addition. Designed by Eugene Sternberg, the building's architectural drawings are located at the Denver Public Library, Western History Collection under the citation: "Eugene Sternberg Architectural Records, WH1003."

The facility occupies most of the southwest half of Block 31 of the Original Townsite of Steamboat Springs - bordered by 9th Street on the southeast, 10th Street on the northwest,

Yampa Street on the southwest, and the alley between Yampa Street and Lincoln Avenue on the northeast. The office portion of the complex faces toward 10th Street on the northwest elevation (façade). A glass-in-steel-frame door, with flanking sidelights set over brushed metal panels, forms the main entry, leading into the building from a pebbled concrete sidewalk near the northeast end of the façade. A band of three tall, vertically-oriented, transom windows extend above the door and sidelights to the roof eave. This door enters into a small foyer where a short set of terrazzo concrete stairs ascends to the lobby. A plaque, with the following text, is fastened to the foyer wall, just inside the main entry door:

YAMPA VALLEY ELECTRIC ASSOCIATION, INC.
STEAMBOAT SPRINGS HEADQUARTERS BUILDING
1956

OFFICERS

A.R. LYONS - PRESIDENT
I.G. ARNOLD - VICE-PRESIDENT
GEORGE D. COOK - TREASURER
MRS. MARY BRUNNER - SECRETARY

DIRECTORS

LOY ARDREY
OTTO V. GUMPRECHT
ORA K. HARRIS
O.M. JONES
JOHN J. SHERMAN
GEORGE SIMONTON

MARVIN L. BROWN, ATTORNEY

MANAGER
L.G. STUKEY

ARCHITECT: EUGENE D. STERNBERG
CONTRACTOR: W.L. PIERCE

The façade wall to the northeast side of the entry is clad with a stone veneer. The façade wall to the southwest side of the entry is stepped back, and features a stacked red brick veneer wall surface, located between bands of awning and fixed-pane windows with silver metal frames. The lower band of windows provides light and ventilation for the ground floor, while the upper band provides light and ventilation for the main upper level. Silver metal letters forming the words "YAMPA VALLEY ELECTRIC ASSN. INC." are fastened to the brick veneer. The wall surface beneath the ground floor windows is painted concrete with a white corrugated pattern in the wall.

The long southwest elevation faces toward Yampa Street. Here, a total of seven large brown metal roll-away garage service bay doors open onto an asphalt driveway which extends to

Yampa Street. The service bays at the northwest end of this elevation are located beneath the main upper level office space, while the service bays at the southeast end of this elevation are located beneath the elevated parking structure.

A concrete ramp leads to the elevated parking structure from 9th Street to the southeast. Forming the southern quadrant of the facility's upper level, the parking structure features a concrete floor, and a steel roof supported by steel I-beam vertical supports, steel I-beam girders, and steel trusses. Bands of single-light fixed-pane windows, with flanking casement windows, with white metal frames and red brick rowlock sills, overlook the parking structure from the southeast elevation of the office area. A brown metal service door enters the office area from the parking structure.

The long northeast elevation fronts onto the alley between Lincoln Avenue and Yampa Street. The wall surface on this elevation is made primarily of a red brick veneer, laid in running bond. Fixed-pane and awning clerestory windows, with silver metal frames, penetrate the upper northwest (front) end of the northeast elevation. The southeast (rear) end of this elevation is penetrated by single-light fixed-pane and casement windows, with white metal frames and red brick rowlock sills. Two brown metal service doors, a white metal roll-away garage door, and a painted white vertical wood plank, horizontal sliding, garage door are also located along the northeast elevation. The two garage doors both open onto short concrete loading docks adjacent to the alley.

The alley warehouse and concrete ramp that leads to the elevated parking structure were removed in 2014.

The Yampa Valley Electric Association facility occupies most of the southwest half of Block 31 in the Original Townsite of Steamboat Springs. The property is bordered by 10th Street on the northwest, Yampa Street on the southwest, 9th Street on the southeast, and the alley between Yampa Street and Lincoln Avenue on the northeast.

3. Geography. To have geographical importance, the resource shall be at least 50 years old and: The building, site, structure or object, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on an historic, cultural or architectural motif; or, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood, community or City.

The Yampa Valley Electric Association Building was designed by Denver architect Eugene D. Sternberg in 1954-1955, and constructed by Steamboat Springs contractor W.L. Pierce in 1956. Sternberg designed an addition to the original facility in 1964. This was the largest of a group of Steamboat Springs buildings designed by Sternberg in the late 1950s and early 1960s. Other local buildings or additions designed by Sternberg include: the Steamboat Apartments at 11th and Pine (1958), a classroom addition to the Steamboat Springs Elementary School (1960), and the Chamber of Commerce building at 1201 Lincoln Avenue (circa 1960). Regionally, Sternberg also designed the Craig Memorial Hospital (1959), and addition to the Moffat County High

School (1957), and the Yampa Valley Electric Association Office and Warehouse Garage in Craig (1954).

This property displays a high level of physical integrity as defined by the National Park Service and Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association.

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.

See above **Historic Resource Designation Criteria 2. Architecture** for description

- 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).

See above **Historic Resource Designation Criteria 2. Architecture** for description

- c. Describe alterations to the exterior of the building.

Current alternations include work related to the adaptive re-use of the building and landscape. The old garage doors are being replaced with new all glass doors with a pattern matching what Sternberg had originally intended to be on the doors as panels. The Ground Level West Side window wall had to be replaced due to extreme water damage and deterioration of the wood window structure. The old drive in front of the garage doors will become a pedestrian plaza for the commercial spaces on the Ground Level in addition to enhancing the work being done on Yampa Street. A parking lot is being added to cover additional parking needs where the old concrete ramp was located and the upper covered parking lot is being turned into 2 residential units with new garages located where the brick warehouse used to be.

Bibliography

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

Clark, Michelle, and Ross, Mary. "Let There Be Light". *Three Wire Winter*, Spring 1985, pp. 28-34. Located in clipping file at the Tread of Pioneers Museum.

Colorado Cultural Resource Survey, Architectural Inventory Form, Resource number 5RT.2391

“Eugene Sternberg Architectural Records Biographical Note.” Eugene Sternberg Architectural Records, WH1003, Western History Collection, The Denver Public Library

“Yampa Valley R.E.A. Office Building, Tenth and Yampa, 1954.” Eugene Sternberg Architectural Records, WH1003, Western History Collection, The Denver Public Library

“Yampa Valley Electric Assn., Inc. SS, CO Office & Whse Specs., 1955” Eugene Sternberg Architectural Records, WH1003, Western History Collection, The Denver Public Library

National Register of Historic Places Registration Form #5RT.3180

Yampa Valley Electric Association Building plaque

Application Information

13. Owner: BSV-NWP Yampa East, LLC
Mailing Address: 191 University Blvd, Suite 291, Denver, CO 80206
Telephone: 303.218.2702

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: Erica Hewitt
Affiliation/ Interest in Property: Steamboat Architectural Associates
Address: PO Box 772910
Steamboat Springs, CO 80477
Telephone: 970.879.0819



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

January 18, 2016

City of Steamboat Springs

Legend

- Addresses
- Parcels
- City Land/Open Space
- SubAddress
- OwnerProperties
- City Limits
- Lots
- Core Trail
- Street



City of Steamboat Springs
GIS Services



Yampa Valley Electric Association 1956



Yampa Valley Electric Association 1956



Yampa Valley Electric Association 1956 Ribbon Cutting Ceremony





**YAMPA
VALLEY
ELECTRIC
ASSOCIATION
2014**

10th St View

YAMPA VALLEY ELECTRIC ASSOCIATION

2014

Alley View



YAMPA VALLEY ELECTRIC ASSOCIATION

2014

Yampa St View



YAMPA VALLEY ELECTRIC ASSOCIATION

2014

9th St View

