

ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

Timothy V. Corrigan
District I

Douglas B. Monger
District II

M. Elizabeth Melton
District III

Commissioners' Daily COVID-19 Agenda June 25, 2020

Times listed on the agenda are approximations and may be longer or shorter with no notice. Agendas are subject to change 24 hours before the meeting start time. To ensure you have the most up-to-date information, please check the agenda after 24 hours of its start time.

If you are joining the meeting for a specific item, please join 10 minutes before the item to ensure you are present for the beginning of the item.

Please click the link below to join the webinar:

[https://us02web.zoom.us/j/85106670945?
pwd=UXZZSGx1Q01Mc0s2cklGVk13Qld5UT09](https://us02web.zoom.us/j/85106670945?pwd=UXZZSGx1Q01Mc0s2cklGVk13Qld5UT09)

Password: 522

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 253 215 8782 or +1 346 248 7799 or +1 669
900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 929
205 6099

Webinar ID: 851 0667 0945

Password: 522

The Routt County Board of County Commissioners or Board of Health may enter executive session pursuant to C.R.S. 24-6-402(4)(b) to receive legal advice related to specific legal questions concerning Routt County's COVID-19 response.

- 1. 10:30 A.M. CALL TO ORDER**
- 2. 10:30 A.M. ROUTT COUNTY HISTORIC PRESERVATION BOARD REQUESTS**
Consideration for approval of and authorization for the Chair to sign

resolution 2020- , a resolution designating the Yampa Valley Bank building to the Routt County register of historic properties.

Consideration for approval of and authorization for the Chair to sign resolution 2020- , a resolution amending the designation of the Green Ranch District/Coffin Place on the Routt County register of historic properties.

Documents:

BCC AGENDA COMMUNICATIONS FORM- HPB.PDF
RESOLUTION DESIGNATING YAMPA VALLEY BANK 5-27-2020 LS
REDLINE.PDF
RESOLUTION COFFIN PLACE LS REDLINE 5-29-2020.PDF
HISTORIC PRESERVATION BOARD MEETING MINUTES FOR APRIL 28,
2020.PDF
HPB MINUTES JUNE 2020.PDF
135S_WALNUT_ST_HAYDEN_NOMINATION.PDF
GREEN LETTER MJKO SIGNATURE.PDF

3. 10:40 A.M. COVID-19 WORK SESSION

The Commissioners will address critical items for regular county and emergency operations related to the COVID-19 pandemic. Action may be taken and direction to staff may be given in relation to any of these items.

4. 1:00 P.M. MEETING ADJOURNED

Please click the link below to join the webinar:

[https://us02web.zoom.us/j/85106670945?
pwd=UXZZSGx1Q001Mc0s2cklGVk13Qld5UT09](https://us02web.zoom.us/j/85106670945?pwd=UXZZSGx1Q001Mc0s2cklGVk13Qld5UT09)

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ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA COMMUNICATION FORM

ITEM DATE: 6/25/2020	ITEM TIME:

FROM:	Deanna Sanchez
TODAY'S DATE:	
AGENDA TITLE:	Historic Preservation Board Resolutions

CHECK ONE THAT APPLIES TO YOUR ITEM:	
<input checked="" type="checkbox"/> X ACTION ITEM	
<input type="checkbox"/> DIRECTION	
<input type="checkbox"/> INFORMATION	

I. DESCRIBE THE REQUEST OR ISSUE:

Recommendation to add Hayden's Yampa Valley Bank building to the Routt County Historic Designation register and to modify the historic designation for the Green Ranch District/Coffin place.

II. RECOMMENDED ACTION (*motion*):

Motion to approve resolution 2020- , a resolution designating the Yampa Valley Bank building to the Routt County register of historic properties.

Motion to approve resolution 2020- , a resolution amending the designation of the Green Ranch District/Coffin Place on the Routt County register of historic properties.

III. DESCRIBE FISCAL IMPACTS (VARIATION TO BUDGET):

PROPOSED REVENUE (*if applicable*):

CURRENT BUDGETED AMOUNT: \$0.00

PROPOSED EXPENDITURE:

FUNDING SOURCE:

SUPPLEMENTAL BUDGET NEEDED: YES NO

.

IV. IMPACTS OF A REGIONAL NATURE OR ON OTHER JURISDICTIONS (IDENTIFY ANY COMMUNICATIONS ON THIS ITEM):



ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA COMMUNICATION FORM

V. BACKGROUND INFORMATION:

On April 28, 2020, the Routt County Historic Preservation Board agreed to move forward with requesting approval from the Routt County Commissioners to add the Yampa Valley Bank building to the Routt County Historic Designation Register. Minutes from the April meeting are attached.

On June 19, 2020, the Routt County Historic Preservation Board agreed to move forward with requesting approval from the Routt County Commissioners to modify the historic designation for the Green Ranch District/Coffin Place application. The modification is demolition of a building that is contaminated with asbestos.

VI. LEGAL ISSUES:

VII. CONFLICTS OR ENVIRONMENTAL ISSUES:

VIII. SUMMARY AND OTHER OPTIONS:

IX. LIST OF ATTACHMENTS: Supplemental Budget Request

STATE OF COLORADO)
) ss
COUNTY OF ROUTT)

RESOLUTION #2020-__

RESOLUTION DESIGNATING THE YAMPA VALLEY BANK BUILDING TO THE ROUTT COUNTY REGISTER OF HISTORIC PROPERTIES

WHEREAS, the Board of County Commissioners of Routt County, Colorado (the "Board") has heretofore adopted Routt County Resolution 93-006 as amended and restated by Routt County Resolution 2001-066 and by Routt County Resolution 2003-047 (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 of Yampa Valley Bank building, the legal description of which is attached hereto, have made proper application (the "Application") to the Preservation Board for designation as a Routt County Historic Building; and

WHEREAS, following review of the Application by its staff, the Preservation Board reviewed and approved the Application at its April 28, 2020 meeting and presented its recommendation that the Application be approved by the Board; and

WHEREAS, the Preservation Board has described to the Board the characteristics of the Yampa Valley Bank building that justify its designation as an Historic Place, and the Preservation Board has recommended to the Board of County Commissioners approval of the Application.; and

WHEREAS, a public hearing concerning the Application was held by the Board on _____, and, based on the recommendation of the Preservation Board, the Board finds that the criteria for designation of Yampa Valley Bank building, as a Routt County Historic Building have been satisfied and that the Yampa Valley Bank building should be designated as a Routt County Historic Building.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Routt County, Colorado, that the Yampa Valley Bank building, the legal description of which is attached hereto, is designated as a Routt County Historic Building.

ADOPTED this ____ day of _____, 2020.

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

Timothy V. Corrigan
Chair

Vote:	Douglas B. Monger	Aye	Nay	Absent
	Timothy V. Corrigan	Aye	Nay	Absent
	M. Elizabeth Melton	Aye	Nay	Absent

ATTEST:

Kim Bonner
Routt County Clerk

STATE OF COLORADO)
) ss
COUNTY OF ROUTT)

RESOLUTION NO. 2020-

A RESOLUTION AMENDING THE DESIGNATION OF THE GREEN RANCH DISTRICT/COFFIN PLACE ON THE ROUTT COUNTY REGISTER OF HISTORIC PROPERTIES

WHEREAS, the Board of County Commissioners of Routt County, Colorado (the "Board") has heretofore adopted Routt County Resolution 93-006, as amended and restated by Routt County Resolution 2001-066 and by Routt County Resolution 2003-047 (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 Board previously approved Routt County Resolution 2002-005, approved on January 8, 2002, and recorded at Reception No. 557484, designating the Green Ranch District/Coffin Place to the Routt County Register of Historic Properties.

WHEREAS, the owner of the Green Ranch District/Coffin Place, the legal description of which is attached hereto, has made proper application (the "Application") to the Preservation Board for amendment to the designation based on the removal of building number 1 as noted in the original Application (see handdrawn map) due to the building containing asbestos; and

WHEREAS, following review of the Application by its staff, the Preservation Board reviewed and approved the Application at its _____, 2020 meeting and presented its recommendation that the Application be approved by the Board; and

WHEREAS, the Preservation Board has described to the Board the characteristics of the Green Ranch District/Coffin Place that justify its continued designation as an Historic location, and the Preservation Board has recommended to the Board approval of the Application; and

WHEREAS, a public hearing concerning the Application was held by the Board on _____, 2020, and, based on the recommendation of the Preservation Board, the Board finds that the criteria for the designation of the Green Ranch District/Coffin Place as a Routt County Historic District has been satisfied and that the Green Ranch District/Coffin Place should continue to be designated as a Routt County Historic District; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Routt County, Colorado, that the designation of the Green Ranch District/Coffin Place, legal description of which is attached hereto, as a Routt County Historic District is amended to note the removal of building number 1 as identified in the original application.

ADOPTED this ___ day of _____, 2020.

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

Timothy V. Corrigan
Chair

Vote:	Douglas B. Monger	Aye	Nay	Absent
	Timothy V. Corrigan	Aye	Nay	Absent
	M. Elizabeth Melton	Aye	Nay	Absent

ATTEST:

Kim Bonner
Routt County Clerk

Routt County Historic Preservation Board Minutes for April 28, 2020

From: Karolynn Lestrud

To: Deanna Sanchez

Cc: Michael Olsen (mjko@mjkoarch.com); Nancy Smith (moonriverranch@juno.com); Rita Herold (rherold2@yahoo.com)

Subject: Re: Agenda and packet for Historic Preservation Board Meeting

Date: Tuesday, April 28, 2020 6:17:27 PM

Hi,

In light of technical difficulties connecting with Zoom, we decided to react to the agenda by email, hoping that will work for moving things forward.

Michael made a motion, seconded by Karolynn, to approve the Sunshine Law proposal to post meeting notices in the Courthouse. If Reta and Nancy second (by email) the motion will carry.

RE the Yampa Valley Bank Building (135 S. Walnut, Hayden) application, Karolynn made a motion seconded by Michael to approve the application on the 3 criteria listed. We found the application to be very well-written and informative. The only question we had was what are the plans for the building? If Reta and Nancy concur, the motion passes. Reta and Nancy, please reply to all on your thoughts. If you both approve the motions, we'll ask Deanna for a determination on whether or not this is a legal way to proceed.

Karolynn agreed to send an email to all and Michael adjourned the meeting.

Submitted by Karolynn Lestrud

From: Gerald Smith

To: Karolynn Lestrud

Cc: Deanna Sanchez; Michael Olsen (mjko@mjkoarch.com); Rita Herold (rherold2@yahoo.com)

Subject: Re: Agenda and packet for Historic Preservation Board Meeting

Date: Tuesday, April 28, 2020 6:35:18 PM

I second the motions.

Nancy

Don't know where my brain was yesterday, but completely spaced the meeting...I DO apologize!

N

Sent from my iPad

From: Rita Herold

To: Gerald Smith; Karolynn Lestrud; Deanna Sanchez

Cc: Michael Olsen (mjko@mjkoarch.com)

Subject: Re: Agenda and packet for Historic Preservation Board Meeting

Date: Wednesday, April 29, 2020 11:05:40 AM

Good morning everyone,

I did stay on line and try to contact you until about six last night. Sorry I didn't get back with you Michael.

I am glad you and Karolynn went ahead with it.

My vote is yes for the sunset law.

The application for Hayden's building is very well done. It certainly supports all three criteria. My vote is to accept the application.

Rita Herold

June 16, 2020 Routt County Historic Preservation Board Minutes Via Email

On Fri, Jun 19, 2020, 9:16 AM Michael Olsen <mjko@mjkoarch.com> wrote:

Call to Order:

I hereby call to Order the meeting of the Historic Preservation Board Meeting of June 19, 2020. Please see attached meeting agenda herein. Please note this meeting is going to be by email.

This is step by step email process.

1.) I need everyone to respond to the Quorum. 2.) Once the Quorum is established someone other than myself needs to make the motions for approval or not for each item on the agenda. 3.) Then we need those motions seconded. 4.) Then we need votes.

I have also attached Dianna's instructions herein. So please read those as well.

Sincerely,

Michael Olsen, AIA

970-870-1584

On Jun 19, 2020, at 10:32 AM, Gerald Smith
<moonriverranch@juno.com> wrote:

Quorum:

From: Rita Herold

To: Karolynn Lestrud; Gerald Smith

Cc: Michael Olsen; Deanna Sanchez

Subject: Re: Historic Preservation Meeting

Date: Friday, June 19, 2020 11:18:11 AM

Hi,

Rita Herold

I am replying to the quorum. From: Gerald Smith

To: Michael Olsen

Cc: Karolynn Lestrud
(karolynnlestrud@gmail.com); Rita Herold
(rherold2@yahoo.com); Deanna Sanchez

Subject: Re: Historic Preservation Meeting

Date: Friday, June 19, 2020 9:00:16 AM

I am responding to the quorum.

Nancy Smith On Jun 19, 2020, at 10:03 AM,

Karolynn Lestrud <karolynnlestrud@gmail.com>
wrote:

Present. Karolynn

I move to approve the modifications to the Coffin Place historic designation and to recommend approval of resolution 2020, a resolution amending the historic designation of the Green Ranch District/coffin Place on the Route County Register of Historic properties.
Nancy Smith

Sent from my iPad

From: Michael Olsen <mjko@mjkoarch.com>
Sent: Friday, June 19, 2020 11:58 AM
To: Rita Herold <rherold2@yahoo.com>
Cc: Gerald Smith <moonriverranch@juno.com>; Karolynn Lestrud <karolynnlestrud@gmail.com>; Deanna Sanchez <dsanchez@co.routt.co.us>
Subject: Re: Historic Preservation Meeting

All in favor.

On Jun 19, 2020, at 11:43 AM, Rita Herold <rherold2@yahoo.com> wrote:

Hi,

I won't have access to my computer, but if you need anything else, you may call my cell phone, 846-0112.

Rita

On Friday, June 19, 2020, 11:40:26 AM MDT, Rita Herold <rherold2@yahoo.com> wrote:

If you have already accepted other seconds, that 's fine. I cast my vote for approval for both items.

Rita Herold

On Friday, June 19, 2020, 11:26:49 AM MDT, Rita Herold <rherold2@yahoo.com> wrote:

Karolynn and I seem to be overlapping. I would second her move to send Chris Imber's application to the commissioners.

Rita Herold

On Friday, June 19, 2020, 11:23:47 AM MDT, Karolynn Lestrud <karolynnlestrud@gmail.com> wrote:

I second the motion RE the Coffin proposal and the designation.

I further move to send a letter to the Comissioners supporting the application of a new member to the board.

Karolynn Lestrud

Sent from my iPad

From: [Michael Olsen](#)
To: [Karolynn Lestrud](#)
Cc: [Deanna Sanchez](#); [Rita Herold](#); [Gerald Smith](#)
Subject: Re: Historic Preservation Meeting
Date: Friday, June 19, 2020 4:32:04 PM

I vote yes on both motions as well.

Sincerely,
Michael Olsen, AIA
970-870-1584

On Jun 19, 2020, at 3:47 PM, Karolynn Lestrud <karolynnlestrud@gmail.com> wrote:

I vote yes on both motions, on the letter endorsing the new member and on adjourning the meeting, whenever the motion is made. Cheers,
Karolynn

Sent from my iPad

On Jun 19, 2020, at 3:44 PM, Deanna Sanchez <dsanchez@co.routt.co.us> wrote:

At this point we just need Michael, Nancy, and Karolynn to vote. Once votes are in, the meeting can be adjourned. Please email your vote before 5pm. Thank you!

With Gratitude,

Deanna Sanchez
Front Desk Receptionist and Minute Taker
Routt County Commissioners' Office
P. (970) 879-0108 Ex. 311

[Gerald Smith](#)
[Karolynn Lestrud](#)
[Michael Olsen](#); [Rita Herold](#)
[\(rherold2@yahoo.com\)](#); [Deanna Sanchez](#)

Re: Historic Preservation Meeting
Friday, June 19, 2020 4:54:00 PM

I hereby vote yes on the two issues before the Historic Preservation Board.
Nancy Smith

Sent from my iPad

From: Michael Olsen
To: Deanna Sanchez

Subject: Re: Meeting Adjourned
Date: Friday, June 19, 2020 4:59:20 PM

Both motions carry. I adjourn the meeting.
Sincerely,
Michael Olsen, AIA



**ROUTT COUNTY HISTORIC PRESERVATION BOARD
APPLICATION FOR LOCAL HISTORIC DESIGNATION**

Date of submission:

Name of Site or Property to be used for Designation:

Yampa Valley Bank Building

Other Names Site or Property may have been called:

Anderson Saloon, Deepe Building

Property is being nominated as a: Site___ Building District___ Structure___
(Check one. See Helpful Hints for definitions.)

Physical

Address: 135 S. Walnut St. Hayden CO 81639

Legal

Description: Lot 3 Blk 2 Original ADD to Hayden

Please note: **A copy of your most recent tax assessment notice from the Routt County Assessor's Office is required.** Large properties might require a detailed description. **Only the portion of the property being nominated should be included in the legal description** provided in the application. Your application should state clearly whether the property is to be nominated as a site, building, district, or structure. Please consult an RCHPB Member or staff if you need help with this determination.

Routt County Assessor's Office Schedule Number:

Name of

Owner: Town of Hayden

Mailing

Address: PO Box 190 Hayden CO 81639

Contact

Name: Mat Mendisco - Town manager Phone: (970)276-3741

Contact Address

(If different from Owner): _____

Preparer

(If different from Contact): Hayden Museum- Laurel Watson Phone: (970)276-4380

Does the property have State and/or National designation? If so, what is/are the number(s) and date(s) listed?

n/a

Following are 8 parts to this application process. Each part must be completed in full and submitted with nine (9) copies, for the application to be reviewed by the Historic Preservation Board. Completed applications should be submitted for consideration to the Routt County Historic Preservation Board (RCHPB), P.O. Box 773598, Steamboat Springs, CO 80477, or hand delivered to the Board of County Commissioners' Office, Courthouse Annex, 136 Sixth Street, one month before the meeting of the Board. Verify time and place with the RCHPB Assistant (970-879-0108).

PLEASE USE ONLY ONE SIDE OF EACH PIECE OF PAPER AND NUMBER YOUR PAGES CONSECUTIVELY. THANK YOU.

Part 1: Statement of Significance

Please select the most significantly appropriate criterion or criteria. Note that only one criterion is necessary for designation.

- A. Its character, interest, or value as part of the development, heritage, or cultural characteristics of Routt County, the 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, and/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, a community, or Routt County.

The Statement of Significance must explain how your property meets the criterion or criteria you have marked. How do the specific facts about your property relate to themes or patterns of historical development that make up the history (or prehistory) of Routt County? (See "Historic Context of Routt County" for useful information—available at Tread of the Pioneers Museum, HRC, or the Bud Werner Memorial Library). For Criterion C, explain what or how the person contributed to the culture or development of Routt County. Appropriate footnotes or

Part 1: Statement of Significance

Introduction

The Hayden area was pre-emptively settled in 1874 as the Bear River Colony, a settlement venture organized by Porter Smart and his two sons Gordon and Albert along with Major Thompson who was a former Indian Agent. They established a post office, trading post as well as the county seat, just north of present Hayden downtown.¹ These early settlers left the area after the Meeker incident with the Utes in September of 1879. It was not until the 1880's that permanent settlers arrived and the town developed.

One of these early settlers was William R. Walker, a native of North Carolina, who arrived in 1881 along with his son Martin Walker who together purchased preemption land claims from William's brother in law, Samuel Reid.² William Walker was an influential leader and developer of Hayden and Routt County and was elected to serve as a Routt County Commissioner from 1883 to 1885.³ Along with Samuel Reid, Walker developed one of Routt County's earliest irrigation ditches- water was adjudicated to the Walker Irrigation ditch September 22, 1892 and holds the priority number of two on the Yampa River.⁴ This ditch, which winds through the Town of Hayden south to the Breeze Basin area, is one of the oldest constructed irrigation ditches in Routt County and has been in continuous use since its inception enabling agriculture development in the area.

William Walker along with his son Martin Walker, and Samuel Donelson- William's son in law, saw the need to develop plans for a town settlement for the growing area. They drew up plans for the townsite and filed a plat for the Town of Hayden on January 15th 1894.⁵ These Town lots paralleled Walker's Lane a 'meandering cow path' William Walker used for moving his cattle to and from his pasture land located south in the Breeze Basin area and his homestead to the north near the Yampa River. Settlers had been using this path as a road through the area.⁶ Commercial lots were established on the west side of the lane which would later be called Walnut St. and business buildings started to emerge including the one at 135 S. Walnut, which would host a number of businesses throughout the years and would be associated with a number of Hayden and Routt County notable individuals including J.L. Norvell and Ferry Carpenter.

James L. Norvell

¹ Jan Leslie. *Hayden*, (Charleston, Arcadia, 2010). 7.

² *History of Hayden and West Routt County 1876-1989*. Rose Cobb. (Dallas: Curtis Media, 1990). p. 310

³ *Ibid*

⁴ Judy Green. "W.R. Walker Cabin Nomination". (Routt County, 1993). p.2.

⁵ Routt County Property Ownership Books-Hayden

⁶ *History of Hayden*. p 310

The lot at 135 S. Walnut was part of this original plat and was first purchased on Oct 1 1895 by James 'J.L.' Norvell.⁷ It was either the Walkers or J.L. Norvell that constructed the building at 135 S. Walnut sometime between 1894 when the lot was platted and 1896 when historic photographs show the building on site. J.L. Norvell one of Routt County's prolific entrepreneurs who invested in livestock and mining interests and operated a number of businesses over the years in a number of Routt County Towns aiding to their development including a stage line, saloons, and mercantile stores. J.L. Norvell originally hailed from Tennessee arriving in the Hayden area in 1892 working as a ranch hand for Samuel Reid.⁸ He built up a herd of livestock while homesteading a ranch between Hayden and Craig and delivering mail during the winter months.⁹ Norvell moved to Hayden with his wife Lizzie and purchased property including the lot at 135 S. Walnut St.

Saloon

Norvell sold the property at 135 S. Walnut in January 1897 to Joseph Jones who opened a saloon in the building.¹⁰ This would be the site of one of the first and only gunfights in Hayden between two cowboys, "Texas" John Ogg and William Sawtell.¹¹ John Ogg was fatally wounded in the gunfight which was over either a game of cards or dice and William Sawtell who was exonerated in the slaying, would later become a small-time outlaw.¹² Joe Jones, who would later serve as Routt County Sheriff 1902-1906, sold the saloon to I.A. Underwood in January of 1899.¹³ I.A. Underwood ran a saloon in the building until he sold it to Hahn's Peak saloon-man, George Anderson, in October of 1900.¹⁴ George Anderson was running a saloon in the building when the Town of Hayden was incorporated in 1906 and continued until 1908 when the citizens of Hayden voted to go "dry" thereby prohibiting alcohol. Anderson changed the business to a Hardware and Implement Store.

Yampa Valley Bank

In March of 1912 Anderson sold the building to The Yampa Valley Bank which had originated in a corner of the J.L. Norvell Store on Jefferson Ave.¹⁵ According to local historian Jan Leslie the reason for the Bank moving to the new location may have developed from the National Recovery Act of 1912 which reorganized banks as separate institutions.¹⁶ The Yampa Valley Bank played an important role in the economic stability and growth of Hayden and was backed

⁷ Routt County Property Ownership Books-Hayden.

⁸ *History of Hayden and West Routt County 1876-1989*. Dorothy Norvell Snyder (Dallas: Curtis Media, 1990).p252.

⁹ Ibid.

¹⁰ Routt County Property Ownership Books- Hayden.

¹¹ Laurel Watson, *Yampa valley sin circuit*. (Charleston: Arcadia, 2014) p.90-92.

¹² Ibid.

¹³ Routt County Property Ownership Books- Hayden.

¹⁴ Ibid.

¹⁵ Ibid.

¹⁶ Jan Leslie, *Walnut Street now and then*. Hayden Heritage Center Museum.

by local businesses and individuals. However, by the 1930's the Colorado-Utah Fuel Company, which owned the Mt. Harris Coal Mine, had acquired the largest percentage of stock in the Bank and when banks across the United States went on a two-week moratorium in 1932, the Colorado Utah Company decided to close the bank permanently.¹⁷

Businesses

On September 1, 1936 the building was purchased by the Novelty Amusement Co of Denver which opened the Crystal Theatre.¹⁸ In order to make it a 'real' theatre they did a number of improvements to the building including sloping the floor, installing theatre seats, and stuccoing the exterior to improve its appearance.¹⁹ After the theatre manager passed away in 1936, his widow sold the building to Joe Cuber and John Greve who leased the building out.²⁰

Ernest Wagner, another leader of Hayden who had organized the Towns cemetery, leased the building for his saddle and furniture store. After Ernest passed away in 1940, Don Bierig established a pool hall in the building.²¹ From the 1940s through to the 1980's the building saw a number of businesses pass through including J & J Recreation and Café, Jacks Sport Shop, a stove shop, the Hayden Re-Store, a 3.2 Beech hall called Poor Richards which later became a teen center, and finally it was shared office space which housed Mark Fischer- Attorney, an Insurance Agency owned by Darrell Camiletti, Doug Monger- Public Accountant, and offices for the Yampa Valley Electric Company and Hayden Cable Company. The last business in the building was Albert Deepes Wood Works which operated until 1991. The building has set vacant since, except for one summer in 2007 when it was the Elkhead Quilters shop.

Farrington R. Carpenter

The southern annex was added sometime about 1909 when it housed a bowling alley.²² This small space saw the rise of one of Hayden and Routt Counties most influential individuals, Farrington "Ferry" Carpenter. Ferry was born August 10, 1886 in Evanston Illinois to Edward Farrington Carpenter a well to do shoe manufacturer and Mary Belle Reed Carpenter.²³ Ferry's mother had brought him out west in 1902 to New Mexico in order to improve his health for a summer as he was prone to asthmatic attacks she had felt the dry southwest would help him.²⁴ Ferry fell in love with the cowboy life and eventually found himself as a ranch hand for the pioneer cattleman JB Dawson who Ferry looked to as a mentor. JB Dawson was a Texas pioneer who had made his fortune running cattle and establishing a large ranch in the New Mexico

¹⁷ Jan Leslie, *Walnut Street now and then*. Harry Frichtel. Hayden Heritage Center.

¹⁸ Ibid.

¹⁹ Ibid.

²⁰ Ibid.

²¹ Ibid.

²² Farrington Carpenter. *Confessions of a Maverick*. (Denver: State Historical of Colorado, 1984). P. 57

²³ Edward Carpenter, *America's First Grazier*. (Ft. Collins: Vestige Press, 2004) p.26

²⁴ Edward Carpenter. *America's First Grazier*. . (Ft. Collins: Vestige Press, 2004) p. 27.

frontier. Dawson purchased the Fiske Ranch just east of Hayden and a number of nearby ranches all of which would become known as the Dawson Ranch, and persuaded Ferry to visit the family and pursue ranching and a homestead. Ferry would visit the Dawson Ranch during the summers and attend University back east in the winter. In 1907 Ferry took up a homestead in the Elk Head area north of Hayden. Ferry graduated from Princeton University in 1908 and in 1909 on his return to Hayden partnered with his best friend Jack White to form the Carpenter and White Cattle Company which raised pureblood Hereford cattle making profits by selling bulls. Ferry worked on his homestead during the summer months attending Harvard Law School in the East during the winter. In 1912 he graduated with his law degree from Harvard and returned to Hayden to set up his law practice²⁵ Ferry established his law office in the annex, which had previously housed a bowling alley, in 1912 and here he would start his rise to become one of Hayden's most prominent and influential citizens contributing to the development of the Hayden community and western ranching.²⁶ He rented the annex, which had a bedroom in the back where he stayed in the winter when the weather prevented him from traveling to his homestead, for \$10 a month which included outhouse privileges out back.²⁷ Ferry served as the Town of Hayden Attorney from 1913-1925 during which time he helped establish two schools, the Elkhead Rock School and the Union High School, the Solandt Hospital, and served on a number of local Boards including director for the First National Bank in Hayden.²⁸ In 1925, Ferry leased the Dawson Ranch from the Victor American Fuel Company which had purchased the ranch in 1915 from the Dawson's. Ferry would eventually purchase the Ranch which is now part of the Nature Conservancy.

By 1928 Ferry had become a leading cattleman in Northwest Colorado and played a key role in representing livestock interests in regional and national policy. Ferry served on the Board of Directors of the Colorado Cattle and Horse Growers Association and in 1926 was instrumental in negotiating a truce between cattle and sheep factions in Moffat County during the "stock driveway crisis"²⁹. He served as District Attorney from 1928 to 1932 in Routt County. In 1934 he was appointed by President Franklin D. Roosevelt to set up the administration of the Taylor Grazing Act and serve as the first Director of the Grazing Service (predecessor to the Bureau of Land Management).³⁰ During Ferry's time in that capacity he worked with local stockmen all over the West and set up the management of western range lands with a decentralized grazing administration with district advisory boards composed by lessees. He also served as Colorado State treasurer 1941-1943 and was elected State Representative serving one term in 1952.

²⁵ Ibid p. 49

²⁶ Farrington Carpenter. *Confessions of a Maverick*. (Denver: State Historical of Colorado, 1984). P. 57

²⁷ Ibid

²⁸ Edward Carpenter, *America's First Grazier*. (Ft Collins: Vestige Press, 2004) P. 83

²⁹ Willis Carpenter. "*Carpenter/Dawson Ranch -Historic Nomination*", (Routt County, 1993) p. 3

³⁰ Ibid

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Carpenter, Edward F. "America's First Grazer." Fort Collins: Vestige, 2004.

Carpenter, Farrington R. "Confessions of a Maverick." Denver: Co State Historical, 1984.

Carpenter, Willis. "Carpenter /Dawson Ranch." Historic Nomination, Routt County, 1993.

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Part 2: Architectural Description

Architectural Style: False front commercial

135 South Walnut is a commercial wood frame structure set on a rectangular footprint. It is a one and-one half story building measuring 24 feet wide by 55 feet in length. The construction date is listed as 1916 in the Routt County Assessor records. However, this date is incorrect. According to the Routt County Assessor's office there were no building departments in the early days and properties were assigned construction dates at some point without any notation of how or why a particular date was assigned. This building is in a number of photographs prior to 1916, the earliest a photo of the Town in 1896- see Photo Fig 1. Based on Newspaper articles and Routt County Ownership Books the main section of the building was most likely constructed between 1895 when the property was purchased by J.L. Norvell from Walker and 1897 when the building and property was sold by J.L. Norvell to Joe Jones to house his saloon. The Southern annex was added sometime between 1907 and 1909 when it housed a bowling alley prior to Ferry Carpenter's Law Office.

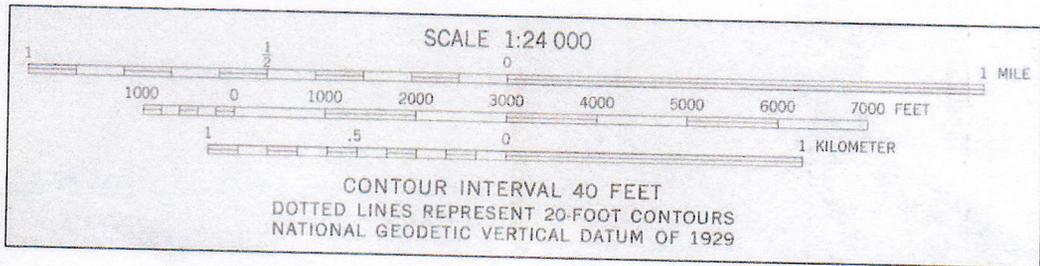
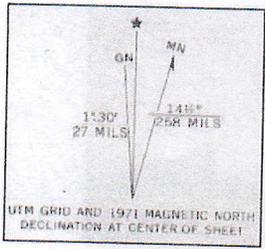
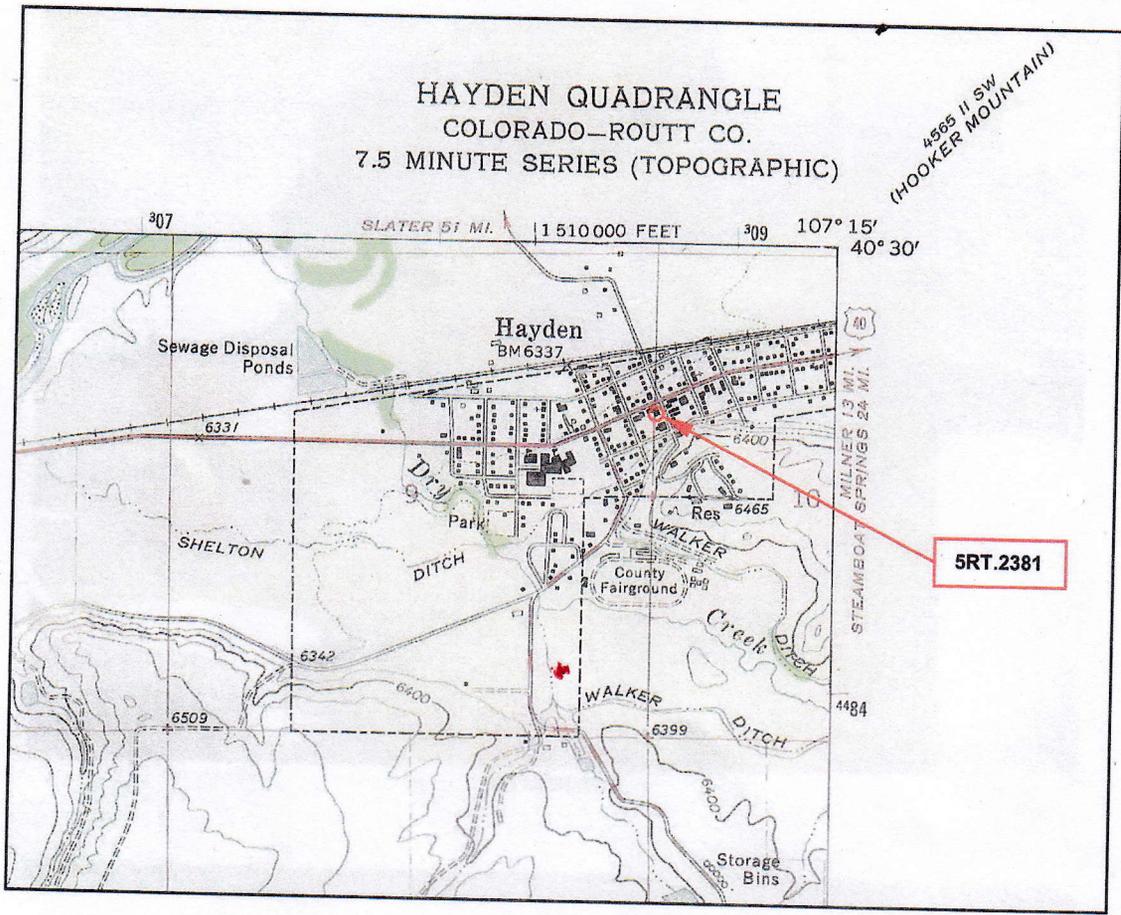
The following is from the Architectural Survey Report inventory completed in March of 2009 by Mountain Architecture Design Group for the site listed as Resource Number 5RT.2381:

The resource is a good local example of false front commercial. A linear front gable exists beyond the false front. A concrete foundation supports the wood frame walls and roof. Small exposed rafter overhangs are present on the north and south elevations. The east, front elevation facing Walnut Street features the false front broken into two elements. The north element of the false front is the primary portion with a central stained wood trapezoid entry and door with fixed glass in each side of the trapezoid. The entry is flanked on each side by two wide/ one high wood framed fixed glass. Above the entry and the flanking windows is a three by one high wood framed clerestory glass. All doors and windows are trimmed with stained wood trim. The face of the false front is also trimmed in stained wood and consists of stained wood horizontal siding. The element on the south end of the front elevation is a smaller false front with an individual stained wood entry door. It is flanked on the south by a window opening with plywood infill. This door, window and face of the false front are of the same materials. The north elevation is common to a commercial building to the north although the gable drains to the flat roof of the adjacent resource. The wall material is painted stucco. The west, alley elevation, has a wood frame plain steel roofed shed porch sloping to the west from mid height. A centrally located entry consists of a stained wood door, flanked by one over one double hung wood windows on each side of the first floor. In the half story above a centrally located wood double hung window exists in the gable. Wood awning windows are located at the corner slightly below the gable. All doors and windows have wood stained trim and the exterior is stucco. The south elevation features two shed dormers in the gable at the half story. These elements contain a one over one wood double hung window each. The first story has three window openings covered in plywood with equal spacing with a stucco wall.

Part 3: Summary

The Yampa Valley Bank Building is significant to the development, heritage and cultural characteristics of Routt County due to its location in Hayden's original commercial downtown area on Walnut Street. Built sometime between 1895 and 1897, it is one of the few remaining original commercial buildings on Walnut Street in the original Town plat section of Hayden. The building is a false front commercial construction with a gabled roof and recessed windowed entry typical of early day commercial buildings in Colorado. In addition to having once held the Yampa Valley Bank it has been the site of a number of different businesses over the years including a mercantile, a saloon, restaurants, saddles shop, bowling alley, theatre, and law office. The building is also associated with several individuals who have significantly contributed to the development of Routt County including William Walker, J.L. Norvell, and Farrington Carpenter.

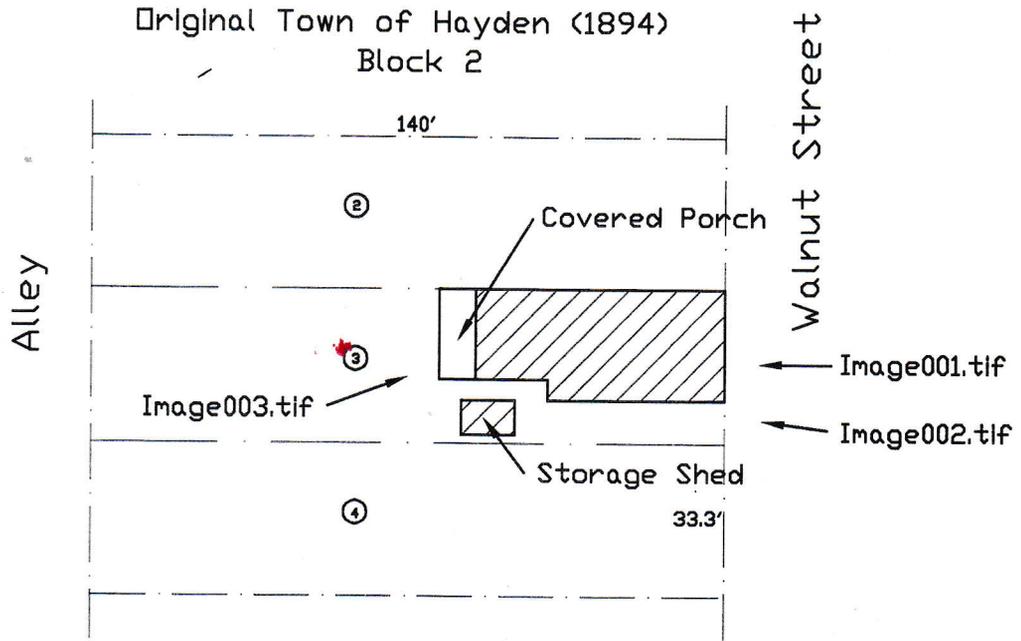
Part 4: Maps



HAYDEN QUADRANGLE
COLORADO - ROUTT COUNTY
7.5 MINUTE SERIES (TOPOGRAPHIC)
RESOURCE NO.5RT.2381

USGS MAP
135 S. Walnut Street
SCALE 1:24,000

135 S. Walnut Street 5RT.2381
Hayden, Routt County



Property occupies 0.11 acres

Photo Log - Hayden B and W Resource Photos/
135 S. Walnut Street-5RT.2381/
Imagexxx.tif



LEGEND

-  ENCLOSED SPACE
-  CHIMNEY
-  SEMI-ENCLOSED SPACE
-  Imagexxx.tif
PHOTO # AND
ORIENTATION
-  LOT LINE



HAYDEN HISTORIC RESOURCES SURVEY 1
ARCHITECTURAL INVENTORY FORM
SKETCH MAP

135 S. Walnut Street 5RT.2381
Hayden, Routt County

SCALE = 1: 480 (1"=40')

MAPPER: Jan Kaminski



MOUNTAIN
ARCHITECTURE
•
DESIGN
GROUP
P.C.

Part 5: Photographs

Historical Photographs

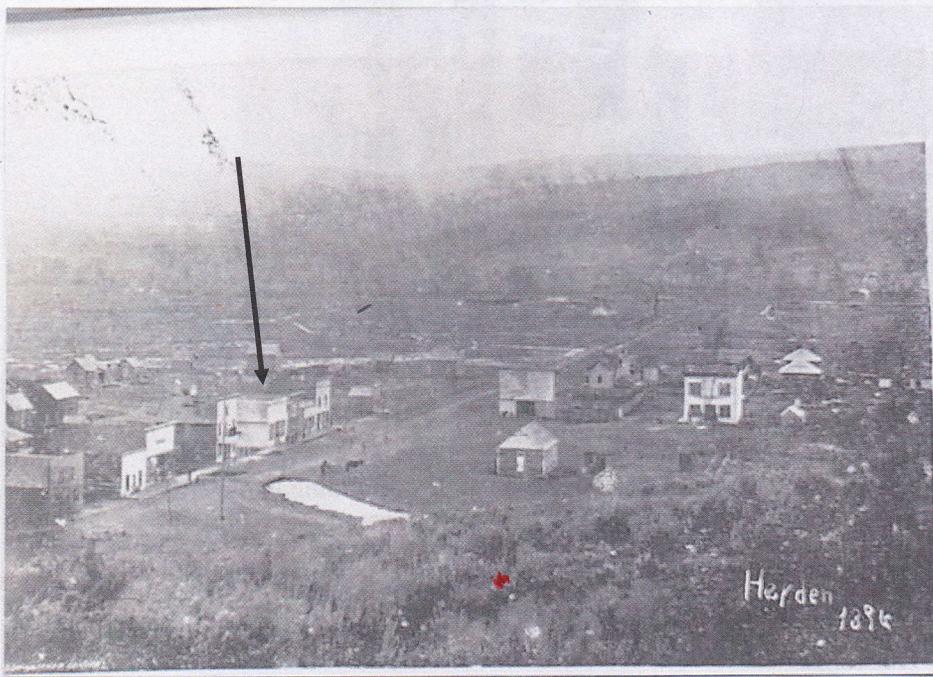
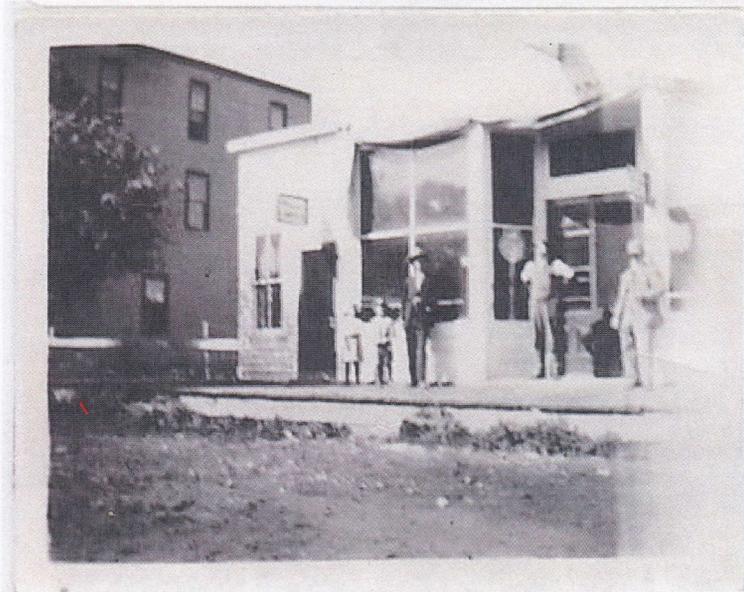


Fig 1. Above. Hayden ca 1896. Overview photo taken from 'Hospital Hill' looking northwest. Walker ditch in foreground.

Below. Enlarge section of above photo showing the building onsite by 1896.

Photo courtesy the Hayden Heritage Center





Part 3: Photographs
Historical Photographs

Fig. 2 Above. Ca 1913. Ferry Carpenter's Law office on left side of building in the annex addition, Yampa Valley Bank on right side—main section of building.

In photo left to right: Harry and Hazel Frichtel, Ferry Carpenter, Mac Burch, Bob Norvell. The north side of the Central Hotel can be seen on the far left background.

Fig. 3 Below ca 1913. Ferry Carpenter in his office. Interior photo of the annex section of building.

Fig. 1 Above. Hayden ca 1898. Overview photo taken from Hospital Hill looking northwest. Walker ditch in foreground.
Below. Enlarge section of photo above showing the building's exterior.
Photo courtesy the



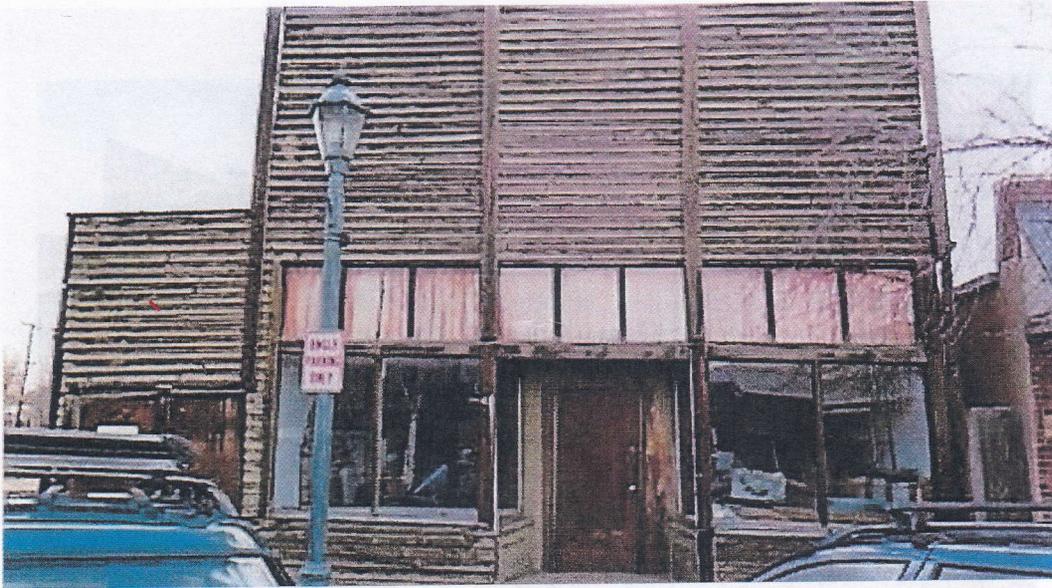


Fig. 4 Above & below. Street view- east side

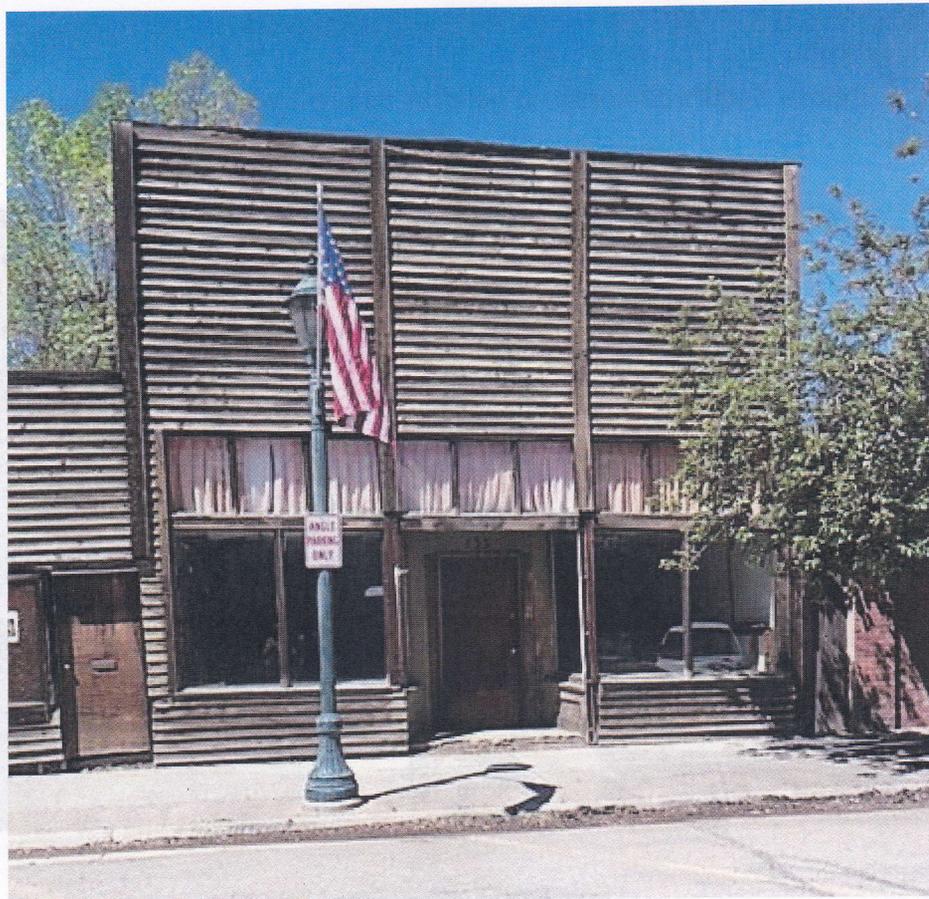




Fig 5. Above- South side of the building

Fig 4 Above & below street view - 1 side

Fig 6. Below. Southwest corner of building and rear west side of building.

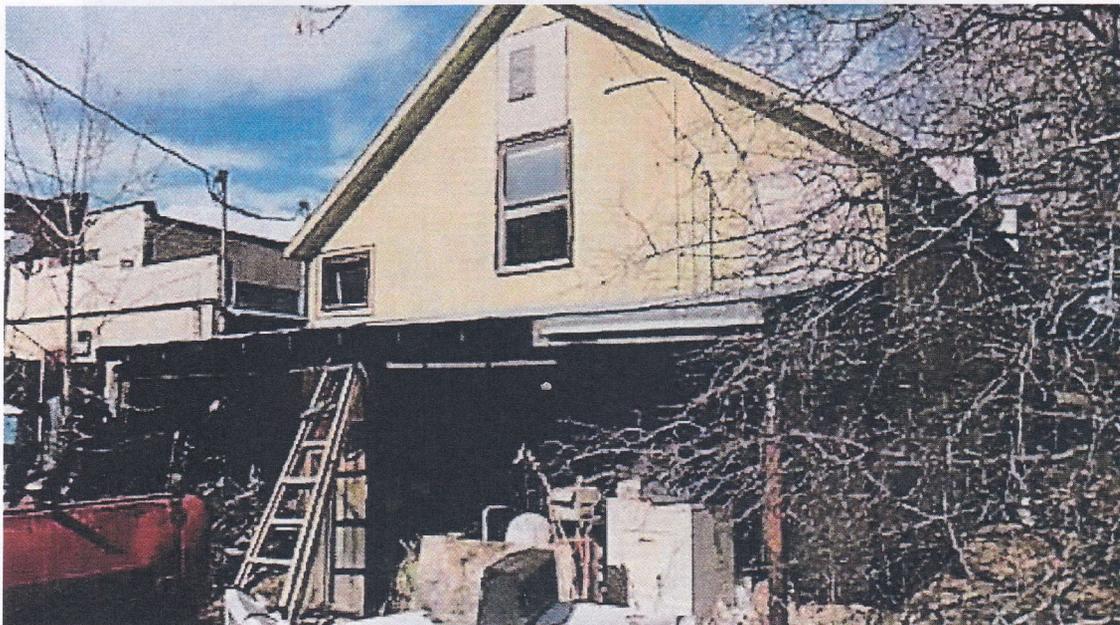


Fig 7. Northside of building.

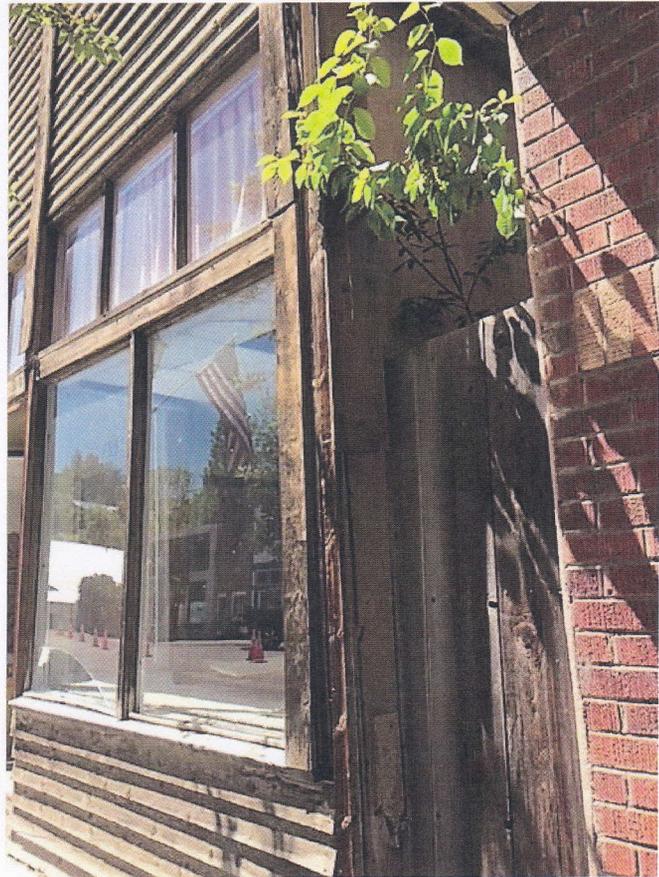
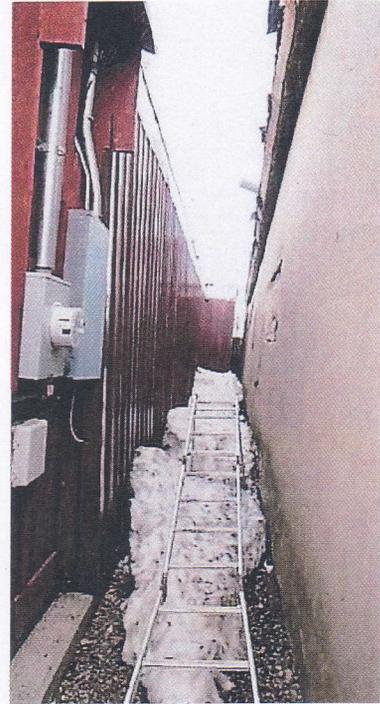


Fig. 8. North east corner of building



Certificate of Taxes Due

Account Number R6826212

Certificate Number 18345

Parcel 144802003

Order Number Heritage Title Company

Assessed To

Vendor ID 1

DEEPE, ALBERT C. & KATHY E. (JT)
P O BOX 502
HAYDEN, CO 81639-0502

HERITAGE TITLE CO
442 LINCOLN AVE STE 2
P O BOX 773568
STEAMBOAT SPRINGS, CO 80477

Legal Description

Situs Address

LOT 3 BLK 2
ORIGINAL ADD TO HAYDEN

135 S WALNUT ST

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2018	\$5,321.00	\$106.42	\$0.00	\$0.00	\$5,427.42
Total Tax Charge					\$5,427.42
Lien					
2016 Lien: 2016-01695	\$3,652.49	\$608.75	\$0.00	\$0.00	\$4,261.24
2015 Lien: 2016-01695	\$3,620.62	\$965.50	\$0.00	\$0.00	\$4,586.12
2015	\$0.00	\$0.00	\$7.00	\$0.00	\$7.00
2014 Lien: 2015-01318	\$3,659.88	\$1,341.96	\$0.00	\$0.00	\$5,001.84
2014	\$0.00	\$0.00	\$7.00	\$0.00	\$7.00
Total Lien					\$13,863.20
GRAND TOTAL					\$19,290.62
Grand Total Due as of 06/18/2019					\$19,290.62

Tax Billed at 2018 Rates for Tax Area 35H - *RE1* TOWN OF HAYDEN - (Hayden Proper, includes Yampa Vly Reg Airport)

Authority	Mill Levy	Amount	Values	Actual	Assessed
ROUTT COUNTY	18.0350000*	\$848.00	MULTI-USE LAND	\$25,350	\$7,350
WEST ROUTT REGIONAL LIBRARY	1.7110000	\$80.45	NON-RES		
HAYDEN SCHOOL DISTRICT, RE-	28.2020000	\$1,326.05	MULTI-USE LAND	\$7,150	\$510
HAYDEN SCHOOL DISTRICT, RE-	1.2500000	\$58.77	RES PORTION		
HAYDEN SCHOOL DISTRICT, RE-	16.0540000	\$754.86	MERCHANDISING-	\$126,040	\$36,550
TOWN OF HAYDEN - GENERAL	25.0670000	\$1,178.65	IMPROVEMENT		
TOWN OF HAYDEN - BOND	15.4890000	\$728.29	MULTI-USE IMPS RES	\$36,310	\$2,610
HAYDEN CEMETERY	0.3710000	\$17.44	PORTION		
COLORADO RIVER WATER CONSER	0.2560000	\$12.04	Total	\$194,850	\$47,020
UPPER YAMPA WATER	1.8200000	\$85.58			
SOLANDT MEMORIAL HOSPITAL	0.3150000	\$14.81			
WEST ROUTT FIRE PROTECTION	3.0950000	\$145.53			
WEST ROUTT FIRE PROTECTION	1.5000000	\$70.53			
Taxes Billed 2018	113.1650000	\$5,321.00			

* Credit Levy

• ALL TOTALS ARE SUBJECT TO CHANGE- Please call the Routt County Treasurer's Office at 970.870.5555 to confirm current balance due.

• TAX LIEN REDMEPTIONS MUST BE PAID BY CASH OR CASHIERS CHECK

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or misc. tax collected on behalf of other entities, special or local improvement district assessments or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption are as noted herein. In witness whereof,

Routt County Historic Preservation Board Coffin Place Approval

April 4, 2020

To whom it may concern,

The Routt County Historic Preservation Board has approved Judy Green's request to demolish a structure on her property that has been contaminated with asbestos. If you have any questions, please contact Deanna Sanchez, Routt County Historic Preservation Board Administrator.

Email: dsanchez@co.routt.co.us

Phone: (970) 879-0108

Mail: 522 Lincoln Avenue, Suite #30,
Steamboat Springs, CO 80487

Sincerely,



Routt County Historic Preservation Board

