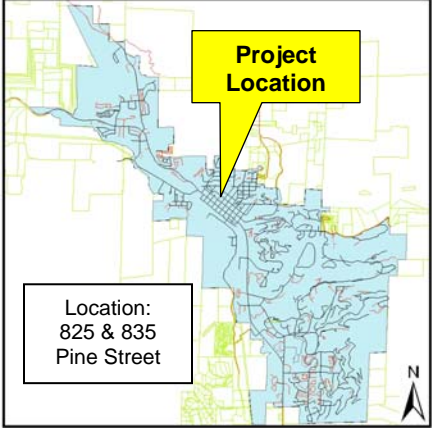


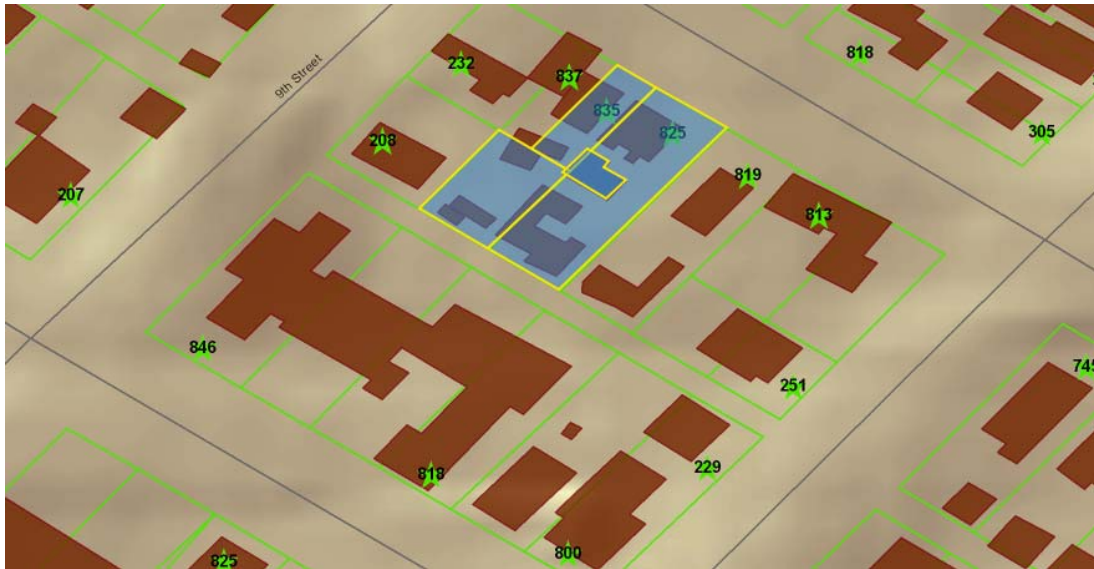
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT STAFF REPORT

| HISTORIC PRESERVATION COMMISSION AGENDA ITEM #5A: | |
|--|--|
| Project Name: | 825 & 835 Pine Street- Lowell Whiteman Primary School Multi-Purpose Building |
| Prepared By: | Alexis Casale, Historic Preservation Planner (Ext 202) |
| Through: | Tom Leeson, AICP Director of Planning & Community Development (Ext. 244) |
| Historic Preservation Commission (HPC): | March 4, 2010 |
| Planning Commission (PC): | TBD |
| City Council (CC): | TBD |
| Zoning: | Residential Old Town (RO) |
| Applicant: | Lowell Whiteman Primary School 818 Oak Street Steamboat Springs, CO 80487 |
| Request: | Development Plan/Final Development plan for an auditorium and classroom building to be located across the alley from the existing school |



| Staff Report - Table of Contents | | |
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825 & 835 Pine Street



I. STAFF ANALYSIS SUMMARY

The referred Planning Project is for the property located at 825 & 835 Pine Street in the Residential Old Town (RO) Zone District. The property situated behind the Lowell Whiteman Primary School houses five structures ranging in construction dates from 1909 to 1940. The proposed gymnasium/multi-purpose building includes the demolition/removal of four buildings and an addition to the 1937 building. The five buildings are considered contributing resources to a potential National Register Historic District, 819 & 825 Pine Street are eligible to the National Register of Historic Places as well as the Steamboat Springs Register of Historic Places in turn qualifying for financial incentives. “Such an example of an intact, historical ‘subdistrict’ is invaluable in telling the story of the development of Steamboat Springs, and is a rare example of an early shared living compound in Steamboat Springs, which grew out of available means,” stated by the cultural resource survey [See Attachment 1]. The loss of significant buildings and the large scale addition that is not in compliance with the Design Guidelines leads staff to recommend that the Historic Preservation Commission not recommend issuance of a Certificate of Approval.

II. BACKGROUND

Development Plan/Final Development plan for an auditorium and classroom building to be located across the alley from the existing school has been submitted.

Sec. 26-84 (n): Demolition or Alteration of Eligible Resources Not on the Local Register.

2. *Alteration or Addition.* Upon the receipt by the Planning or Building Department, as the case may be, of an application for a permit for the Alteration of an Eligible Resource that is not listed on the Local Register, the Planning or Building Department shall forward a copy of such application to HPC. HPC shall schedule a hearing with respect to such application at a public meeting to be held within thirty (30) days of receipt of such application. HPC shall review the proposed Alteration for compliance with the Design Guidelines and the Secretary's Standards and shall make a determination as to whether the proposed work complies or would comply with

specified changes. At the hearing, HPC shall advise the owner(s) of the building, structure, site or object about the benefits of listing such building, structure, site or object on the Local Register and shall discuss its determination as to compliance with the Design Guidelines and the Secretary of the Interior's Standards. If the application meets HPC approval, HPC shall issue a Certificate of Approval immediately. Notwithstanding the foregoing, the owner of an Eligible Resource may proceed with the original plans without a Certificate of Approval following the scheduled meeting date.

III. PRINCIPAL DISCUSSION ITEMS

Demolitions

Demolition/Removal of four buildings eligible to the Local Historic Register

Financial and Other Benefits for Properties Listed on the Local Register:

- State Income Tax Credits for Qualified Rehabilitation Projects
- Rebate of City Sales Tax on Materials Purchased Locally for Approved Rehabilitation, Restoration or Renovation Projects
- Waiver of Planning Permit Fees
- Waiver of Tap Fees
- Alternate Approval Criteria for a Variance
- Bronze Plaque
- Preservation Fund

Addition

Principal discussion items include conformity of the addition to the Design Guidelines.

Staff recommends that the Commission:

1. Review the information on the existing structures
2. Review the information on the proposed addition
3. Compare the proposed project to the applicable Design Guidelines
4. Provide comments regarding the project based on application of the Guidelines
5. Make a motion based on the applicable Design Guidelines

Please note that the proposed building addition is within the Residential Old Town Zone District; therefore, the Design Guidelines apply. The Design Guidelines were written with the help of a consultant and the result of several community meetings in 2000 and 2001.

IV. PROJECT DESCRIPTION

The proposed project includes the demolition/removal of four buildings that are eligible to the Local Register. The multi-purpose building will accommodate a gym and classrooms. The two-level 78' x 86' rectangular building proposes a maximum roof height of 33'. The Pine Street elevation proposes to best incorporate the large mass of the building into the residential streetscape with the original house and a square stairwell element acting as modules and an inset one-story covered entrance. The roof at the Pine Street elevation will be false flat with a low sloped gable

behind. The side elevations propose limited windows with a panelized material. The alley elevation will have a protruding entrance with one window above. [See Attachment 2- Plans]

V. PROJECT ANALYSIS

The applicant should be commended for working with staff to diminish the negative impact on the residential character of Pine Street through utilizing the existing building. One initial design of the building proposed a full rectangular building with a flat façade fronting Pine Street.

Staff's greatest concern lies with the demolition/removal of the four structures which will include the loss of resources eligible to the Local Register and a potential National Register Historic District. This loss of valuable historic resources will be a detriment to the entire community. The Steamboat Springs Area Community Plan states as one of its goals- to Preserve Historic Resources, "the community will proactively preserve its lands, waters, structures and its cultural heritage."

The proposed multi-purpose building attached to the existing house strives to break up the large mass at the front to be better incorporated into the residential streetscape; however, the large scale of the gymnasium addition to the historic building is not in compliance with the Design Guidelines. The Design Guidelines state that an addition to an historic building should be subordinate in appearance to the main building and should maintain the early character of the original structure. Staff recommends the Historic Preservation Commission not recommend issuance of a Certificate of Approval based on non-compliance of the Design Guidelines.

VI. STAFF FINDING

Staff finds that the proposed addition is not in compliance with the Design Guidelines for Additions.

Inconsistent

9.6 Design an addition to be compatible in size and scale with the main building

9.7 If it is necessary to design an addition that is taller than the historic building, set it back substantially from significant facades and use a "connector" to link it to the historic building.

9.9 Roof forms should be similar to those of the historic building

VII. MOTION

Recommended Motion

The Historic Preservation Commission recommends non-issuance of the Certificate of Approval for the multi-purpose building located at 825 & 835 Pine Street, DPF-10-01, based on non-compliance with Design Guidelines- **9.6, 9.7, and 9.9.**

VIII. ATTACHMENTS

Attachment 1 – Architectural Inventory Forms

Attachment 2 – Plans

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

(page 1 of 6)

Official eligibility determination (OAHF use only)

- Date _____ Initials _____
- _____ Determined Eligible- NR
- _____ Determined Not Eligible- NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: _____
2. Temporary resource number: 145008004
3. County: Routt County
4. City: Steamboat Springs
5. Historic building name: N/A
6. Current building name: N/A
7. Building address: 825 Pine Street
8. Owner name and address: Lowell Whiteman Primary School,
P.O. Box 770723, Steamboat Springs, CO 80477

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township T6N Range R84W
_____ ¼ of _____ ¼ of _____ ¼ of SE ¼ of section 8
10. UTM reference Zone 13 ; 344640 mE 4483310 mN
11. USGS quad name: Steamboat Springs
Year: _____ Map scale: 1 : 25,000 Attach photo copy of appropriate map section.
12. Lot(s): 4 Block: 8
Addition: Original Town of Steamboat Springs Year of Addition: _____
13. Boundary Description and Justification: This resource occupies a typically sized plat (50'0" x 140'0") in the Original Town addition. Property lines are an appropriate boundary justification, given the urban nature of the resource.

III. Architectural Description

14. Building plan (footprint, shape): irregular plan
15. Dimensions in feet: Length ca. 29'0" x Width ca. 26'0"
16. Number of stories: 1 ½
17. Primary external wall material(s) (enter no more than two): brick, horizontal siding
18. Roof configuration: (enter no more than one): Front gabled (south-north) roof

Resource Number: _____

Temporary Resource Number: 145008004

Architectural Inventory Form

(page 2 of 6)

19. Primary external roof material (enter no more than one): metal
20. Special features (enter all that apply): three dormers, two brick chimneys
21. General architectural description: The resource has a concrete foundation enclosing a crawl space. The style best describing the house is a Bungalow. The living space is limited to one and a half storeys. The foundation rises to grade and brick clads the first storey. The attic level is clad in horizontal siding. The street facing (north) elevation has three one over one sash windows. The windows are framed in wood and have brick header course sills. The openings are supported by wood lintels. The attic level has two gable roof dormers. The roof material throughout is metal. The east elevation faces a gravel drive. This elevation has a the main entry located on the northern corner. A brick chimney is located on the center of this elevation flanked to the south by a one over one sash window. The attic level has a window of the same style and dimension. The south elevation has two shed roof protrusions, each of which are storage spaces. An entry is located in the recessed area on the center of this elevation. There is no fenestration at the ground level. The attic level has a dormer with a gabled roof and horizontal siding. A one over one double hung sash window is located on the center of this elevation. The west elevation has a chimney, which is offset to the south end. There are two windows at the ground level. One is a one over one sash window of the same style and dimension of those on the other elevations. The other window is a small casement window. The attic level has another one over one sash window. As on the other elevations, the cladding is brick and horizontal siding.
22. Architectural style/building type: Bungalow
23. Landscaping or special setting features: This house is part of a complex of buildings that have served various purposes but currently make up a residential courtyard on two lots in downtown Steamboat Springs. The two lots are bisected by a gravel drive that gives access to the seven buildings on the site. The west end of the lot is bounded by a picket fence, while the east side has a gravel drive. The rear of the lot contains two accessory structures. Gravel adjoins the house to the accessory structures. A concrete paver leads to the main entry. The front yard has several mature trees and an area of lawn.
24. Associated buildings, features, or objects: One single storey river stone cottage and an L shaped brick cottage. Both buildings have had a change in occupancy: currently they comprise of three residential units. The L shaped structure has two living units, while the cottage has one. They both have gabled roofs and slab on grade foundations. The smaller cottage contains 392 s.f. of living space, while the larger house has 1075 s.f. of living space.

Resource Number: _____

Temporary Resource Number: 145008004

Architectural Inventory Form
(page 3 of 6)

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate between 1895-1909 Actual _____
Source of information: Routt County Assessor
26. Architect: unknown

Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: unknown
Source of information: _____
29. Construction history (include description and dates of major additions, alterations, or demolitions) In 1940 both secondary residential units were added at the rear of the lot (at the south end). In 1958 a covered porch was added to the main residence on the west elevation.
30. Original location x Moved _____ Date of move(s): _____

Resource Number: _____
Temporary Resource Number: 145008004

Architectural Inventory Form
(page 4 of 6)

V. HISTORICAL ASSOCIATIONS

31. Original use(s): single dwelling
32. Intermediate use(s): N/A
33. Current use(s): single dwelling
34. Site type(s): residential
35. Historical background: **The 1900s marked a time of transportation development. The Yampa Valley was an established ranching area, while Hahn's Peak was the county seat through 1912, with intensive mining operations. In 1905, the Steamboat Springs population was reported as 800. The arrival of the railroad to Steamboat Springs in 1908 facilitated the movement of stock and ore to Denver and further east. This connectivity also increased tourist numbers to Steamboat Springs. This was a prosperous decade for the city, with heightened growth and development.** This resource typifies turn of the century domestic structures in Steamboat Springs with regard to scale, massing and location. The cluster is, however, atypical in cladding material when compared to neighboring houses. However, the six brick buildings are unified not by their massing or configuration, but by their finish details and this rarely implemented cladding material. This blond brick is quite common among historic commercial buildings, such as the Routt National Bank Building, but not on residential properties. Such an example of an intact, historical 'subdistrict' is invaluable in telling the storey of the development of Steamboat Springs, and is a rare example of an early shared living compound in Steamboat Springs, which grew out of need and available means.
36. Sources of information: **Alexandroff, Marty. *Historic Property Survey of Downtown Steamboat Springs*, Steamboat Springs, Colorado: Tread of Pioneers Museum, 1996., Winter and Co., *Historic Context of Routt County*, 1994., Richards, Dee. *Steamboat Round the Bend*. Steamboat Springs, Colorado: Steamboat Springs Pilot, 1976., Routt County Assessor data**

Resource Number: _____
Temporary Resource Number: 145008004

Architectural Inventory Form
(page 5 of 6)

VI. SIGNIFICANCE

37. Local landmark designation: Yes ___ No x Date of designation: _____
Designating authority: _____
38. Applicable National Register Criteria:
___ A. Associated with events that have made a significant contribution to the broad pattern of our history;
___ B. Associated with the lives of persons significant in our past;
x C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
___ D. Has yielded, or may be likely to yield, information important in history or prehistory.
___ Qualifies under Criteria Considerations A through G (see Manual)
___ Does not meet any of the above National Register criteria
39. Area(s) of significance: Architecture
40. Period of significance: ca. 1900
41. Level of significance: National ___ State ___ Local x
42. Statement of significance: This resource and its accessory buildings, together with the neighboring lot, create a shred living area in the heart of downtown Steamboat Springs. Together the six buildings share a space with common landscaping and circulation. They are detailed similarly and use like materials. They create a subdistrict in the bounded survey area. The blond brick and river stone is reminiscent of commercial buildings in the downtown district.
43. Assessment of historic physical integrity related to significance: The resource and its affiliated secondary buildings are in good condition and are representative of the time period in which they were built. There are minor alterations, but the integrity of the site and character of the structures is maintained.

Resource Number: _____

Temporary Resource Number: 145008004

Architectural Inventory Form
(page 6 of 6)

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

45. Is there National Register district potential? Yes No

Discuss: There is potential for a three lot district, which bounds all of the various brick and stone structures on from the corner of Pine Street and 7th Street to the middle of this block. Together these structures create a shared living area of like structures. Some areas of significance which apply to the proposed district are Agriculture, Commerce, and Entertainment/Recreation. Without further data on the events or persons originally occupying the resources along this street, it is not possible to be more specific as to areas of significance.

If there is National Register district potential, is this building: Contributing Noncontributing

46. If the building is in existing National Register district, is it: Contributing Noncontributing

VIII. RECORDING INFORMATION

47. Photograph numbers: 2-8 through 2-11 Negatives filed at: City of Steamboat Springs

48. Report title: Steamboat Springs Residential Survey 1890-1980

49. Date(s): 12.2000 50. Recorder(s): Margo Rettig

51. Organization: Mountain Architecture Design Group

52. Address: 610 1/2 Oak Street, P.O. Box 770420, Steamboat Springs, CO 80477

53. Phone number(s): (970) 879-5764

NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395

Architectural Inventory Form

(page 1 of 5)

Official eligibility determination (OAHP use only)

- Date _____ Initials _____
- _____ Determined Eligible- NR
- _____ Determined Not Eligible- NR
- _____ Determined Eligible- SR
- _____ Determined Not Eligible- SR
- _____ Need Data
- _____ Contributes to eligible NR District
- _____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number: _____
2. Temporary resource number: 145008105
3. County: Routt County
4. City: Steamboat Springs
5. Historic building name: N/A
6. Current building name: N/A
7. Building address: 835 Pine Street Steamboat Springs, Colorado 80477
8. Owner name and address: Charles D. and Georgiann Nelson,
P.O. Box 772029, Steamboat Springs, CO 80477

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 6N Range 84W
SE ¼ of section 8
10. UTM reference
Zone 13; 344650 mE 4483325 mN
11. USGS quad name: Steamboat Springs
Year: _____ Map scale: 1 : 25,000 Attach photo copy of appropriate map section.
12. Lot(s): E 2' N2' of lot 5 Block: 8
Addition: Original Addition Year of Addition: _____
13. Boundary Description and Justification: This resource occupies a portion of a city block totaling 0.04 acres.
Given the urban setting of the resource, property lines are an appropriate boundary description.

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): rectangular
15. Dimensions in feet: Length 35'0" x Width 18'0"
16. Number of stories: 1.5
17. Primary external wall material(s) (enter no more than two): horizontal siding
18. Roof configuration: (enter no more than one): hip on gable roof

Resource Number: _____
 Temporary Resource Number: 145008105

Architectural Inventory Form

(page 2 of 5)

19. Primary external roof material (enter no more than one): metal
20. Special features (enter all that apply): brick chimney
21. General architectural description: This resource is constructed on a concrete foundation, which encloses a crawl space. This resource is clad in horizontal siding, with fasciae and corner trim detailing. The roof has exposed rafter tails. The east elevation faces Pine Street. The entry is centered under the roof ridge and is approached by four wood stairs. The entry is marked by a gable roofed enclosed porch. To either side of the porch is a one over one sash window with a rough opening of approximately 2.5' x 4'. At the attic level, centered under the roof ridge is another one over one sash window. The rough opening is approximated 2.5' x 3.5'. Along the south elevation are two one over one sash windows identical in dimension and detailing to the assemblies on the east elevation. At the southwest corner is another assembly part of the one storey shed roof addition along the west elevation. This assembly consists of nine light casement windows set into the same opening. The view of the west elevation is inaccessible in public right of ways. The north elevation has some original and some retrofitted fenestration. At the northwest corner is a rectangular 2' x 1' (WxH) awning window. To the east is a similarly sized horizontal slider, with an equal header height. At the northeast corner is a one over one sash window, which is identical to the ones on other elevations.
22. Architectural style/building type: Other Style
23. Landscaping or special setting features: Along the north and south property lines are picket fences (belonging to the neighboring resources) There is a dirt driveway to the house. There are no plantings at the front of the house. The back yard is obstructed from public view.
24. Associated buildings, features, or objects: There are no additional buildings or objects on the site.
- _____
- _____

Resource Number: _____
Temporary Resource Number: 145008105

Architectural Inventory Form
(page 3 of 5)

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate 1937 Actual _____
Source of information: Routt County Assessor
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: unknown
Source of information: _____
29. Construction history (include description and dates of major additions, alterations, or demolitions): An enclosed porch was added on the east (main) elevation in 1964, occupying 24 s.f.
30. Original location Moved _____ Date of move(s): _____

V. HISTORICAL ASSOCIATIONS

31. Original use(s): single dwelling
32. Intermediate use(s): N/A
33. Current use(s): single dwelling
34. Site type(s): residential
35. Historical background: A general background is provided since data on the original owners is unknown. The 1940s saw growing prosperity and the automobile became America's primary means of private transportation. The age of railroad was being superseded by the automobile. To complement this development, a wealth of gas stations, motels, and other typical automobile related amenities appeared in the area. One example of a motel is Rabbit Ears Motel constructed in 1952. The development of a ski area on Storm Mountain began in 1958, and has grown into the larger resort operating today.
36. Sources of information: Alexandroff, Marty. Historic Property Survey of Downtown Steamboat Springs, Steamboat Springs, Colorado: Tread of Pioneers Museum, 1996., Winter and Co., Historic Context of Routt County, 1994., Richards, Dee. Steamboat Round the Bend. Steamboat Springs, Colorado: Steamboat Springs Pilot, 1976., Routt County Assessor data

Resource Number: _____
Temporary Resource Number: 145008205

Architectural Inventory Form
(page 4 of 5)

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: _____
Designating authority: _____

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- E. Qualifies under Criteria Considerations A through G (see Manual)
- F. Does not meet any of the above National Register criteria

39. Area(s) of significance: N/A _____

40. Period of significance: N/A _____

41. Level of significance: National State Local

42. Statement of significance: This resource can be paired with its neighbor- 837 Pine Street- share a lot and have similar character, and nearly coinciding construction dates. The significance of this resource, lies precisely in its plain character. Although this resource was constructed in the 1940s, it reflects the resources and spirit of earlier times. This resource is testimony to the need of small scale homes in Steamboat Springs, and the limited means available to ordinary town citizens.

43. Assessment of historic physical integrity related to significance: The resource has remained unchanged in terms of scale, materials, and site characteristics. The addition of the enclosed front porch significantly alters the massing of the resource, however its simple detailing and materiality does not undermine the modest character of the resource. Based on its simplicity and roof configuration for snow shed this resource could be considered an example of the Steamboat Springs Wood Frame Style.

Resource Number: _____
Temporary Resource Number: 145008205

Architectural Inventory Form
(page 5 of 5)

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ___ Not Eligible ___ Need Data **x**

45. Is there National Register district potential? Yes ___ No **x**

Discuss: No potential historic districts have been identified in the area in which the resource is located.

If there is National Register district potential, is this building: Contributing ___ Noncontributing ___

46. If the building is in existing National Register district, is it: Contributing ___ Noncontributing ___

VIII. LOCAL LANDMARK ELIGIBILITY ASSESSMENT

45a. Local Register eligibility field assessment:

Eligible ___ Not Eligible ___ Need Data **x**

46a. Discuss: Not enough primary historic data is known about this resource, and thus it can not be linked to specific events or people of the past.

47a. Architectural Style/ Building Type (from Local Style Lexicon): Steamboat Springs Wood Frame

IX. RECORDING INFORMATION

48. Photograph numbers: 8-2, 8-3, 8-4 Negatives filed at: City of Steamboat Springs

49. Report title: Steamboat Springs Residential Survey II (2002)

50. Date(s): February, 2002 50. Recorder(s): Margo Rettig

51. Organization: Mountain Architecture Design Group

52. Address: 610 ½ Oak Street, P.O. Box 770420, Steamboat Springs, CO 80477

53. Phone number(s): (970) 879-5764, fax (970) 879-5766

NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.

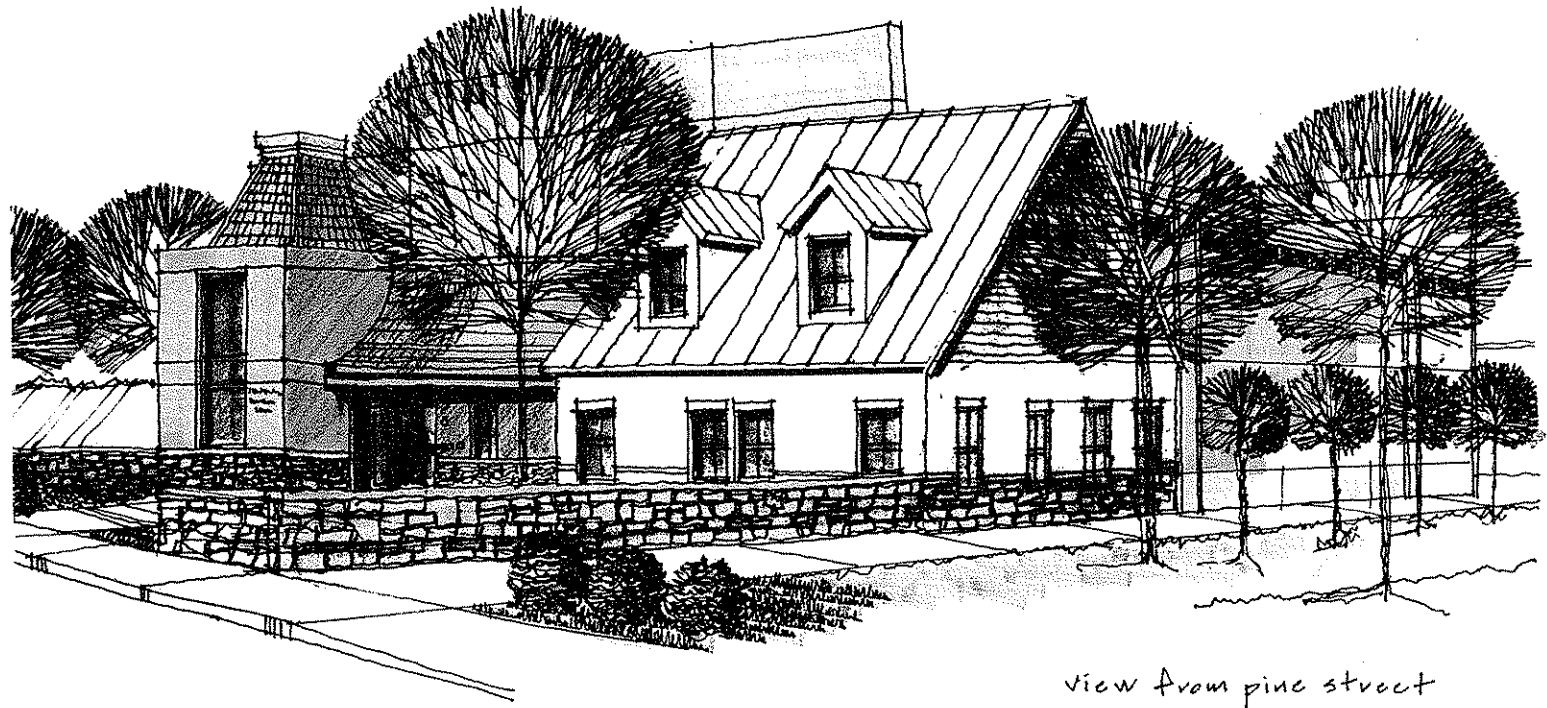
Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395

Steamboat Blueprint, Inc.
 Reprographic Services (970) 870-6734
 410 S. Lincoln Avenue, Suite #A12
 Steamboat Springs, Co. 80487

Quick Quality to Your Expectat

Lowell Whiteman Primary School Multi-Purpose Building

825 Pine Street
Steamboat Springs, Colorado 80477



view from pine street

NOTES

DISCIPLINE

| | |
|---|--|
| <p>OWNER</p> <p>Lowell Whiteman Primary School 818 Oak Street Steamboat Springs, Colorado 80477 phone: # 970-879-8081 fax: # 970-879-9332 contact: Nancy Spillane - Head of School</p> | <p>ARCHITECT</p> <p>Barnett Fronczak Barlowe Architects 225 South Adams Street Tallahassee, Florida 32301 phone: # 850-224-6301 fax: # 850-361-6978 email: dfronczak@hotmail.com contact: Dave Fronczak</p> |
| <p>GENERAL CONTRACTOR</p> <p>N/A</p> | <p>GEOTECHNICAL ENGINEER</p> <p>Northwest Colorado Consultants, Inc. 2580 Copper Ridge Drive Steamboat Springs, Colorado 80487 phone: # 970-879-7888 contact: Mr. Brian Len, P.E.</p> |
| <p>STRUCTURAL ENGINEER</p> <p>N/A</p> | <p>BUILDING AUTHORITY</p> <p>Routt County Building Department 113 6th Street Steamboat Springs, Colorado 80477 phone: # 970-870-5566</p> |
| <p>CIVIL ENGINEER & SURVEYOR</p> <p>Landmark Consultants, Inc. PO Box 77493 141 9th Street Steamboat Springs, Colorado 80477 phone: # 970-871-9494 ext. 11 email: erik@landmark-co.com contact: Erik Griepentrog, P.E.</p> | |



DRAWING INDEX

| | |
|---|--|
| <p>GENERAL:</p> <p>CS-1 Cover Sheet, Site Notes, Project Notes</p> <p>CIVIL:</p> <p>FDP - 4 Landscaping Plan FDP - 6 Eriking Conditions FDP - 7/8 Final Grading, Drainage & Utility Plan FP - 1 Preliminary Plat</p> <p>ARCHITECTURAL:</p> <p>A0.1 Site Plan A.1 Floor Plans A.2.1 Elevations A.2.2 Elevation Sketches A.3.1 Shadow Study</p> <p>STRUCTURAL:</p> <p>TED</p> | <p>ELECTRICAL:</p> <p>E1. Exterior Lighting Photometrics</p> <p>PLUMBING, AFFLIANCE:</p> <p>To be submitted at a later date.</p> |
|---|--|

CODE ANALYSIS

| | |
|--|---|
| <p>LEGAL DESCRIPTION</p> <p>Lot 3 and 4 Block 8 Town of Steamboat Springs</p> <p>EXISTING ZONING - RO</p> | <p>PROJECT SETBACKS</p> <p>FRONT: 31'-7" REAR: 22'-5" SIDES: Code - 10'-0", Actual - 11'-0" Refer to Site Plan for location.</p> |
| <p>LAND USE ZONING</p> | <p>SITE STATISTICS</p> <p>Lot Area = 14,005.7 +/-</p> |
| <p>GEOTECHNICAL REPORT</p> <p>Northwest Colorado Consultants, Inc. 2580 Copper Ridge Drive Steamboat Springs, Colorado 80487 phone: # 970-879-7888 contact: Mr. Brian Len, P.E.</p> | <p>BUILDING STATISTICS</p> <p>LOWER LEVEL: MECHANICAL ROOM..... 735 sf 1st FLOOR..... 7,183 sf 2nd FLOOR..... 2,551 sf TOTAL Building square footage: 10,469 sf BUILDING HEIGHT @ RIDGE..... 31' - 0" HIGHEST POINT AT PARAPET..... 33' - 0"</p> |
| <p>OCCUPANCY TYPE</p> <p>Occupancy Classification - A-4</p> | |
| <p>CONSTRUCTION TYPE</p> <p>Construction Type - 3B</p> | |



PROJECT CODE

15 January 2010
DATE

PROGRESS SET

REVISED

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Lowell Whiteman Primary School
Multi-Purpose Building

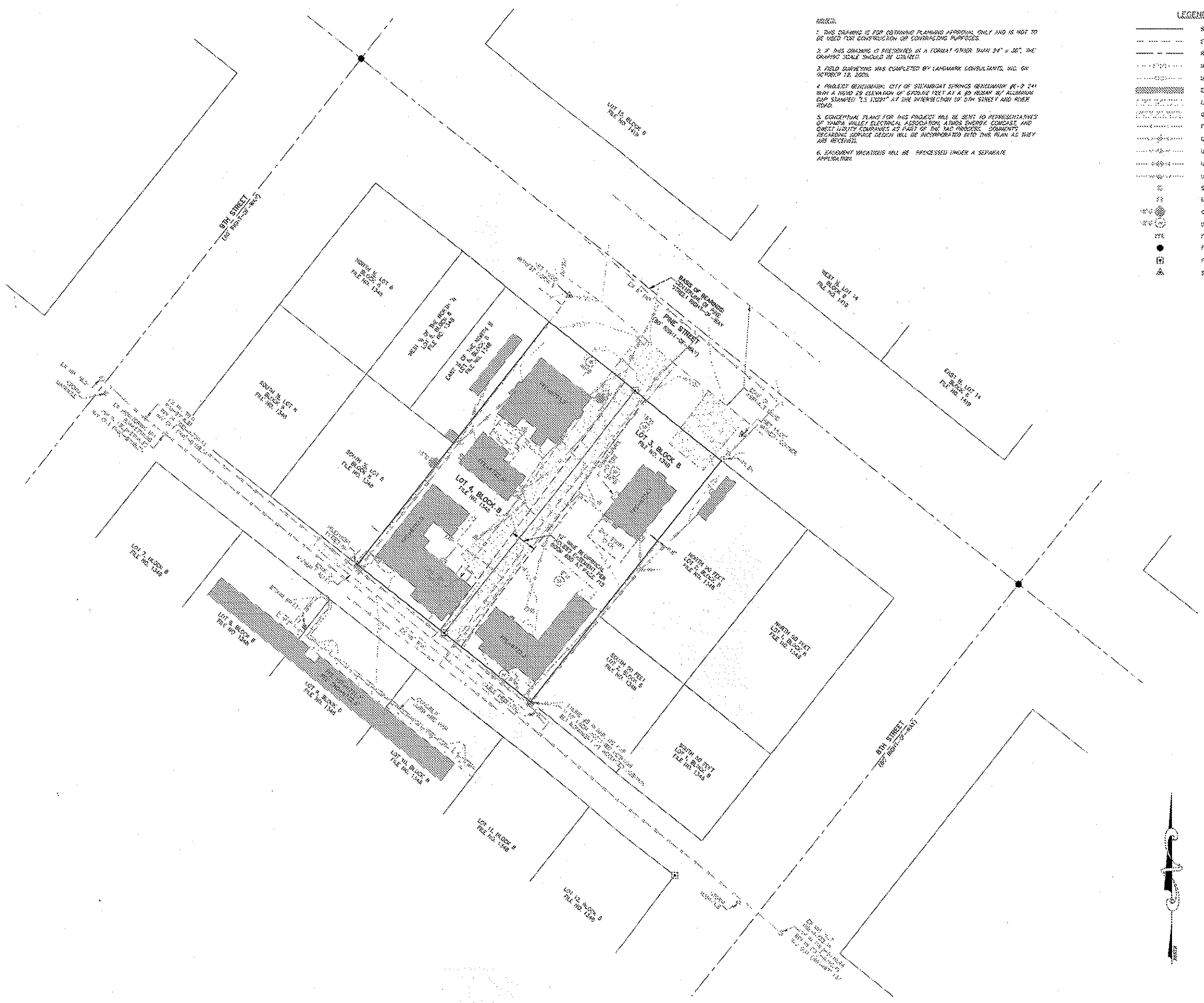
Steamboat Springs Colorado

CS-1

225 SOUTH ADAMS ST., TALLAHASSEE, FLORIDA 32301
PHONE 850 224-6301 FAX 850 561-5978

- NOTES:
1. THIS DRAWING IS FOR OBTAINING PLANNING APPROVAL ONLY AND IS NOT TO BE USED FOR CONSTRUCTION OR CONTRACTING PURPOSES.
 2. IF THIS DRAWING IS REPRODUCED IN A FORMAT OTHER THAN 24" x 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.
 3. FIELD SURVEYING WAS COMPLETED BY LANDMARK CONSULTANTS, INC. ON SEPTEMBER 12, 2008.
 4. PROJECT BENCHMARK, CITY OF STEAMBOAT SPRINGS BENCHMARK BE-2 241 WITH A NGVD 29 ELEVATION OF 6700.02 FEET AT A 90 DEGREE W/ ALLUMINUM CAP STAMPED "LS 10031" AT THE INTERSECTION OF 5TH STREET AND RIVER ROAD.
 5. CONCEPTUAL PLANS FOR THIS PROJECT WILL BE SENT TO REPRESENTATIVES OF WYOMING VALLEY ELECTRICAL ASSOCIATION, ATRON ENERGY COMPANY, AND GREAT UTILITY COMPANY AS PART OF THE IAC PROCESS. COMMENTS REGARDING SERVICE DESIGN WILL BE INCORPORATED INTO THIS PLAN AS THEY ARE RECEIVED.
 6. EASEMENT VIOLATIONS WILL BE PROCESSED UNDER A SEPARATE APPLICATION.

- LEGEND
- SUBJECT PROPERTY BOUNDARY
 - - - - - EXISTING 12' EASEMENT
 - - - - - NORTH-SOUTH CENTERLINE
 - - - - - MARKER BY OWNER
 - - - - - MARKER BY CONTRACTOR
 - - - - - EXISTING BUILDING
 - - - - - EXISTING CONCRETE / PAVEMENT
 - - - - - GRAVEL DRIVE
 - - - - - FENCE
 - - - - - OVERHEAD UTILITY LINES W/ UTILITY POLE
 - - - - - UNDERGROUND SANITARY SEWER LINE W/ MANHOLE
 - - - - - UNDERGROUND GAS LINE W/ GAS METER
 - - - - - UNDERGROUND WATER LINE W/ OVER STOP
 - SANITARY SEWER CLEAN OUT
 - ELECTRICAL METER
 - COMPRESSED AIR W/ TRUNK DIAMETER
 - DECORATIVE TREE W/ TRUNK DIAMETER
 - FINISHED FLOOR ELEVATION
 - FOUND AS REBAR, NO CAP
 - FOUND AS REBAR W/ YELLOW PLASTIC CAP STAMPED "LS 10031"
 - SET AS REBAR W/ ALLUMINUM CAP STAMPED "LS 20031"



| NO. | DATE | REVISION | BY |
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**Lowell Whiteman Primary School
Steamboat Springs, CO**

Lowell Whiteman Gymnasium

Existing Conditions Plan

DATE: 12/08/08 DRAWN BY: JC
 JOB NO: 0602/081 REVISED BY: JC
 PROJ: 0602/08/01 CHECKED BY: JC

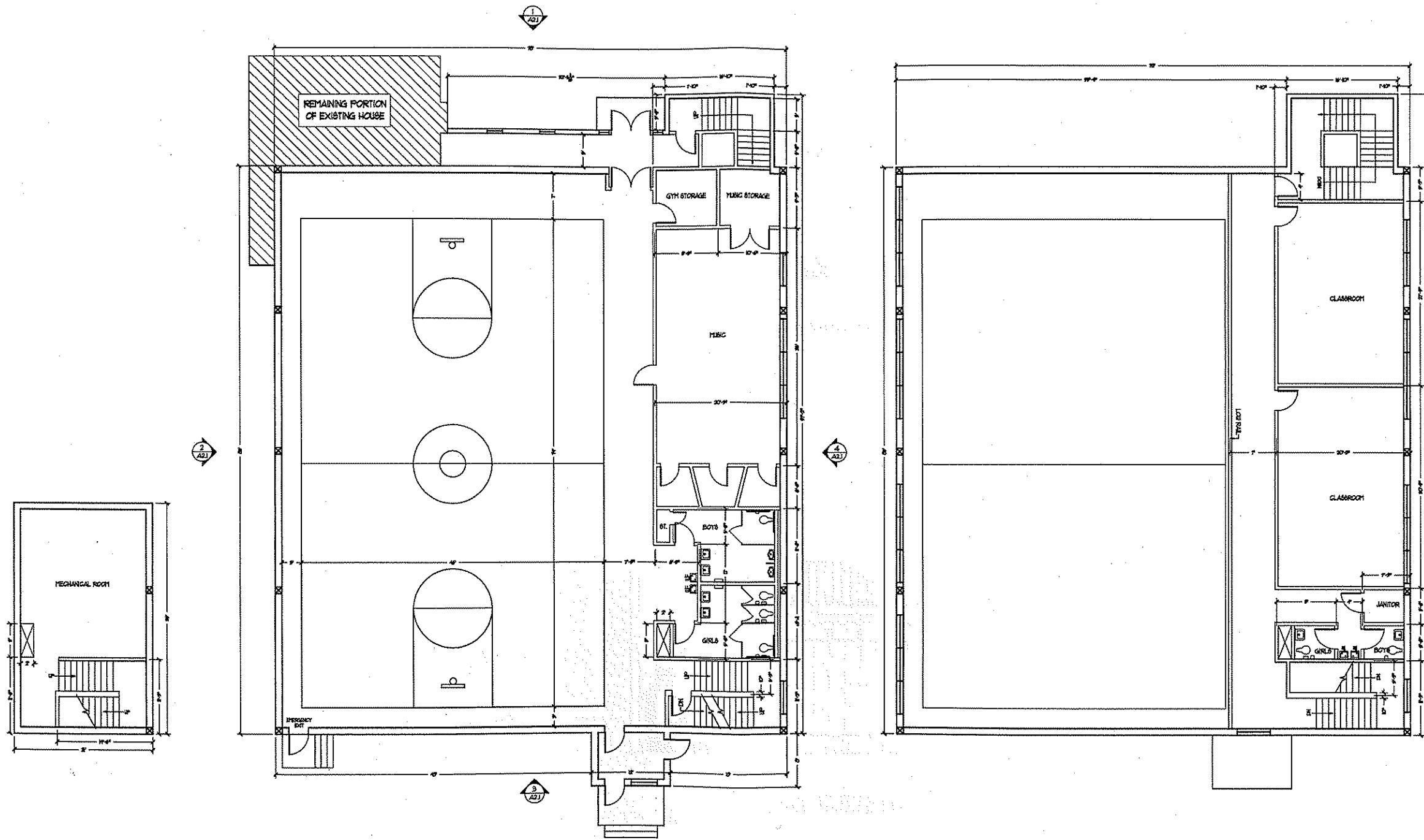
Contour Interval = 1 Feet

Horizontal Scale
 1" = 20'
 (Original Graphic Scale)

LANDMARK
 CONSULTANTS, INC.

141 9th Street ~ P.O. Box 774843
 Steamboat Springs, Colorado 80477
 Phone (970) 871-9494 ~ Fax (970) 871-9299
 www.LANDMARK-CO.com

SHEET NO.
FDP 6



1 BASEMENT PLAN
A1.1 SCALE 1/8"=1'-0"

2 FIRST FLOOR PLAN
A1.1 SCALE 1/8"=1'-0"

3 SECOND FLOOR PLAN
A1.1 SCALE 1/8"=1'-0"

**BARNETT
FRONCZAK
BARLOWE
ARCHITECTS**

PROJECT CODE

15 January 2010
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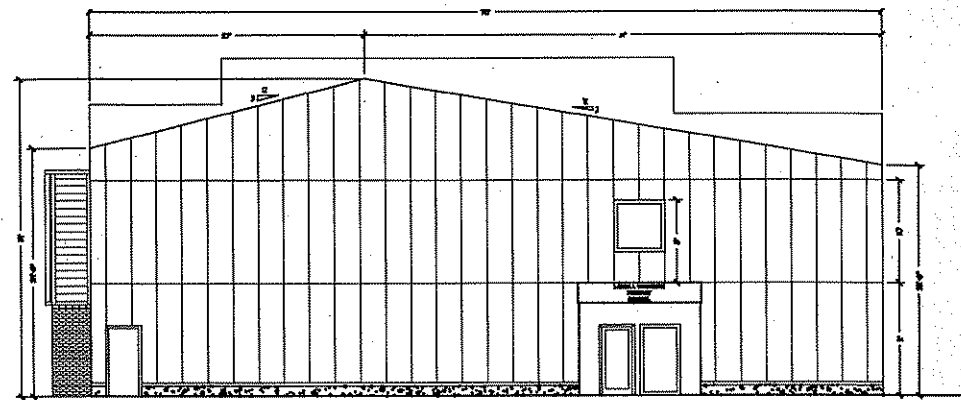
Addition To
LOWELL WHITEMAN
PRIMARY SCHOOL

Steamboat Springs Colorado

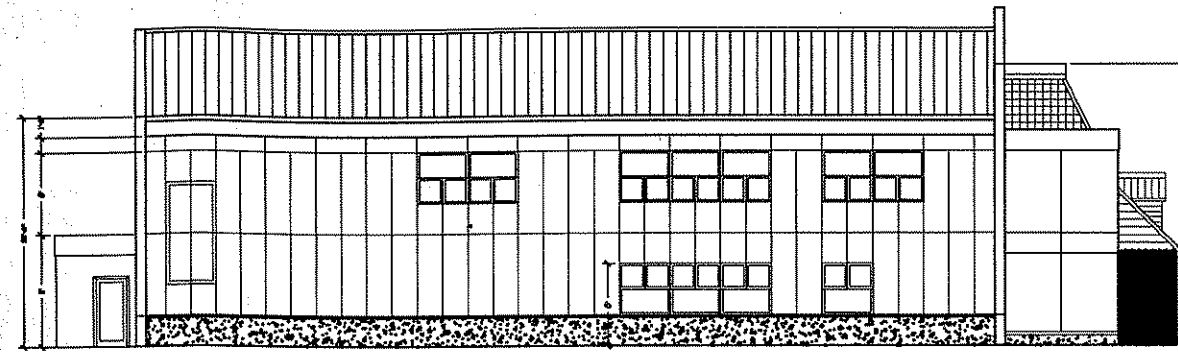
A1.1

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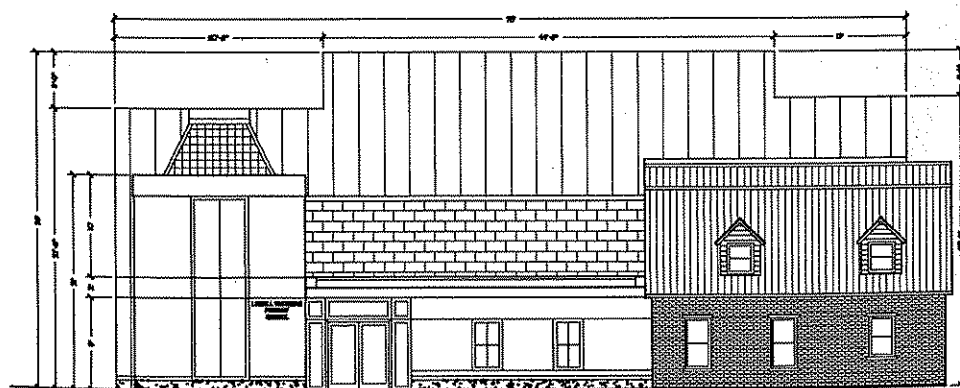
Barnett Fronzak Barlowe Architects, All Rights Reserved



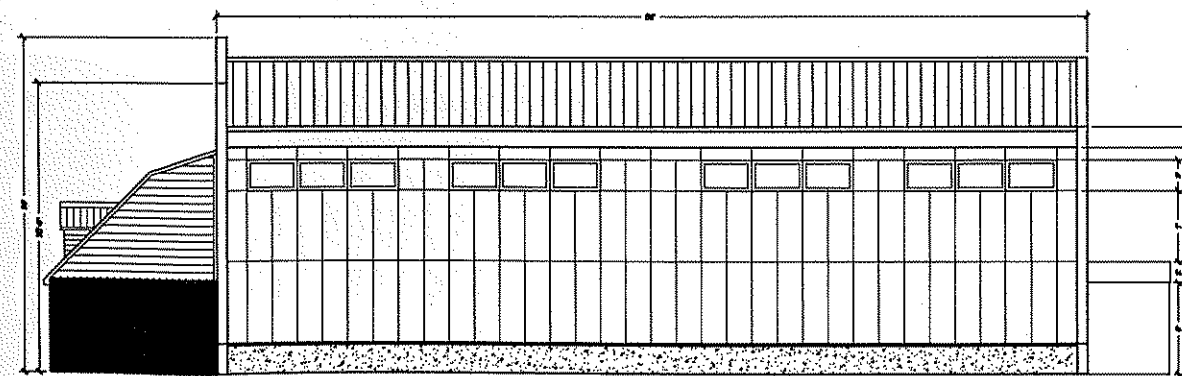
3 REAR ELEVATION
A2.1 SCALE 1/8"=1'-0"



4 LEFT SIDE ELEVATION
A2.1 SCALE 1/8"=1'-0"



1 FRONT ELEVATION
A2.1 SCALE 1/8"=1'-0"



2 RIGHT SIDE ELEVATION
A2.1 SCALE 1/8"=1'-0"

**BARNETT
FRONCZAK
BARLOWE
ARCHITECTS**

PROJECT CODE

15 January 2010
DATE

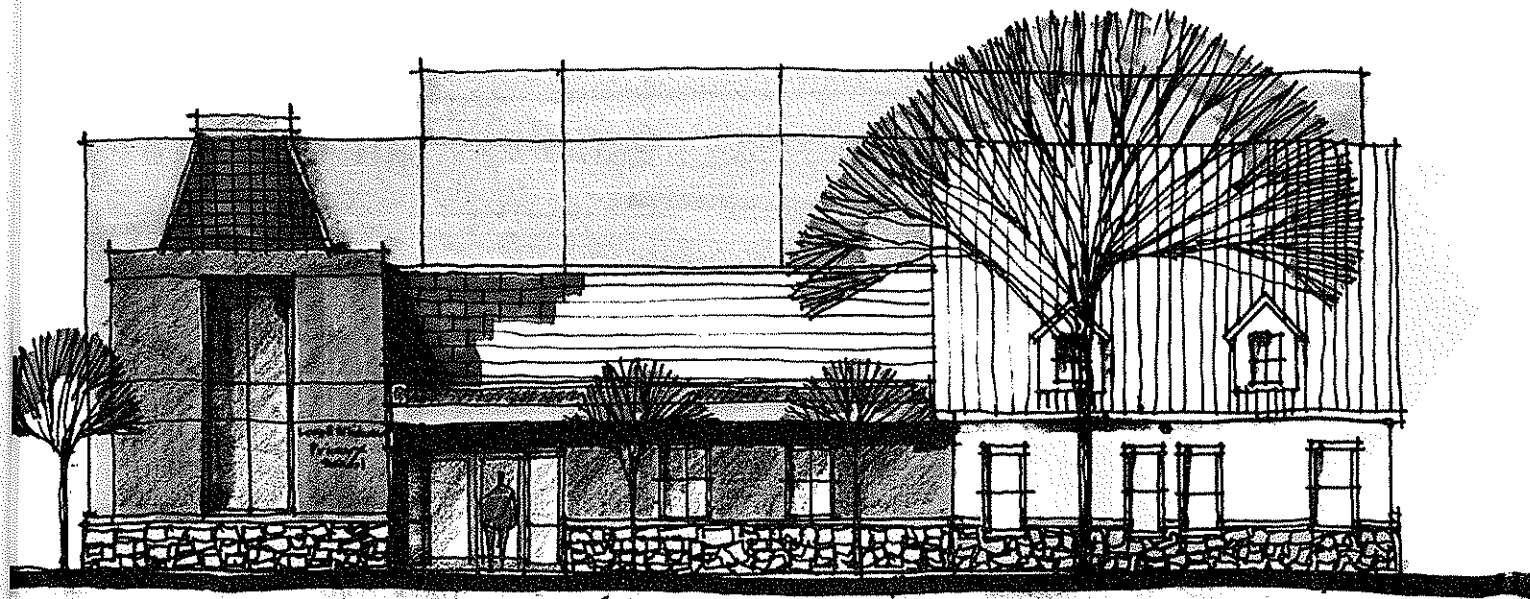
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Addition To
**LOWELL WHITEMAN
PRIMARY SCHOOL**

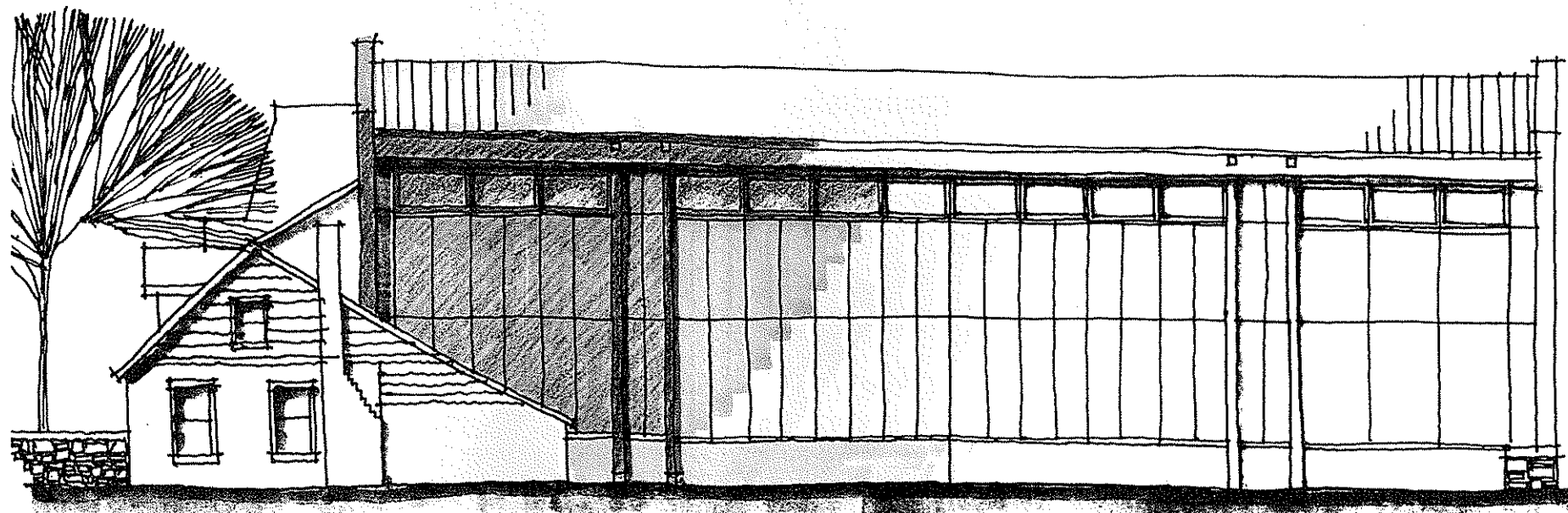
Steamboat Springs Colorado

A2.1

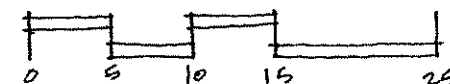
225 SOUTH ADAMS ST., TALLAHASSEE, FLORIDA 32301
PHONE 850 224-6301 FAX 850 561-6978



North elevation



West elevation



**BARNETT
FRONCZAK
BARLOWE
ARCHITECTS**

PROJECT CODE

22 JANUARY 2010

DATE

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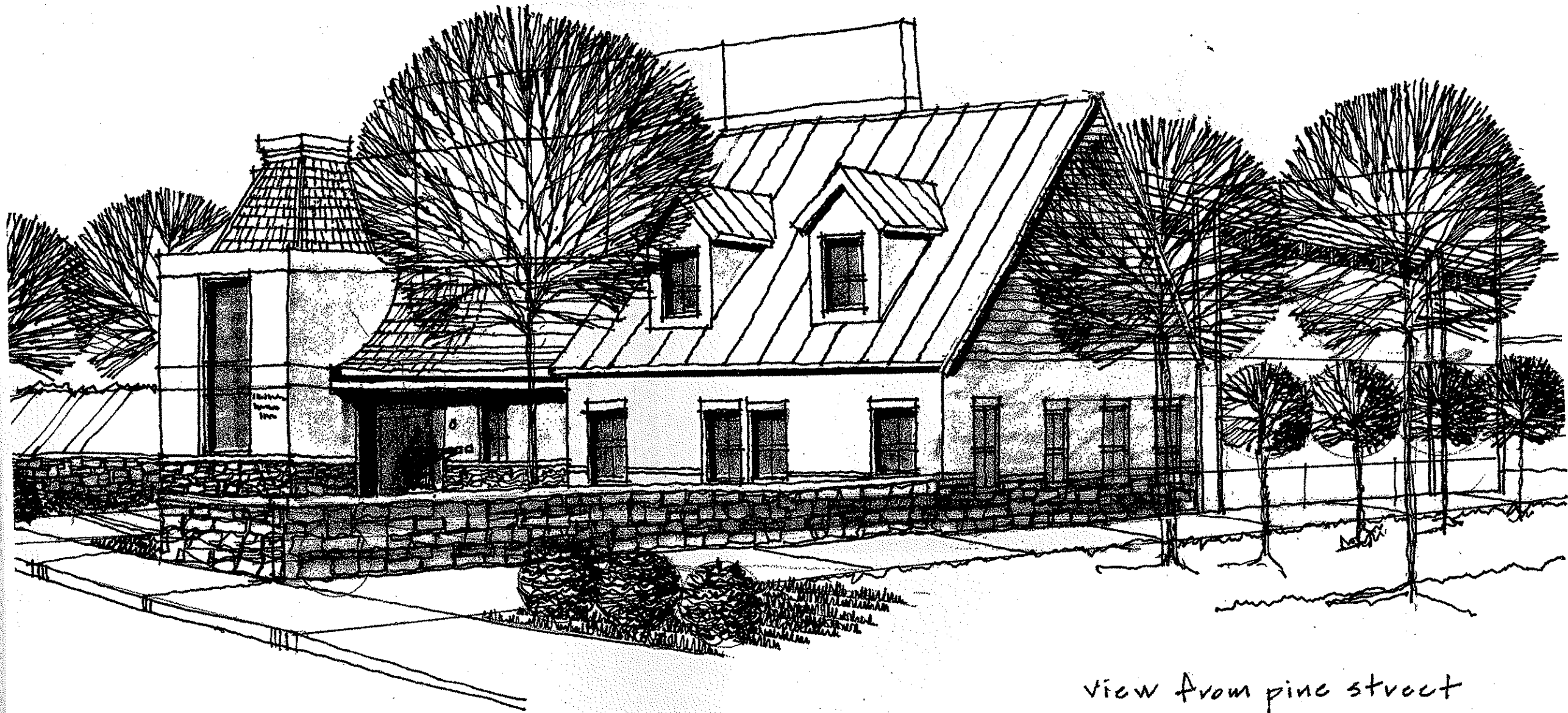
Whiteman

Primary

Steamboat Springs

Colorado

A2.2



**BARNETT
FRONCZAK
BARLOWE
ARCHITECTS**

PROJECT CODE

DATE
16 January 2010

REVISED

addition to
Whitman
Primary
School

one
225 SOUTH ADAMS, TALLAHASSEE, FLORIDA 32301
850 224-6301

view from pine street