HISTORIC STRUCTURE ASSESSMENT

MOFFAT COMMUNITY CHURCH
MOFFAT, COLORADO

FOR

THE TOWN OF MOFFAT, COLORADO

AND THE

MOFFAT COMMUNITY CENTER COMMITTEE

FUNDING FROM

THE COLORADO HISTORICAL SOCIETY

STATE HISTORICAL FUND

P.O. #2003-HA-061

PREPARED BY

MARK M. JONES ASSOCIATES, ARCHITECTS, LLC

1085 GRAND AVENUE

DEL NORTE, COLORADO 81132

(719) 657-2070 FAX (719) 657-2072

DECEMBER 2003

MOFFAT CHURCH

401 LINCOLN AVENUE
MOFFAT, COLORADO

HISTORIC STRUCTURE ASSESSMENT
State Historical Fund Project # 2003-HA-061
September 24, 2003

TABLE OF CONTENTS

PREFACE: EXECUTIVE SUMMARY

The Moffat Community Church is a church building in the center of the town of Moffat, approximately two blocks from the San Luis Valley thoroughfare of State Highway 17. The church was originally built in 1911 as a Baptist church. The building originally had three tall spires, but one has subsequently been removed. It experienced many incarnations throughout the years, and was last used as a non-denominational worship place. The church use was altogether abandoned in 2000. The building is of a unique style, with features of varying origins. The overall bulky massing could be considered Romanesque revival, whereas the proportions approach a Classical Revival style. The flourishes and wood detailing are Victorian in character, whereas the spires are reminiscent of those found on eastern European or Scandinavian stave churches.

The architectural handling of materials further defines the character of the structure. A concrete foundation is capped by a plinth surrounding the entire building. The walls are composed of field-cast ornamental concrete masonry blocks with chamfered edges. The gable ends, spires, and roofs are made of tin fish-scale panels. On the interior, the floors are of tongue and groove wood. Wood wainscots and chair rail moldings are also present here. An original decorative tin panel ceiling exists throughout the building. The ceiling area above the sanctuary space is vaulted, although this is covered by a later drop plaster ceiling. Non-iconographic stained glass is present in nearly all the windows on the main floor.

Front (east) elevation.

Above: *Side (south) elevation.* Below: *Back (west) elevation*

Side (north) elevation. Note buttresses at corners.

The building is one of only a few historic structures surviving from the early Moffat "boom time." Presently, this is the only building extant which would suffice as a community center and town hall within the limits of the town. The town of Moffat purchased the building in April 2002 from the previous owner, a trust for the Continental Divide Association of Southern Baptist Churches.

The building has not been regularly maintained, and as a result has not weathered the decades since its construction well. Abandoned for several years, the building is currently in advanced stages of deterioration. From the ground up, the structure is failing. Alkali soils and heaving earth erode the crumbling foundation stem walls. Cracks emanate upwards from basement windows without adequate lintels. Unreinforced concrete block walls crack and spall. Uncountered thrust splays the walls apart. Some efforts to counteract the thrust have met with mixed results. Concrete buttresses are present at several corners. Threaded steel rods tie the walls together, meeting at a turnbuckle at the north elevation. Although preventing further splaying, the rods have introduced increasing pressures at the northwest steeple. The southwest steeple now lacks its spire, and water is now disintegrating the masonry blocks below to their cores.

The Town of Moffat and the Moffat Community Center Committee has applied for designation of the structure on the National Register of Historic Places, and has applied for and received funding for this Assessment from the Colorado Historical Society State Historical Fund, which has been gratefully received. The grant from the S.H.F. funds this assessment of the structure and the development of stabilization and preservation priorities and budgets.

Mark M. Jones, Associates, Architects L.L.C. was retained by the Town of Moffat to prepare the Historic Structure Assessment which is documented in this report.

Exhaustive research efforts were made by members of the Moffat Community Center Committee to locate documentation and photographs of the building in local newspaper archives and records from the church itself. Efforts to attain the original architectural drawings for the church have been unsuccessful. The designer for the building is not known, but it was certainly a person with obvious training and skill. The proportions, massing, and overall aesthetic of the building indicate a good degree of understanding of design principals, and perhaps some classical training. However, the designer had some technical weaknesses. These include use of unreinforced concrete block for structure, and his roof drainage solutions.

A National Register of Historic Places report describing the use of ornamental concrete block in Colorado written by Dale Heckendorn has also been a valuable resource in evaluating this material.

The building retains nearly all its historic fabric, albeit some of this is covered by later construction. Most original windows, doors, hardware, and trim remain in place, although some of the windows have been broken. Some alterations have taken place. These include the flat sanctuary ceiling, and the filling in of the arches, and the construction of the wall between the sanctuary area and former chancel area.

The use of ornamental concrete block is the building's primary architectural significance. The use of this block distinguishes the building as an artifact from a relatively short period in architectural history, the early years of the twentieth century. As Heckendorn attests in his report, use of decorative block was far more common in catalogue houses and porch additions, and quite rare in public buildings. The use of site-manufactured block is also a testimony to the resourcefulness and construction acumen of the townspeople of Moffat.

The structure's singularity, its unique presence in a small town setting, is its secondary architectural significance. Overall, the building was an unusually high quality building for its location in this setting. It is the only historic church building in Moffat, and one of only a few historic public buildings remaining in the town. Other significant factors include the building's exuberant style and its carefully conceived proportions and detailing.

The building is also a place marker for a distinct period in the history of the town. Moffat during the early part of the last century was a thriving agricultural center sited along a railway line with a population of nearly one thousand. Now, with approximately one hundred residents, Moffat has begun a rebirth. Development has begun in Moffat, nearby Crestone, and elsewhere in the valley, and a new sense of community spirit is developing. Moffat could conceivably soon rally around the church, as a centerpiece of community activity.

Although damaged, enough of the structure is reasonably intact enough to prompt the town to attempt to stabilize it for present use and posterity. This, along with the rich history of the Moffat Community Church, makes it a fine candidate for stabilization and historic preservation.

1.0 INTRODUCTION

1.1 RESEARCH BACKGROUND/PARTICIPANTS

This Historic Structure Assessment follows the current format of the State Historical Fund and is based on *The Secretary of the Interior's Guidelines for the Treatment of Historic Properties*. The work is developed using historic archival information, including newspaper clippings, letters, and early photographs. A personal recollection interview with two older Moffat residents filled in information from the middle and later years.

Consultants involved in the report:

Consulting professional services in preparation of this Historic Structure Assessment have been provided by Mark M. Jones Associates, Architects, LLC, of Del Norte, Colorado. The project team includes Mark M. Jones, AIA, a Colorado Registered Architect with more than 30 years of professional experience. Jones is widely published, and has worked on restoration projects on many important buildings throughout the southwest. Collaborating on the project is Christopher Lobas, an architectural designer with nearly a decade of experience, and involvement in historic preservation projects in Colorado, California, and Ohio. The Jones firm has prepared numerous Historic Structure Assessments for the SHF, and has served as architect for several successful restoration projects supported by the SHF, including the winner of the 2001 Stephen H. Hart Award from the CHS. The firm also serves as architect for the Southern Colorado region for the Colorado Community Revitalization Association *Main Street* program, providing architectural guidance for façade restoration/renovation in a number of cities.

Mark Burggraaf, P.E., of Burggraaf Associates of Pagosa Springs, is a Colorado Registered Mechanical and Electrical Engineer with extensive experience in historic buildings. He has provided field evaluation and recommendations on mechanical and electrical systems of the Moffat Community Church.

Martin Reynolds, P.E. of Reynolds Engineering Company, located in Alamosa, is a Colorado Registered Civil Engineer and Land Surveyor. He also has extensive experience working on historic properties. He has advised on foundation and structural issues for the Moffat Community Church.

Funding partners

The assessment has been funded through a grant from the Colorado Historical Society State Historical Fund, under Purchase Order #2003-HA-061, which is gratefully acknowledged. Acknowledged for their assistance with research for the report are

- Mayor Jim Campbell -Mrs. Harriet Campbell
- Mr. Bert Jones -Mrs. Ruth Jones
- Mr. Earl Roy -Mrs. Angie Roy
- Ms. Eva Kaess

A special acknowledgement is given to Mr. Dale Heckendorn, author of a multiple property listing for the National Register of Historic Places on ornamental concrete block buildings in Colorado.

1.2 BUILDING LOCATION/SITE PLAN/VICINITY MAP

Above: Photograph of Sangre De Christo Mountains near Moffat, Colorado.

Physical Location: Moffat, Colorado

Map courtesy www. Mapquest.com.

Legal Description:

The property consists of all the land traditionally associated with the Moffat Community Church. The legal description for this property is Block 149, Lots 9 and 10, Moffat, Colorado. The town of Moffat acquired the building in April 2002 from the previous owner, a trust for the Continental Divide Association of Southern Baptist Churches.

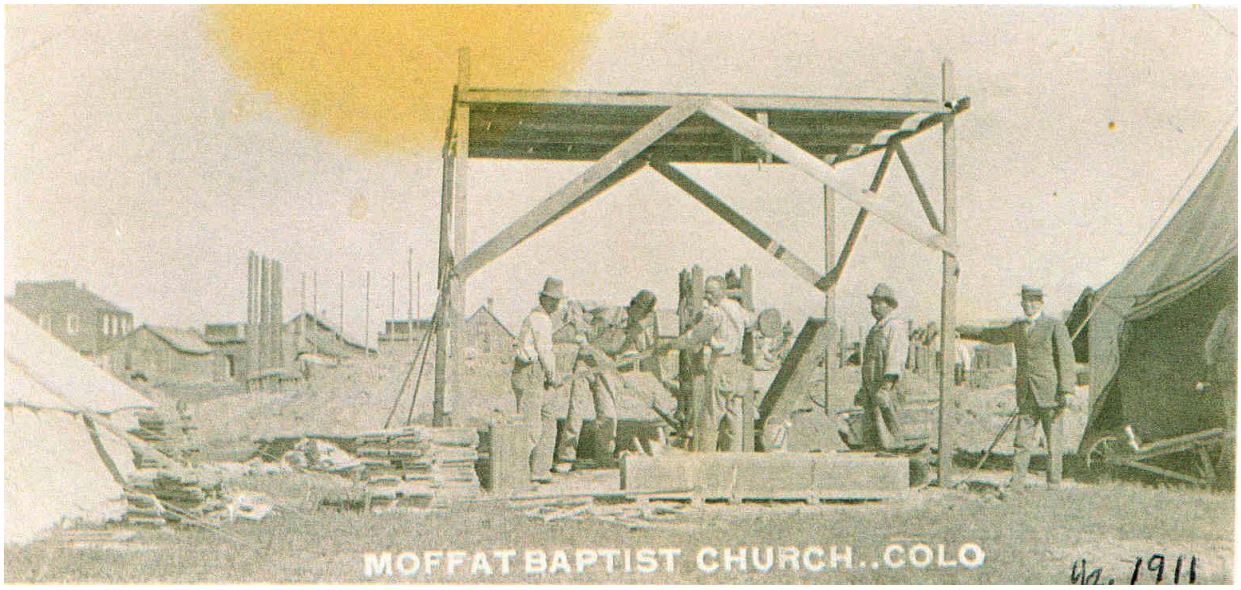
2.0 HISTORY AND USE

2.1 ARCHITECTURAL SIGNIFICANCE AND CONSTRUCTION HISTORY

Architectural Significance:
The building, originally constructed as the First Baptist Church of Moffat, is unique and draws from a variety of sources. The design is sturdy and practical, and as such contributes to the staid heritage of American vernacular church architecture. The church plan is simple, but, for its small town setting, its form and detailing are rich and elaborate. Its use of materials, such as decorative block and siding panels, are also unusual for its location. The overall form is Romanesque with its heavy bearing masonry walls. Buttresses at the north elevation of the building added in the 1980s contribute to this Romanesque character. The building elevations are classically proportioned. Finally, the flared double eaves of the church spires have certain flair reminiscent of a Scandinavian stave church, or a Russian Orthodox Church.

The designer for the project is unknown. The proportions and overall aesthetic of the building indicate that the designer had some training in architecture. Several practical design errors, such as the lack of steel reinforcement in the block and the location of steeples directly in roof valleys (subjecting them to rain, ice, and snow); indicate that the designer's training in technical aspects of construction may have been deficient.

Exterior construction materials include a concrete foundation, and plinth, concrete blocks, wood windows, doors, and trim, and a grey stamped tin roof. The decorative concrete blocks have chamfered edges and smooth faces. The blocks themselves were cast by the Moffat pioneer builders using a wooden press that manufactured one block at a time. These blocks were undoubtedly manufactured on-site, as pictures of the site attest.



Above: *Builders using wooden press to field-cast concrete blocks. Photo circa 1911.*

The building is roughly T-shaped in plan, with approximately 1600 square feet of enclosed area on the main floor, 185 square feet of area in a small second floor room, and approximately 1600 square feet of enclosed area in a low-ceilinged dirt-floored cellar. Services were held in the main floor, while the small second floor room was used for Sunday school classes. The cellar level housed an old coal furnace, and has been used for storage throughout the years.

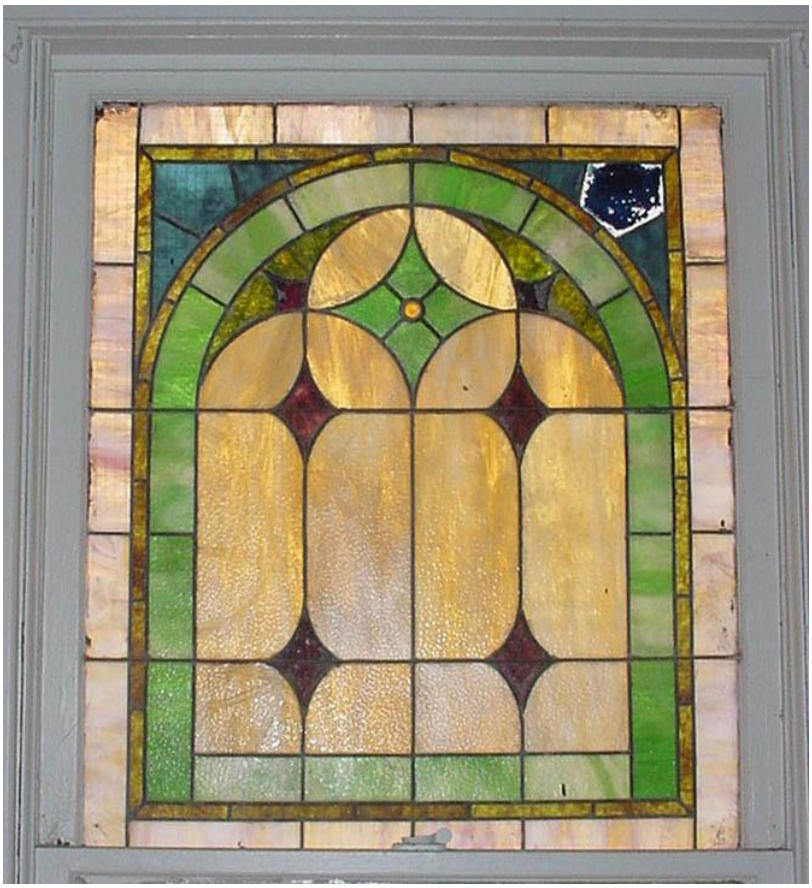
Sanctuary, looking north.

Sanctuary, looking south.

Chancel, looking south.

Upper room, looking west.

A stairwell with seven risers leads the visitor into the tall entry steeple, a small vestibule with a hatch for the belfry tower and a trio of doors. A pair of these doors opens straightaway into the sanctuary area, whereas the third door opens to the side of the sanctuary, allowing latecomers to services a discreet entry. The sanctuary itself is a rectangular room of 1100 square feet, which includes a 180 square foot dais to the north. The sanctuary was the room for the gathering of the congregation, who sat on wooden pews, which are still present and stored in the church basement today. The dais was reserved for the pianist and presumably the church choir. The floors of the sanctuary are tongue-and-groove hardwood and the walls and the flat ceilings are plaster. This area once held a sixteen foot tall decorative cathedral tin ceiling. North, east, and south walls showcase wood frame non-iconographic stained glass windows with simple curved and linear geometric motifs in milky whites and yellows, deep amber and terra cotta shades, and bright greens and blues.



Above: *Typical stained glass window in sanctuary. Note milky, translucent glass.*

The wooden pews in the sanctuary were originally oriented in the north-south direction. They faced the original chancel to the west. The chancel was defined with two risers up, and a trio of flattened round arches supported by round Doric columns. The chancel area, a rectangular space about 300 square feet in area, was where the celebrant stood behind the altar during services. Twin steeples create nooks with stained glass windows in the northeast and southeast corners of the chancel. The chancel area originally extended to the west end of the church, and had stained glass windows at its perimeter. A later partition forms a west wall of the chancel. This partition

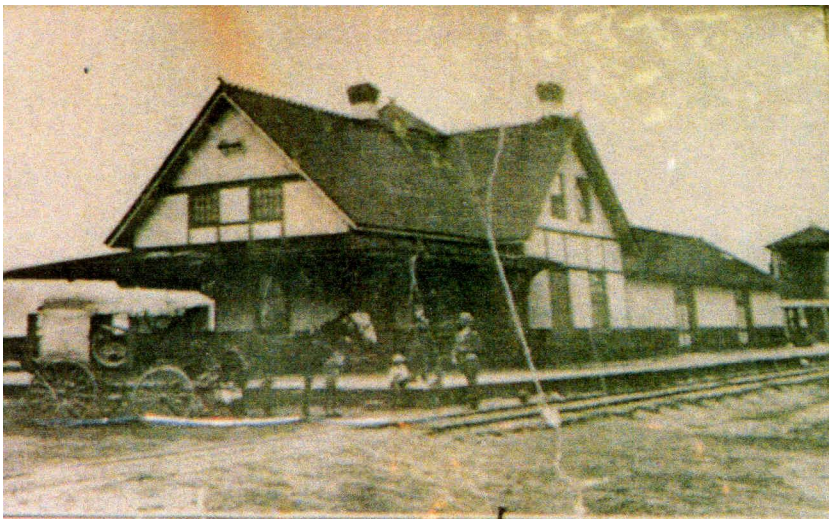
was probably built shortly after construction of the church proper, to block the view of two stairs from the congregation. A stair at the north side of the west wall led down to the cellar, and has been demolished for many years. In its place is a storage closet. A stair is still intact at the south side of the west wall and leads to the second floor. This stair has several winder treads and fourteen steep risers.

Above: *Arch defining edge of sanctuary to chancel. Note later plaster infill.*

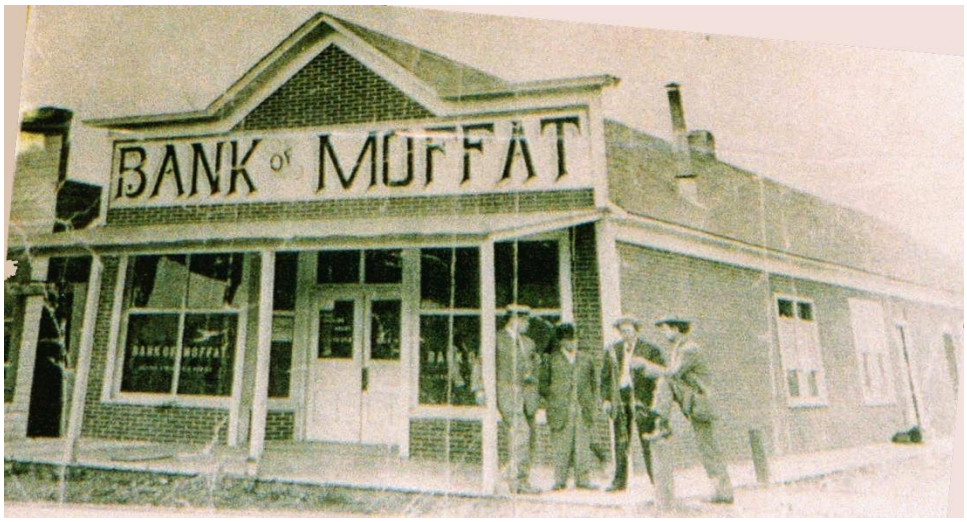
The upper story is a single room of about 185 square feet, with a single window looking out over the church property to the west towards the highway. The room has a white fiberboard ceiling with two sloped faces and a central flat face. On the east wall of the room is an attic hatch leading to the attic framing that forms the cathedral ceiling of the sanctuary below.

Construction and Church History:

The history of the Moffat Community Church is intricately woven with the history of the Town of Moffat itself. Moffat was founded in 1889 by the San Luis Town and Improvement Company. It was named for Mr. David H. Moffat, president of the Denver and Rio Grande Railway. He extended his railroad to a large depot in Moffat and nearby Hooper and Mosca for the shipment of cattle and grain. Moffat had a huge stockyard, taking up a good portion of the south end of town. At one point in time, Moffat boasted the second largest shipping yard for cattle in the State of Colorado.



Denver and Rio Grande Railway Depot in Moffat, photo 1890. (This building bears a striking resemblance to the 1897 D&RG depot in Creede, Colorado. Conjecturally, they may have been in a series of railway depots designed by the same architect, C.S. Thompson).



Bank of Moffat, photo 1908.

Moffat's first boom took place when the Oklahoma Land and Colonization Company began to develop the land around Moffat. The company, headed by a Mr. Logan, purchased several hundred acres of land and divided it into five acre tracts. The tracts, along with a town lot, were offered for two hundred dollars. A lottery drawing decided who would receive the premium, improved lots. Premium lots were of many varieties, and included those with artesian wells, livery stables, houses, or a brick hotel. Once the lots were settled, Moffat had a population nearing 1000 residents.

Moffat's children were educated at a small one-room brick school house. The building, pictured below, had similar detailing cues as the present Moffat Church, including the swinging edges of the steeple. This building was overcrowded, and classes expanded into adjoining shops and halls. The small one-room school house was used for a Sunday school and church, the predecessor of the church that stands today. The first Moffat schoolhouse was torn down when a new two-story frame school building was constructed in 1911. This new school structure burned down in 1919 and was replaced in 1921 by the Moffat School that stands today.

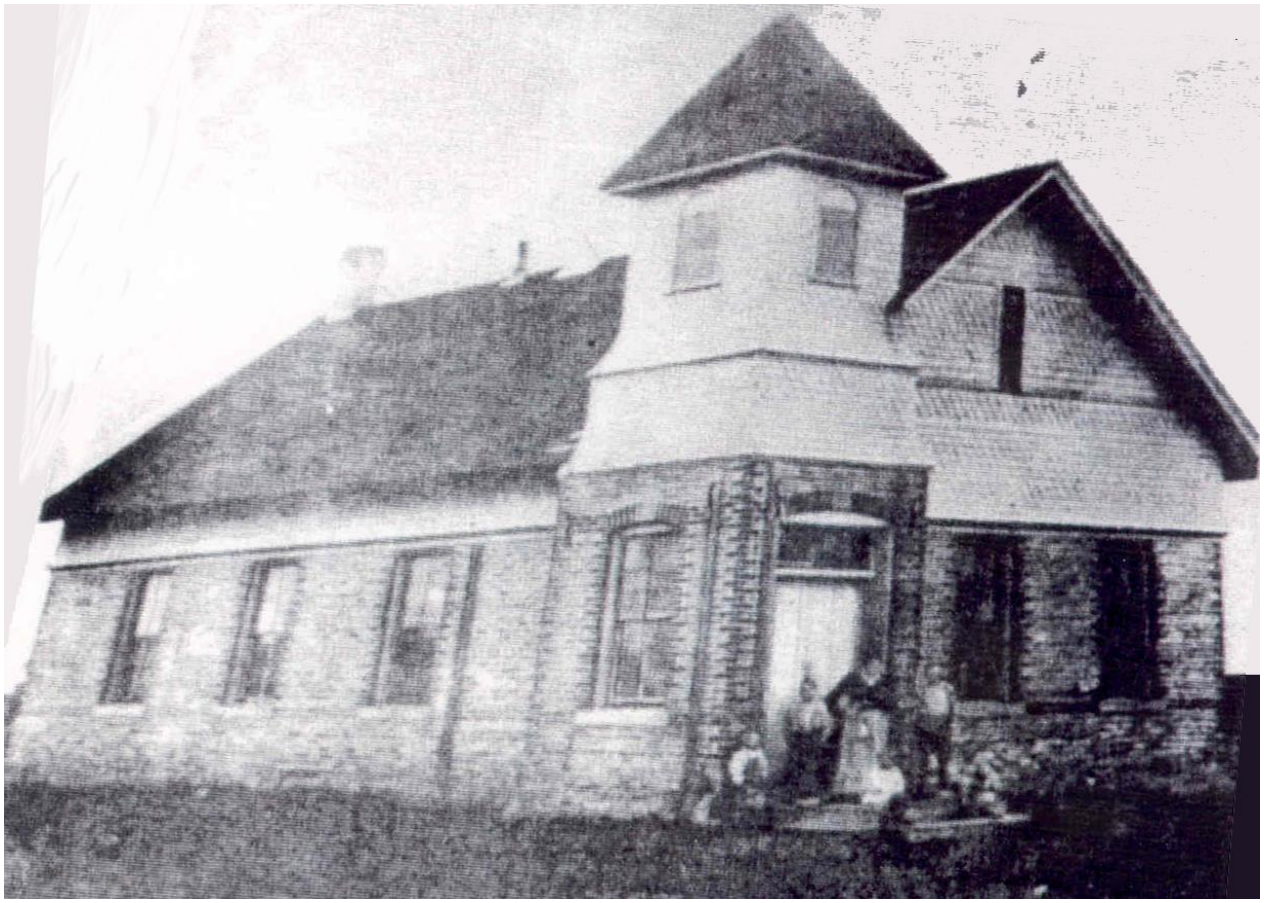
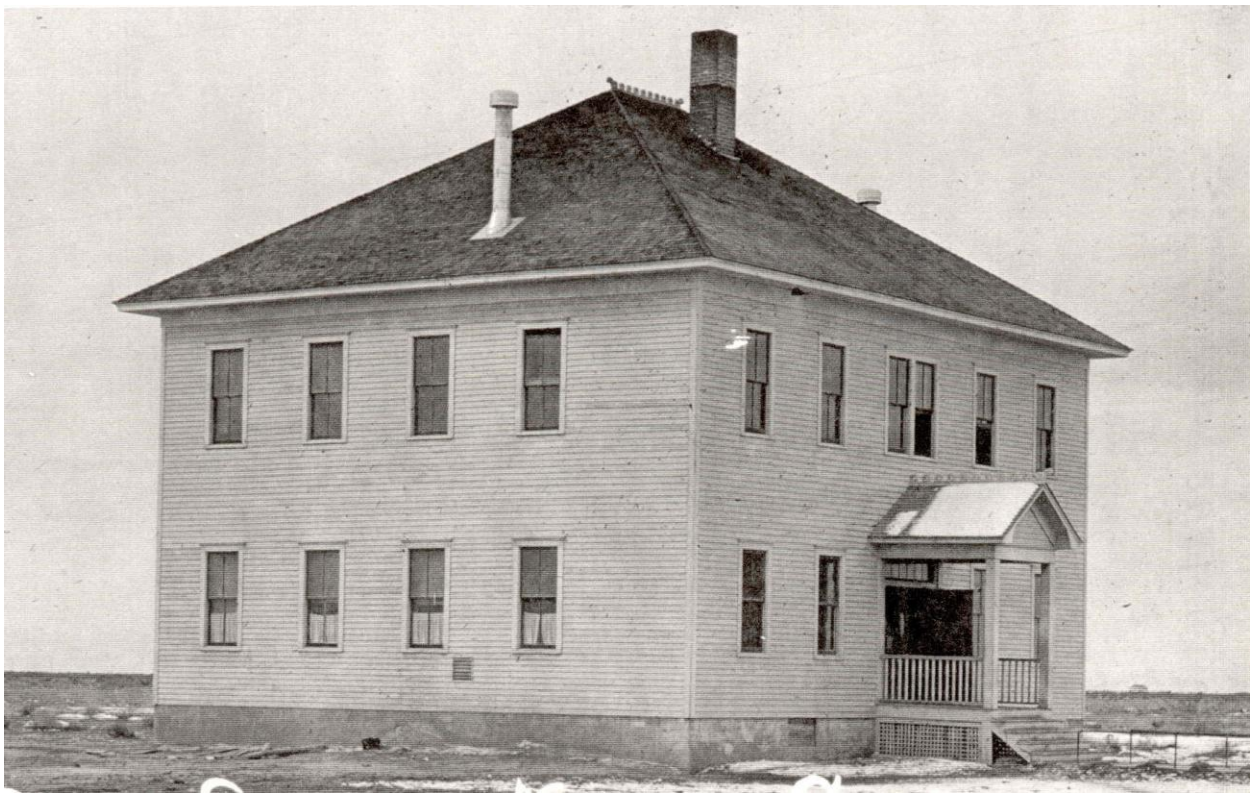


Photo of first Moffat Schoolhouse, circa 1910.



Two-story Moffat Schoolhouse, circa 1911.

Once the original Moffat schoolhouse was demolished, the church leaders agreed to build a new structure for their congregation. The Saguache Crescent of August 6, 1911 states that "A Baptist Church was organized last Sunday, with about twenty members. P.M. Jones and daughter Edith went over from here (Saguache) and helped organize the church. A subscription list has been started for the erection of the building." On the same date, the cornerstone was laid and then dedicated for the Moffat Baptist Church (the original name of the Moffat Community Church, the subject of this report). Early supporters included a Miss Jennings, the sister of the town banker and an active Baptist.

J.W. Biggs and his sons, Arthur and Clarence, hauled the sand for the cement blocks. The blocks were manufactured on-site with a block press obtained from a catalogue from Montgomery Ward, Sears Roebuck, or a similar supplier. A Mr. Ingraham operated the block press. The exact proportions of the mixture are unknown, but most likely consisted of 1 part cement to 5 or 6 parts local sand and gravel. Two men working together could most likely produce between one and two hundred blocks in one eight-hour shift.

No early church records were kept or found, therefore the architect or designer of the structure is unknown. No original plans of the church have been found either. The first Pastor of the church was a Reverend Ida, who stayed in the area for about a year. By the late 19teens, it was apparent that five acre tracts of land were too small for townspeople to make a living, so many of the early Moffat residents left for other towns in the San Luis Valley and elsewhere.

Above: *Laying the cornerstone, August 6th, 1911.*

Above: *Cornerstone, southeast corner. This originally read "Moffat Baptist Church."*

At some point Moffat could no longer support a Baptist pastor, so the Baptist Association allowed the community to use the church. A Ladies Aid group paid the insurance premiums during this period. Volunteers held Sunday school classes, and an itinerant missionary preacher would occasionally stop to perform a Sunday service. The Baptist Association in 1921 or 1922 vied at moving the entire church south to Hooper, but was prevented from doing so by Arthur Biggs and some supporting Moffat residents, who pitched in to purchase the church building. Between 1924 and 1925 a Baptist minister, Reverend Goudy, and several Methodist ministers held services at the Moffat church.

Reverends Mr. Miller and Reverend C. W. Hardon came to the church in the late 1920s and early 1930s and held baptisms in the street water tank and at the nearby Mineral Hot Springs, respectively. The church was reorganized in the early 1930s as "Moffat Community Church." A female church member who was a neighbor to the church at this time roughly chiseled the word "Baptist" from the cornerstone and the entry keystone. During this time the only records kept for the church were lists of new members.

Other ministers serving the church during this time period include a Reverend Blevins, and Ministers Enyart and Williams. Interest in the church waned during the early 1940s, and for a time the building was used only as a Sunday school. A reverend Reimer came to Saguache in 1944 to work with the Hispanic population there, and offered services in Moffat on a volunteer basis. A semi-retired minister, Reverend A.D. Schantz moved to town in 1945 to be the first Moffat resident pastor since Reverend Ida's first tenure in 1911. In the next year, the evangelist Reverend Newman came from California to work on revival meetings. In the late 1940s Mr. McCarrell from Del Norte preached in the church, and in 1950, Elsie Widneau and Mildred New taught Sunday school classes and held services in the evenings. Verle Milles and Dorothy Chatelein of the "Village and Rural Missions" arrived in 1951. Reverend Ray Cheyney served as a resident pastor from 1951 until 1953.

During Reverend Cheyney's term as pastor, he initialized an important change to the interior church architecture. The furniture for the chancel, or rostrum as it is referred to in the Saguache Crescent, was moved from the west platform to the north platform. The pews at this time were reoriented so that the congregants faced the preacher, who stood on this north platform. The west platform was converted into Sunday school classrooms, and the arches between the sanctuary and the east platform were filled in.

Reverend Bob Zink and his wife, Doris, came to the church for three years of service. They assisted Reverend Paul Zeller in a local summer church camp program. A youthful Reverend Jack Canady served the church in following years.

The Moffat Community church celebrated its 50th anniversary on Sunday, August 6th, 1961. On display at the church were pictures that portrayed the historical background of the fifty year old church. The community members held services in the park on this day, and had a picnic dinner in the town park afterwards. A variety of outdoor games were played by all ages. The church history was reread with a short service to close the day.
During the 1980s, the then-caretakers of the church realized that their structure was failing. They strove towards mending the walls on the north side, which were spreading, damaging the

concrete blocks that composed them. The caretakers built thick concrete buttresses at the northeast and northwest corners, and attached a turnbuckle with threaded steel rods to the building to prevent further splaying. The church was used, with occasional lapses, during this period.

Non-denominational church leaders made occasion to use the church for services in the 1990s, but by the year 2000, it had fallen into disrepair and deterioration. The last surviving trustee of the church building donated the property to the Continental Divide Association of Southern Baptist Churches. In 2002, the Town of Moffat purchased the property for a nominal price, even below assessed value. The Committee intends to transform the building into a City Hall and Community Center for the town and people of Moffat.

PERSONAL RECOLLECTION INTERVIEWS

BIGGS AND WOLF INTERVIEW:

On 8 May 2003, Mrs. Isabel Biggs and Mrs. Evelyn Wolf, both of Moffat, Colorado, agreed to be interviewed at the Willow Springs Bed and Breakfast in Moffat. The anecdotal information in this section is from the conversation with the two ladies. Mrs. Wolf was born in Moffat in 1925. She was baptized by Minister Ehardt at the Moffat Community Church, as it was known, shortly after her birth. She moved to eastern Colorado for eight years, returning to her birthplace in 1933. The family of Mrs. Biggs was from Oklahoma. The original settlers of Moffat were also Oklahomans who sold the land in the early 19teens.

A variety of ministers from varying denominations throughout the San Luis Valley have served the Moffat community throughout the years. Minister Erhardt was a Methodist minister from Saguache. Minister Bill Westenburg was a Christian Reformed preacher who served the church in the 1930s. Pastor Adams from Hooper served in the 1990s until 1998 or 99.

Isabel Biggs was a Sunday school teacher for the church in the 1920s. She remembers herself and a Mrs. Albert teaching a class in the small upper room of the church. Seven to eight young students were usually in attendance. In these, the early days of the town, team and wagons were the common form of transportation in Moffat. The ladies remember the church being well-kept and well-maintained in Moffat's early heyday. During this period Moffat boasted three grocery stores, two hardware stores, and at least five hundred residents. Every Sunday, twenty-five to thirty people attended the services. On some occasions, a wedding or baptism was celebrated, or a funeral took place. Baptisms were held in a variety of ways. Some parishioners were sprinkled, whereas others were led outside to be immersed in a horse tank. Special programs and plays took place at the church during the Easter and Christmas seasons. The church's largest celebration to date was the 50th Anniversary service.

The ladies recalled several details about the materials and configuration of the church. The exterior of the church used a similar color palette as can be seen today. In the 1930s the roof was silver in color, and the window trim and doors were white. A finial was present atop the spire, and the bell was fully functional. Landscaping has always been scarce at the church, and at times the ground around the building was quite muddy.

The ceiling of the main sanctuary was flat in 1933. Walls and ceilings at this time, and throughout the church's history, were painted white. The arches between the sanctuary and the chancel were originally open. The floors were originally softwood plank underlayment. The finished hardwood floors came later, in the late 1930s. The pews were laid out so that all faced west in neat rows. The piano was located on the platform in the northeast corner of the main sanctuary space, as it is today. During the 1930s, two stoves were operated on the main floor. Despite these, it was often cold in the church. The larger of the two burned both wood and coal, and had a base extension around it where churchgoers could prop their feet. Originally the building was not wired for electricity. In the 1930s the building was wired and lights were added. Very few night meetings took place at the church. Apparently, the cellar of the church had always been used for storage, especially for wood and coal. A Halloween party once took place in the cellar, and lights were run from upstairs with an extension cord.

2.2 PROPOSED PROGRAM

James Campbell, Mayor of Moffat, has acquired the church for the Town of Moffat. He and his fellow members of the Moffat Community Center Committee (Chairman Bert Jones, Mrs. Harriet Campbell, Mrs. Ruth Jones, Mr. Earl Roy, Mrs. Angie Roy, and Ms. Eva Kaess) intend to restore the structure. They feel that the use of this historical building is preferable to the construction of a new Town Hall and Community Center.

The program of the renovated building would be multi-faceted. For use as a community center, the building would be equipped with a kitchenette and one restroom. The main sanctuary space would be used for guest lectures, musical and drama events, scouting groups, religious and social organization conferences, wedding receptions, and community group meetings. As a town hall, the building would include a small office for town administration and records keeping, with the main space utilized for voting, town meetings, and town committee gatherings. The upper floor and cellar level would both be used for storage.

2.3 EXISTING SKETCH PLAN

Members of the Moffat Community Center Committee searched for original architectural documents for the structure, to no avail. No such plans have been found and made available. Electronically drafted field measured plans of the entire building were produced by Mark M. Jones Associates, Architects, LLC.

3.0 STRUCTURE CONDITION ASSESSMENT

Issues are treated individually under each heading in Section 3. In Section 5, prioritized work and budgets for the structure are considered.

3.1 SITE

DESCRIPTION:
The building is located at the northeast corner of Lincoln Avenue and Fourth Street in Moffat, Colorado. The church property is located near the center of town on a residential street, and very near to the town hotel now known as the Willow Springs Bed and Breakfast. The church is roughly T-shaped in plan, with steeples at the northwest and southwest corners, and a large entry steeple with concrete stair at the southeast corner. A concrete sidewalk extends several yards from this entry stair. Two cellar entry sheds are located on the south side of the building. The east and south sides of the building are primarily dirt and used for makeshift parking. The north and west sides of the building are covered with native grasses. No landscaping has been planted on any parts of the site. A wood frame latrine building is stationed behind the building on the west side. The date of construction is unknown, but it is believed to have been built about the same time as the church building. The latrine has no concrete foundation, and bears on wood posts. The construction is 2x4 wood, and the vertical that forms the seat is beaded tongue and groove cedar. In the latrine, three seats were provided for children, and two seats for adults. No septic system is present on the site. No external signage or kiosks are currently present at the building site. A variety of debris, such as old metal tanks, canisters, papers, and automotive parts are present on the site grounds.

CONDITION:
The town of Moffat has no established setback requirements, and according to information provided by the town, the building does not encroach on any rights-of-way. Site conditions are generally poor. The condition of the soil on the site is particularly alkali, and white salts are present in many areas. The alkali especially contributes to the deterioration of the lower part of the building, to be discussed in depth in the following section 3.2 Foundations of this report. The soil has a marked presence of clay, and is exposed in many places. With any moisture, the ground turns to mud. The water table is particularly high in Moffat. This has caused flooding in the cellar on several occasions in the past. The site does not have well delineated areas for parking, walking, and landscaping. The wood frame latrine building is dilapidated, and not used. The introduction of new plumbing within the building will require a septic system.

RECOMMENDATIONS:
The depth of the water table and the alkali soils are forces of nature which remain unalterable. Proactive responses to these natural site deficiencies will be addressed in the section 3.2 Foundations of this report. The delineation of the site with proper walks, parking areas, and well-placed landscaping is recommended. Portions of the south and west of the site should be devoted to a parking lot with designated spaces and hard surfaces for disabled drivers. The parking lot should be covered with gravel and connected to the entries of the building with gravel walks, gently sloped for proper drainage. The entries of the site are discussed in detail under the Exterior Appendages section of this report. Landscaping should be provided in the form of

additional salt tolerant native grasses planted in areas of exposed soil. The latrine should be removed, and plantings be established in its place. A septic system should be designed and installed to the north of the site in the form of a leach field. Further details of this system are located in the section 3.8 Mechanical Systems of this report.

To aid site drainage, compacted soil should be sloped away from the building at 1 / 4" per foot for approximately fifteen feet. A swale should be created at this point with positive drainage away from the structure. Once the area is properly graded, a plastic membrane should be installed and covered with gravel over the compacted soil a minimum of eight feet away from the building around the entire perimeter.

Because ground will be broken at the cellar level, it is advised that a historic archaeologist be present. Colorado Historic Society staff archeologist Tom Carr was consulted regarding this matter, and he advised that a historic archaeologist should be present on several occasions, but not for continuous monitoring of the site. Mr. Richard F. Carrillo of Cuartalejo Historic Preservation Associates has submitted a preliminary proposal, and his quote is included in the budget estimates in section 5.3 of this report.

The members of the Moffat Community Center Committee have expressed an interest in providing a community events kiosk near the main entry to the building. This should be chosen from a catalog or custom designed with care to be complementary to the building itself.

All assorted debris and trash should be removed from the site and disposed.

3.2 FOUNDATIONS

FOUNDATION SYSTEM AND PERIMETER DRAINAGE, AND BACKFILL

DESCRIPTION:
Foundation walls are of 10" concrete at the perimeter and at the two interior stem walls, which run north and south. The perimeter foundation walls create a concrete plinth upon which the masonry is set. All foundation walls bear on footings directly below the cellar storey. The building does not have a perimeter drainage system in place, either on the inside or the outside. The soils surrounding the building are filled to finish grade approximately one foot above the cellar floor level. The interior floor is dirt.

Above: *Alkali damaged concrete wall.*
Left: *Interior stem wall at passage.*

CONDITION:

The foundation walls at the perimeter appear to have succumbed to settling, water damage, and deterioration from alkali soils. The weight of the concrete block upon the unreinforced concrete foundation has caused increasingly strong thrust upon the perimeter concrete foundation walls. The interior stem walls have also failed, having been eroded and cracked at their bases from exposure to water and alkali soil. Backfill appears to be properly compacted and undisturbed on the exterior. The cellar dirt floor seeps moisture regularly.

Above: *Southeast corner of stem wall, with large cracks and crumbling.*

RECOMMENDATIONS:

A soils analysis should be undertaken by a geotechnical engineer. The recommendation to hire the geotechnical engineer is represented in the cost estimates in section 5.3 of this report. The

engineer's recommendations should be followed for subdrain systems. Should the owners ever decide to put a slab in the cellar, this would necessitate a subdrain system in the basement and around the perimeter of the building. This system should consist of gravel and perforated pipe at a slight slope which drains to an internally located sump pump. This system is depicted in the structural engineering cellar level plan on page 39. Even if a slab is not installed, the geotechnical engineer may still recommend a drainage system; the owner should follow his recommendations.

Demolish portions of exterior foundation walls that have been eroded by alkali soil. Approximately twenty linear feet of foundation walls have been affected. Patch the affected areas with concrete patching compound. Install concrete grade beams around the entire interior perimeter. Thicken the concrete walls at the entire perimeter approximately eight inches. The walls should be thickened by forming and pouring new sections of concrete wall with steel reinforcement in both directions. Join the new interior wall to the existing concrete perimeter walls with hilti expansion anchor bolts as depicted in the proposed schematic structural wall section detail that follows. Also, reinforce the existing plinth with a steel channel and steel plate bolted together through the wall. The channels and plates should be welded or bolted together to form a continuous steel band around the building. The thickened and reinforced walls and the steel channels and plates will effectively act together as a tension ring inside the entire perimeter. Install concrete grade beams and additional pads where interior stem walls once stood. These will create bearing support for eight steel columns. Support the floor joists above the internal concrete stem walls with temporary shoring. Remove these concrete stem walls. Install steel I-beams and two square steel tube columns for each beam to support the first floor loads. Bear the ends of these beams on the new concrete interior reinforcement walls.

Exterior plinth and cracked masonry above.

3.3 BUILDING STRUCTURAL SYSTEM

GENERAL STRUCTURAL SYSTEM DESCRIPTION:
The building is an unreinforced load bearing masonry structure with wood framed floors and wood framed partitions. Ceiling and roof structure are also of wood frame. The loads of the first floor structure are conducted through the perimeter foundation walls and two interior stem walls, previously mentioned. Part of the roof structure is supported by an interior load bearing stud wall, with wood columns and three wood arches. The roof structure is composed of wood field-assembled stick framing.

CELLAR STRUCTURAL SYSTEM:

DESCRIPTION:
The cellar structural system is described in detail in section 3.2 Foundations above.

MAIN FLOOR STRUCTURAL SYSTEM:

DESCRIPTION:
Main floor framing consists of 2x10 wood joists at 16" on center, with 2x4 cross bridging.

CONDITION:
The majority of main floor framing appears to be in good condition, with no dry rot noted.

RECOMMENDATIONS:
Corrective work entails the replacement of internal concrete stem walls with steel I-beams and columns, as described in section 3.2 Foundations above.

Main floor framing joists and cross bridging.

SECOND FLOOR STRUCTURAL SYSTEM:

DESCRIPTION:
Second floor framing consists of 2x10 wood joists at 16" on center

CONDITION:
Second floor framing appears to be in good condition.

RECOMMENDATIONS:
No corrective work is recommended for the second floor framing.

CEILING AND ROOF FRAMING SYSTEM

DESCRIPTION:
Roof framing is composed of field assembled stick framing. The stick framing includes rafters, horizontal ties, diagonal struts, and vertical posts regularly spaced. The framing originally formed a ceiling profile with a configuration as depicted in section sketch below. This framing supported the roof and the tin ceiling below. Later 2x10 ceiling joists were placed at 16" on center. These support the current plaster ceiling.

Tin ceiling in chancel.

Tin ceiling (and belfry hatch) in vestibule.

Above: *Diagram of ceiling. Line of original ceiling shown solid, line of current plaster ceiling shown dashed.*

CONDITION:
The majority of the roof and ceiling framing is in good condition and has not succumbed to dry rot. The only damaged areas are at the ceilings at the northwest and southwest steeples. These have undergone water damage and extensive dry rot.

RECOMMENDATIONS:
The ceiling at the northwest steeple should be dismantled and rebuilt with members similar to the adjoining construction. When the entire southwest steeple is demolished and rebuilt, the ceiling members should be similarly rebuilt. Upon removal of the flat plaster ceiling, per section 3.7 Ceiling Finish Materials, all flat ceiling joists in the sanctuary area should be removed.
At that time, original ceiling framing should be evaluated from above for structural stability. Missing or damaged members should be replaced in kind. Keeping as many good tin ceiling panels in place as possible, the ceiling framing should be prepared to receive new panels as required.

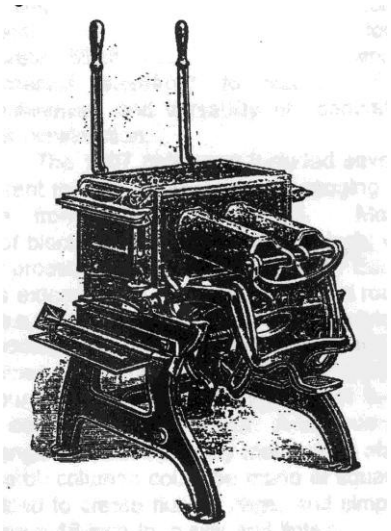
Roof framing in attic area. Note that some roof sheathing boards show evidence of cement, and were most likely recycled form boards.

3.4 BUILDING ENVELOPE-EXTERIOR WALLS

EXTERIOR WALL CONSTRUCTION AND MASONRY:

DESCRIPTION:
Exterior wall construction is unreinforced decorative concrete block masonry. Units vary in width from 8" to 10." Each block face is smooth with chamfered corners. Five distinct shapes of block were observed, which are listed in CONDITION below. Exterior joints are flush with the chamfered edges of the block. Mortar is generally the same color and presumably of similar composition of the block, but slightly softer. No bond beams are present at the top course of the masonry, just below the gable roof framing. No evidence of vertical or horizontal rebar is present, nor are concrete block cells, on the whole, grouted. A brick chimney is present on the west wall on all three floors and protrudes from the roof. Above the windows at the lower level, the concrete foundation plinth acts as a lintel. Above windows and the exterior door are cast concrete lintels approximately 8" wider than their openings.

Mr. Dale Heckendorn of the Colorado Historical Society was consulted on the block used in the Moffat Church. The block utilized in the structure was popular for do-it-yourself construction in the early years of the twentieth century. The machines for manufacturing such block were sold through catalogs from the Sears Roebuck Company, Montgomery Ward Company, and other large manufacturing houses. A variety of patterns were available. The use of the block was widespread for residential, commercial, and agricultural buildings throughout Colorado between 1900 and 1940. The intent of the block machines was to allow independent individuals to manufacture versatile building units with readily available materials: sand, gravel, cement, and water. The appearance of the concrete block emulates cut or rock-faced stone.



Sears "Wizard" Block Machine Circa 1907

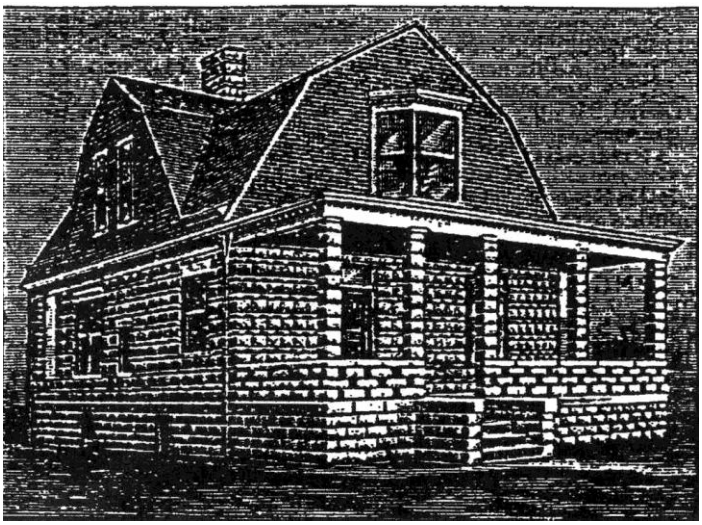
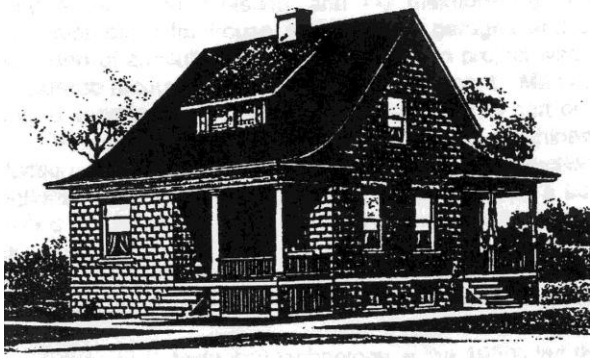


Illustration from 1907 Sears Catalogue



Sears Catalogue House, 1908

Figure 16

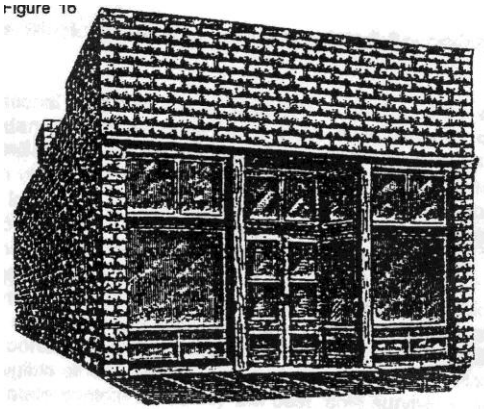
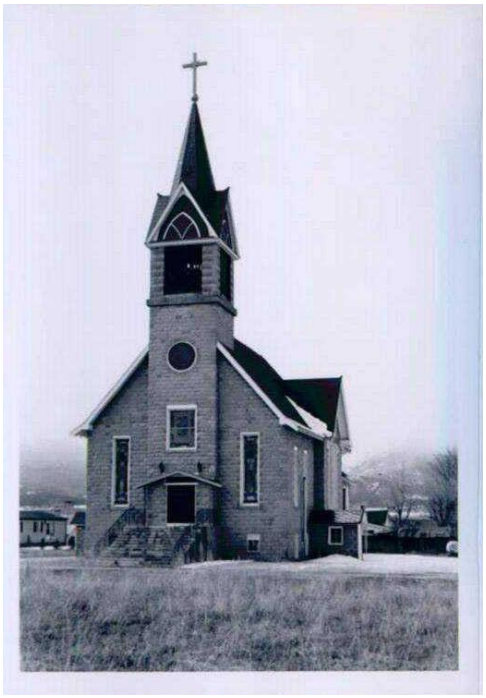
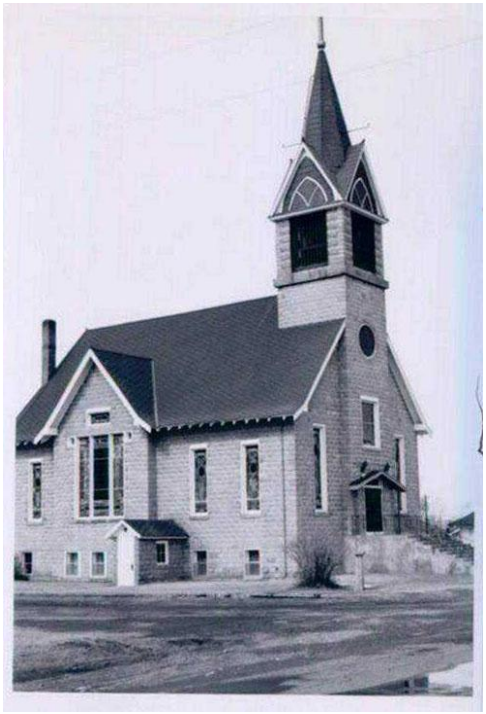
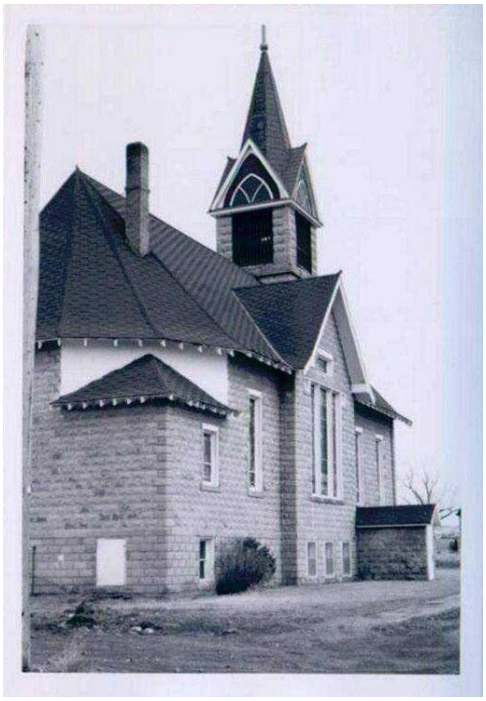


Illustration from 1907 Sears Catalogue

The Moffat Church was not the sole church constructed of decorative concrete block in Colorado. On this page are photographs of the Hope Evangelical Lutheran Church, built in Westcliffe, Colorado in 1917. This building is listed on the National Register of Historic Places.







Photographs courtesy Mr. Dale Heckendorn, National Register Coordinator of Colorado Historical Society.

CONDITION:
Cracks are evidenced in block throughout the building. They are especially pronounced just above the concrete plinth above each basement window, above the second floor windows, and at the northwest and southwest steeples.

The concrete block walls are pulling away from the roof structure at the northwest corner. This has been temporarily halted by the threaded steel rods, wire, and turnbuckle at the north end of the structure. Another temporary measure to thwart further block expansion has been the furnishing in the mid-1980s of wide concrete buttresses at the northwest and northeast corner. Based on thorough structural analysis, it has been determined that the blocks are failing due to a combination of factors. Block failure is a function of the lack of horizontal reinforcement between the blocks and a lack of vertical reinforcement within the open cells of the blocks, but also of the weak construction of the concrete foundation plinth, which was also poured without steel reinforcement. The brick chimney has been almost completely destroyed by alkali soils.

Turnbuckle at north elevation face.

Southwest steeple detail.

The design of the steeples and their spires was, as noted earlier, inherently deficient. The steeples located at the northwest and southwest corners were constructed in the valleys of the building roof gables. This directed rain, snow, and ice to the sides of the steeples and the spires. No crickets were built in the roofing system to channel the elements away from the steeples. At the southwest corner steeple the spire has been completely removed from the structure. The whereabouts of the missing spire are unknown at this time. The removal of the spire has exposed the top courses of the concrete block at this steeple to be exposed to the weather, and water splashing from the roof above. Rainwater and freeze-thaw cycles have completely eroded the block at this location, and numerous blocks have been lost.

The following photographs depict the two steeples. Note the weaknesses caused by the large windows, and the valley drainage design flaw. Also note the large cracks and missing masonry in the steeples.

Left: *Steeple at northwest corner. Note fully intact spire and later angled concrete buttress at base.*

Right: *Steeple at southwest corner. Note missing spire, improvised tin cricket, and severe deterioration of decorative concrete block.*

The concrete block steeples are pulling away from the roof structure above. The northwest steeple is in reparable

condition, whereas the southwest steeple is deteriorated by weather and in very poor condition. The steeples were poorly designed to begin with. The bodies of the steeples were composed with two large windows with minimal amounts of masonry at each side. Simply not enough structure is present to bear the roof dead and snow loads, and none of the structure is reinforced. The windows were later filled in with studs and finished at the exterior with stucco

Mason Chuck Moore of the Cornerstone Masonry Company of Center, Colorado has done a thorough inventory of the cracked and damaged block on the building. His findings are listed below. Note that sizes listed are nominal.

Block size	Height X Width X Length	Number to Replace
Full size	6" x 10" x 20"	291
1/2 size	6" x 8" x 10"	191
1/4 size	6" x 8" x 4-1/2"	95
3/4 size	6" x 8" x 15"	40
Corner	6" x 10" x 20"	180
Total damaged block		797
Contingency (blocks expected to break during removal process)		203
Total blocks needed		1000

RECOMMENDATIONS:
Reinforce the first masonry course which sets on the basement wall with steel channel members bolted together through the masonry course. The steel channels should be bolted or welded together at the building corners to provide a continuous tension support around the outside lower level of the building. As mentioned in section 3.3 Foundations above, install additional reinforced concrete around the entire inside of the building at the cellar level. See schematic structural section 'A' on page 40 of this report.

The top masonry course should be reinforced to act as a bond beam. Steel plates should be installed at the interior perimeter of the top course, with large rebar studs welded to the channels and inserted into each concrete block. Pressure grout fittings should be located at each concrete block, to allow workers to fill at a minimum the top three courses with solid grout. Prior to filling the top courses with grout, the lower courses should be filled with blown-in cellulose or isocyanurate insulation. The insulation should prevent the grout from seeping to lower courses while it is still plastic. See schematic bond beam detail 'B' on page 41 of this report.

Fabricate block in ample amounts sufficient to replace damaged pieces (see chart above). Qualified masons Chuck Moore and John Hoffman were consulted on the fabrication and installation of the block. These masons have access to a similar block casting machine and would be willing to create molds for each of the types of block necessary for the renovation. Remove and replace each broken or cracked concrete block. Based on field conditions, some cracked block could be able to remain intact in the walls. On these select blocks, the faces should be removed and replaced with a cast veneer.
The three windows on the north gable end elevation and the six window openings on the cellar level that have been selected to receive steel louvers should be reinforced. Install new welded steel frames composed of steel angle lintels and steel plate jambs and sills at these locations.

The severely deteriorated brick chimney should be demolished at the lower level, but retained on the main and upper levels. The floor beneath the chimney on the main level should be adequately reinforced with additional timber members to carry the load of the chimney. The brick should be cleaned and repointed to restore its historic appearance.

Left: Chimney at basement, deteriorated by alkali and exposure to air.

The steeples at the northwest and southwest corner require special attention. The southwest steeple should be dismantled altogether. It should be rebuilt using new decorative concrete blocks with steel rebar reinforcement. The corner of the steeple will serve as a column when it is rebuilt, and should be reinforced with ample vertical reinforcement bars and horizontal ties. In rebuilding the steeple, space should be left for windows where they were originally located. For each, install a concrete sill below and a reinforced concrete lintel above. The northwest corner steeple should be assessed for the stability of the block composing it. Severely damaged or cracked block should be removed and replaced, as recommended above.

Once the northwest steeple has had its damaged blocks replaced and the southwest steeple is rebuilt and solidly reinforced, the spire on the northwest steeple should be measured in place and replicated for placement on the southwest steeple. Each spire should be firmly mechanically attached to the top of each steeple.

EXTERIOR FINISHES:

DESCRIPTION:

Three distinct finishes are present on the exterior of the building. The base is finished in concrete from grade to the top of the field cast plinth. The exterior walls are simply the exposed faces of the decorative concrete blocks. Atop the blocks on the north, west, and south gable ends and at the entry steeple are gray painted tin siding shingles.

CONDITION:

The concrete base and plinth are in fair condition, showing slight crumbling and deterioration over time. The condition of the concrete blocks varies. As previously mentioned, some are cracked and some are completely broken to pieces. Some blocks, though not cracked or crumbling, have sustained significant wear at their exposed chamfered edges. Most tin siding shingles are in good condition, but some have been lifted up at their edges, and nearly all suffer from peeling paint.

RECOMMENDATIONS:

The concrete structural plinth depicted in the schematic structural section ‘A’ on page 40 will cover and conceal the concrete base and plinth. Blocks where absolutely necessary will be replaced as previously noted. Worn chamfered edges on some of the remaining blocks should be accepted as the result of nearly one hundred years of natural wind and weather erosion. These slightly roughened, worn blocks should not be replaced. Any severely bent or damaged tin shingles should be replaced and loose tin shingles should be refastened. Consideration should be given to submitting several shingles to a laboratory agency for spectrographic testing to determine their original color. Shingles should be then cleaned with a Prosoco paint stripper and carefully repainted in approximately the original paint colors.

EXTERIOR APPENDAGES- PORCH, STOOP, PORTICO, ETC.:

DESCRIPTION:
Three appendages will be discussed in this section. First, the main entry stoop at the southeast corner, which is built of concrete with seven risers and concrete abutments on each side. Two small gabled entry sheds built of concrete with tin gable ends and tin shingles are located on the south side of the building.

Main entry concrete stoop.

CONDITION:
The main entry stoop is significantly deteriorated and crumbling and cracking occurs on both the treads and the abutments. The pipe handrail does not meet any building code or accepted standards. The stair tread to riser ratio also does not meet building code minimums. The shed entries are in fair condition, with some of the concrete faces eroded.

.

Gabled shed entry at south side of building, typical of two.

RECOMMENDATIONS:
The main entry stoop should be entirely removed, to make room for a new stair. The doors for the gabled entry sheds should be replaced. This issue is further addressed under the DOORS AND WINDOWS section.

3.5 BUILDING ENVELOPE-ROOFING AND WATERPROOFING

ROOFING SYSTEMS, SHEETMETAL FLASHING, DRAINAGE, GUTTERS AND DOWNSPOUTS

DESCRIPTION:
The roofing system for the Moffat Community Church consists of galvanized tin fish-scale shingles over tongue and groove wood sheathing boards. Hip and valley flashing is also of galvanized tin. All three steeples were originally wood frame with galvanized tin shingles as well. There are no signs that gutters and downspouts have ever been installed on the building. A decorative ridge cap is present on the ridges and at the edges of each steeple flare. This cap is manufactured from the same tin as the shingles, and each piece has a small rounded nodule. At the ends of each gable are located terminus finials, also made from the same tin. The finials are also rounded, and rise up approximately eight inches higher than the ridge cap nodules.

CONDITION:
Shingles are mechanically attached by nails to roof sheathing. Most shingles appear to be whole and intact. A small number of shingles are bent or otherwise disfigured. Many shingles have gained a natural rust patina on their surfaces. The ridge cap and terminus finials appear to be in good condition.

RECOMMENDATIONS:
A shingle manufacturer, such as the W.F. Norman Company (www.wfnorman.com), should be consulted for shingles which match the profile of the existing shingles. Note that roof surfaces and vertical panel surfaces have two distinct, different patterns. Enough shingles should be procured to replace any that are bent or broken. Note that approximately fifty extra shingles are currently stored in the cellar. The rust patina is not a cause for alarm, as it does not reduce the effectiveness of the roof. As there is no historic basis for their installation, no new gutters or downspouts should be installed. Roof drainage at the perimeter of the building should be handled as recommended in section 3.1 Site above.

3.6 WINDOWS AND DOORS

EXTERIOR DOORS, WINDOWS, HARDWARE, AND TRIM AND FINISHES:

DESCRIPTION:
Exterior windows and doors are wood frame. The original five panel heavy wood main entry doors are intact. These are painted white, and their door hardware includes brass door pulls and a hasp for a padlock, added much later than the original construction. An inoperable stained glass transom is present above the wood entry doors. The doors on the two sheds at the south elevation of the building are present. Most interior doors are four panel, and are also painted white. An exception is the non-original wood door between the sanctuary and the chancel, which is flush, hollow core, and unfinished. All interior doors have minimal hardware, brass doorknobs only. Wood trim is in place on all exterior and interior doors.

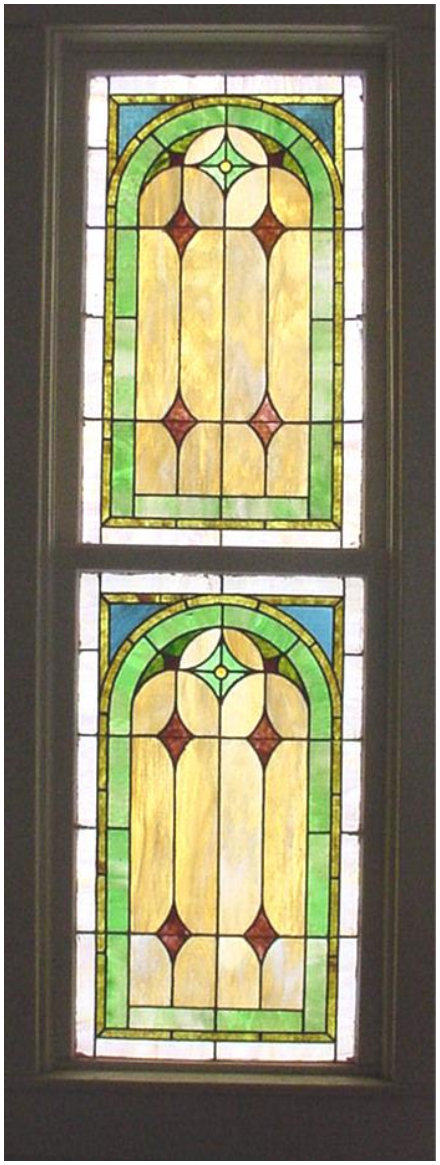
Main entry doors.

Typical stained glass window.

All full-size wood windows in the building are double-hung and painted white at the exterior and the interior. Windows in the north wall of the sanctuary contain stained glass as depicted above in both sashes. Windows on other walls contain stained glass on the upper sash and diamond-pattern obscured glass on the lower sash. The two windows in the upper level (one is in the stairwell, and one is in the upper room) contain clear glass in the lower and upper sashes. Smaller, fixed window groupings are also present in the gable ends of the north and south elevations. These window groupings consist of three nearly square stained glass windows in a row with a half-round window above the center square window. The half-round windows are capped with wood keystones. A painted metal louvered vent within a wood frame is present above the main entry. The vent is a tall rectangle with a half-round top. The half round top is capped with a wood keystone. The original (presumably) wood doors to the lower level are missing, and have been replaced with makeshift plywood doors of marginal quality.

CONDITION:
The main exterior doors and frames are in fair condition. The doors leading to the cellar through the sheds are in poor condition. Window condition generally ranges from fair to poor, given the age of the windows. Every surviving original window is intact with original hardware. Hardware consists of brass sash pulls and brass sash locks. The majority of the windows appear to have functional ropes and weights. Some of the sash of the original windows has undergone

early stages of dry rot. Four windows are missing altogether from the two corner steeples and two windows are missing on the west elevation at the main level. These windows are filled in with concrete masonry units and covered with stucco. A pattern of masonry joints is roughly etched into the stucco. All seventeen windows on the lower level have been removed and replaced with concrete infill panels. On the main level, some glass panes have been broken and have been replaced with non-matching glass. Paint on the windows, both inside and out, is in fair condition.



Above: *Top window sash saved from steeple window.*
Left: *Sanctuary window, showing top and bottom stained glass sash.*

RECOMMENDATIONS:
On exterior doors and several windows, consideration should be given to taking samples for laboratory spectrographic color analysis. Doors should have all peeling paint removed down to the next good paintable surface. Based on color information gained from the laboratory tests,

doors should be repainted in a close approximation of their original color. Another required exit door should be added at the northwest corner. This door should be an exterior grade five panel solid core wood door to approximate the appearance of the front entry doors. This door should be installed per architects proposed design drawings, which are located in Section 4.4. The makeshift exterior doors leading to the cellar through the south sheds should be replaced with wood panel doors similar in profile to other three-panel doors in the building.

Refurbish windows as follows: Using gentlest means possible, remove all chipped and peeled paint from sash and frames only down to the next good paintable surface. Use epoxy filler to patch any damaged areas. Remove cracked glazing putty and re-putty. Prime sash and frames. Use epoxy filler on cracked sills as needed. Follow lead paint protocol. In all double-hung windows, replace all ropes and reset or replace any missing weights. Install new copper weatherstripping. Check all sash for proper operation. Replace any cracked or missing panes with panes fabricated to match existing glass. Check leaded windows and repair any bent or broken caming. Determine through laboratory spectrographic analysis whether windows and trim were originally painted or stained. Check inside finish. As appropriate to the original window treatment, reseal with paint or low sheen poly on any worn areas. Paint should be a close approximate of the original window color. Apply a poly finish coat. As an alternate, traditional varnish can be used, but would not be as durable as a poly finish.

The half-round topped vent above the main entrance should receive a similar treatment. It should have any chipped and peeled paint removed, and be sanded as preparation for a coat of primer, two coats of paint, and a poly finish coat.

The perimeter walls on the main level, as noted below in Section 3.7 Interior Finishes will receive two inches of rigid insulation and one half inch of gypsum wallboard. This will effectively add two and one-half inches to the overall wall thicknesses at these locations. The windows on the main level should receive jamb, head, and sill extensions, so as to properly align them with the new wall thicknesses. Reinstall wood window and door trim over the thickened perimeter walls.

Four windows and frames for the steeples, and two windows and frames for the west elevation should be fabricated. For these windows, as many original sash and trim elements as are available should be used. New frames, sash, and stained glass should replicate the original profiles and patterns. The original windows for these locations are understood to be very similar to the original sanctuary windows. Once the northwest steeple is structurally corrected and stabilized, and the southwest steeple is reconstructed, install the new windows. New windows and glass panes should also be fabricated to replace any missing or damaged windows and glass panes in the gable ends of the north and south elevations.

New cellar windows should not be fabricated. No physical trace, records, historic photographs, or drawings of the original windows for the seventeen openings remain. Most of these openings should remain filled, and should be covered with the plinth course, as recommended in section 3.4, Building Exterior Envelope above. Approximately six openings should have a portion of the concrete infill removed and replaced with steel ventilation louvers. The proposed ventilation louvers will not take up the entire existing window openings. Therefore, only part of the infilled

areas will be removed. These louvers, used in combination with a mechanical ventilation system, should provide adequate ventilation to the cellar.

3.7 INTERIOR FINISHES

WALL FINISH MATERIALS

DESCRIPTION:
Wall finishes are painted lath and plaster nearly throughout the building. In the sanctuary and former chancel, a vertical bead board wood wainscot and chair rail trim is present over the plaster walls. Between the sanctuary and former chancel is a series of four Doric wood columns supporting wood arches. When the chancel was converted to Sunday school space sometime between 1951 and 1953, a wood frame wall was built beneath the arches. The wall is finished in gypsum drywall, and has a swinging door at the south arch and a sliding door at the north arch. The walls in the upper room are finished with inexpensive wood paneling.

CONDITION:
The plaster walls are intact for the most part throughout the building, with the noted exception of the steeples. Their condition ranges from fair to good. The wood wainscot and associated wood trim are in fair condition. The Doric columns and arches have been covered by the 1950s era construction, but are in fair condition. The walls between and above the arches is in fair condition. The upper room wallboard is in fair condition.

RECOMMENDATIONS:
First, remove the wall and doors between the arches. Remove any portion of the 1950s era construction to reveal arches and columns. Replace any missing or broken wood trim in this area.
Remove the wood wainscot and trim. Consideration should be given to conducting a laboratory spectrographic analysis to determine the original color of the wood wainscot and trim.

When the building was constructed, no effort was made to insulate it. The building was originally never occupied for long periods of time. In its new proposed use as a community center and town hall, the building will be occupied for longer meetings and events. Therefore, effective insulation will be of key importance in keeping the building warm during the winter months. As mentioned in section 3.4, cellulose or isocyanurate insulation should be blown into as many blocks as feasible to increase the insulation value in the exterior walls.

Clean the wood wainscot and trim down to the next good paintable layer. Then, prime the wood wainscot, trim, and plaster walls. Paint these elements throughout the building in a close approximation of the original colors. The upper room walls should be left unaltered.

View of sanctuary looking north. Note wood arch at west wall, hardwood flooring, wood dais platform, plaster walls and ceiling, and wood bead board wainscot.

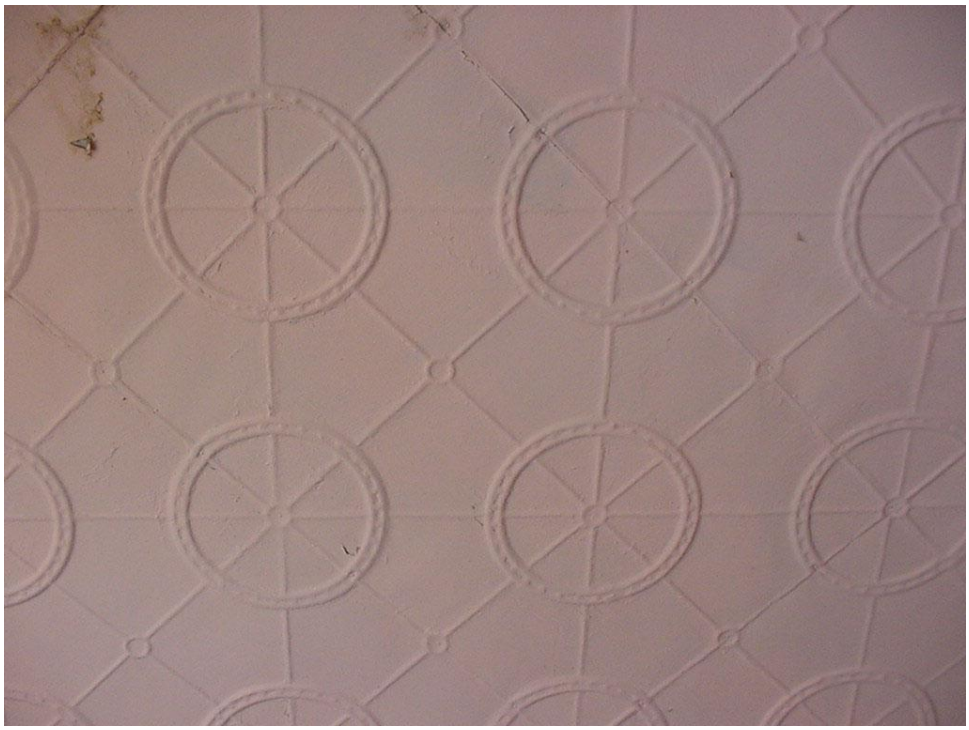
View of sanctuary looking south. Note wood arch at west wall, hardwood flooring, plaster walls and ceiling, and wood bead board wainscot.

Upper room area. Floors are finished with square vinyl asbestos tiles, walls are finished with wood paneling, and ceilings are finished with fiberboard panels. Door opening leads to attic space above sanctuary.

CEILING FINISH MATERIALS

DESCRIPTION:
A tin ceiling with a pinwheel motif is present above the former chancel area. The current ceiling of the sanctuary was installed sometime between the original construction of the ceiling and the early 1930s. This flat ceiling is made of lath and plaster. This lowered ceiling was installed to save the church the expense of heating the full volume of the sanctuary space. A tin ceiling in the configuration of the diagram on page 30 of this report is present above the lath and plaster ceiling. Without destructive analysis, it was not possible to see the pattern of the ceiling in this area from below. It was observed (from above in the attic) that the pattern of the original tin ceiling panels in this area is different from the pinwheel motif pattern on the ceiling above the chancel area. Finally, in the upper room, the ceiling consists of fiberboard panels.

CONDITION:
The former chancel area ceiling is in fair to poor condition. Some of the pinwheel-pattern tin ceiling tiles there have begun to rust and deteriorate. The plaster ceiling in the sanctuary is in fair condition. An unfortunate result of its installation was the piercing of some portions of the original tin ceiling above with suspension framing members. The overall condition of the original sanctuary ceiling cannot be assessed without complete demolition of the plaster ceiling beneath it. Presumably the condition of the original tin ceiling in this area ranges from fair to poor. The fiberboard ceiling in the upper room is worn and in fair condition.



Pinwheel pattern tin panel ceiling in former chancel

RECOMMENDATIONS:

The flat sanctuary plaster ceiling should be removed in its entirety. As mentioned above under Ceiling and Roof Framing System, the ceiling structure and its corresponding framing members should also be removed. Once exposed, work should begin upon the tin ceilings in both the sanctuary and the former chancel. Any rusted or otherwise deteriorating panels should be removed and replaced, as well as any panels pierced by the installation of the flat plaster ceiling. Both tin ceiling panel patterns should be readily available from an historic metals manufacturer catalog. Consideration should be given to taking samples of the ceiling panels for laboratory spectrographic color analysis. Once all panels are intact and positioned properly, the ceilings should receive a primer coat and two coats of breathable metal rustoleum paint or an approved equivalent in an approximate match of the original color. After the ceiling is completely in place, the ceiling above the sanctuary should be insulated. Install ten to twelve inches of blown-in cellulite insulation in the attic space above the sanctuary ceiling.

Significant paint peeling, rust, and deterioration of tin panels at south end of former chancel

FLOOR FINISH MATERIALS

DESCRIPTION:
The flooring for the entire main floor of the church was originally softwood planks. In the 1930s, a hardwood tongue and groove floor was placed over the original planks, including at the areas of the former chancel and the north dais. Only a dirt floor is present at the lower level. The flooring for the upper level consists of vinyl tiles over softwood planks.

CONDITION:
The hardwood flooring is in good condition. The cellar dirt floor as a result of a number of floods and freeze-thaw cycles is uneven. The upper floor tiles are very worn, and are presumed to be asbestos containing.

RECOMMENDATIONS:
The main floor flooring should be sanded and refinished with a polyurethane product. The cellar floor should be left as-is with a dirt floor. The upper floor tiles and mastic should be removed. These are presumed to be asbestos containing, but are non-friable. No special equipment is required for their removal. A pull-down stair should be installed from the office leading to the upper floor room, as described in the section 4.5 Accessibility Compliance below. The tin ceiling tiles disturbed by the new installation of the pull-down stair should be retained and stored, so that the ceiling is in effect reversible to its original condition. Once the ladder is installed, the upper floor room should retain its tongue and groove wood subfloor.

3.8 MECHANICAL SYSTEMS

HEATING AND AIR CONDITIONING

DESCRIPTION:
The heating system has undergone several changes since the original construction of the building. There is evidence of a coal stove in the cellar. This was probably used as the original heating source in the building with a gravity supply and return air system. The chimney on the west side of the building extended down to the cellar and there is a large framed opening in the floor structure where a return would likely have been installed. At the time of construction, coal would have been the fuel of choice in the area.

At some point, the coal stove was abandoned and replaced with a 1950s vintage oil stove. The oil stove is located in the middle of the main meeting room with a single wall welded steel vent pipe being extended up through the roof. At present, the oil stove is not being used.

CONDITION:
Although the existing oil stove appears to be functional, its central location detracts from the historical appearance of the building. The vent piping is not installed to code and is a fire hazard.

RECOMMENDATIONS:
It is recommended that an electric furnace be installed in the cellar to condition the main level of the building. The furnace should be capable of an economizer cycle to provide cooling during the hot summer months. Additional electric wall heaters and or kickspace type units should be used to provide heating to any new restroom and kitchen spaces. The upper room will be used for records storage only, and will not require heat.

VENTILATION

DESCRIPTION:
There are no ventilation systems presently installed in the building. Operable windows technically provide code required ventilation for all existing occupied spaces in the building. There is not a ventilation system in the cellar and there are signs of moisture at the floor and the perimeter foundation walls.

RECOMMENDATIONS:
The electric furnace and its ductwork should be designed so as to provide mechanical ventilation of fresh air to the main floor. Exhaust fans should be installed in the new restrooms and kitchen. A mechanical ventilation system should be installed in the cellar. The system should be designed to run continuously when the space humidity is above 40%, subject to a low temperature thermostat which will stop the fan when the space temperature drops below 40F.

WATER SERVICE, PLUMBING, AND SEWER UTILITIES

DESCRIPTION:
Presently, there is not a domestic water service to the building. There is also not a waste system in the building. There are not any existing domestic plumbing services in the building.

RECOMMENDATIONS:
A minimum 3/4" water service should be extended from the city utility service into the cellar and from there as required to service new restroom and kitchen facilities. A septic system and associated leach field should be installed to serve the new restrooms and kitchen facility. Domestic hot and cold water will have to be routed from the cellar water service entrance through the cellar to the new restroom and kitchen locations. A 30 gallon electric water heater should be installed in the cellar. All new plumbing work should be in copper with polyvinyl chloride drain/waste/vent waste and vent piping.

FIRE SUPPRESSION- SPRINKLERS

DESCRIPTION:
The building does not have a fire suppression system in place.

RECOMMENDATIONS:
There is adequate ceiling space above the main level areas to install a concealed fire suppression system. The installation would require that the water service into the building be upgraded to 2" in order to have adequate water flow. There are not any code requirements to install the sprinkler system, but it is recommended that the Owner consider the option, particularly with regards to potential insurance savings.

3.9 ELECTRICAL SYSTEMS

ELECTRICAL SERVICE

DESCRIPTION:
Presently there is not an electrical service to the building. There is evidence of an overhead electrical service which is understood to have been removed 15+/- years ago.

RECOMMENDATIONS:
It is recommended that a new underground electrical service be installed. Due to the lack of gas service and the recommendation to install electric heat, the service entrance should be 400 amps at 240 volts, 1 phase.

ELECTRICAL PANELS AND DISTRIBUTION SYSTEM

DESCRIPTION:
As was previously noted, the building did have electric service at one time. There is limited electrical service to lighting and receptacles throughout the building.

CONDITION:
In general, the existing electrical equipment and distribution wiring in the building is in poor condition.

RECOMMENDATIONS:
It is recommended that the building be completely re-wired to ensure adequacy and compliance with current building codes. It is recommended that a single 400 amp, 1 phase panel board be installed at the entrance to the cellar. From this location, the building may be re-wired using exposed conduit in the cellar and concealed conduit into the attic space.

LIGHTING

DESCRIPTION:
Although the lighting system is presently un-powered, there are existing school house type fixtures in place. The lighting systems are generally incandescent and appear to be from the 1950's.

CONDITION:
The existing lighting fixtures are in fair condition. None of the existing fixtures are original, as all were installed after 1932 when the flat plaster ceiling was built in the sanctuary.

Left: *Pendant light fixture in sanctuary.*

RECOMMENDATIONS:
In general, it is recommended that the lighting throughout the occupied portion of the building be replaced with period type historical fixtures. The four pendant fixtures should be salvaged, cleaned, and used in flat ceiling portions of the building. Additional incandescent lighting should be installed in the cellar to provide for service access.

FIRE DETECTION SYSTEM

DESCRIPTION:
The building does not presently have a central fire detection system and neither were any local smoke detectors observed.

RECOMMENDATIONS:
Given that there can be significant unoccupied periods in the building of this type, the installation of a complete fire detection system with a central fire station dial up capability is recommended. As with the fire sprinkler system, this modification should be reviewed with the Church's insurance carrier for premium cost savings.

SECURITY ALARM SYSTEM

DESCRIPTION:
The building does not presently have a security alarm system in place.

RECOMMENDATIONS:
Due to the rather remote location of the Town of Moffat, and the fact that local residents act as the "eyes and ears" of the community, no security alarm system is recommended. However, door hardware such as deadbolts would certainly be recommended in order to secure the building after hours.

4.0 ANALYSIS AND COMPLIANCE

4.1 HAZARDOUS MATERIALS

Potential asbestos containing materials may be present in the floor tiles on the upper floor. An asbestos survey is recommended. The tiles should be removed and disposed of by appropriately outfitted contractors during the course of construction.

4.2 EXISTING MATERIALS ANALYSIS

PAINT:
Original paint on the building, because of its age, is understood to be lead-based paint. Restoration work should follow approved protocol for encapsulation of lead-based paint.

4.3 ZONING CODE COMPLIANCE

No zoning code has been adopted by the Town of Moffat or the County of Saguache.

4.4 BUILDING CODE COMPLIANCE

No building code has been adopted by the Town of Moffat or the County of Saguache. Mark M. Jones Associates, Architects LLC and their consultants have proceeded with the analysis of the building using the Uniform Building Code 1997 edition. Electrical recommendations are in accordance with the National Electric Code, and fire protection recommendations are in accordance with NFPA 1991.

4.5 ACCESSIBILITY COMPLIANCE

The property is not currently in compliance with the Americans with Disabilities Act Accessibility Guidelines. Several key modifications should be undertaken in order to comply. These are delineated on the CAD drafted plans located in this section. New elements would include a new front entry stair, a new access ramp and egress door at the west elevation, and a new accessible restroom on the main floor. A portion of the stair between the sanctuary space and the former chancel would also need to be reconfigured, with space allotted to a new internal ramp. In this way disabled visitors would be able to access all the spaces on the main floor level.

It should be noted that the locations and design of the ramp and egress door and other design elements depicted on the sketch plans of this report are not definitive, final solutions to the code and accessibility needs of the building. Rather, these were drawn as "test solutions" to assure that there are indeed viable solutions, and in order to evaluate them to assure the least amount of impact on existing historical fabric. These were also drawn in order to establish a meaningful budget for the project. Other possible design solutions will be considered as schematic design planning for the project moves forward. Once schematic design solutions are approved by the Moffat Community Center Committee and the State Historical Fund, they will be fully detailed in construction documents.

5.0 PRESERVATION PLAN

5.1 PRIORITIZED WORK PLAN

Generally, measures to stabilize the existing structural system of the building are given the highest priority. These measures are undertaken from the foundation level working upwards. Once the structure is stabilized, proposed exterior design elements to meet egress requirements and access for disabled persons will be undertaken. Measures to restore, preserve, and beautify the exterior of the building are the next priorities. Interior renovations and proposed design for building utilization are next in order. Finally are mechanical and electrical priorities.

PRIORITY 1: Drainage, Cellar, and Site Work
First, the soils around and inside the building should be analyzed by a geotechnical engineer. A historic archaeologist should also be retained to make several site visits, as the soil will be disturbed inside the building. Install a subdrain system in the basement and around the building perimeter. Install sump pump with drainage to the north away from the building. Install rough-ins for mechanical systems and septic systems. Remove portions of concrete foundation that have been eroded by alkali soil, and patch these areas. Install concrete grade beams at the interior of the existing cellar perimeter foundation walls. Thicken the existing cellar perimeter foundation walls by forming new 8" concrete walls to the interior on top of the grade beams. Attach these new walls to the existing walls with hilti expansion bolts. Install two concrete grade beams in the cellar as required to hold up the columns. Remove concrete stem walls and install steel I-beams and tube steel columns in their stead. Install concrete or asphalt paved area for parking for the disabled. Introduce gravel for remainder of parking and for site walks. Slope compacted soil away from the building and create a swale. Install gravel covered plastic membrane at building perimeter. Plant native grasses on barren portions of site.

PRIORITY 2: Masonry at Plinth, External Stair.
Remove existing front entry stair and its abutments. Remove existing buttresses. Reinforce the first masonry course that sets on the basement wall with steel channels bolted together through the masonry course. Bolt or weld the channels together at the building corners. Install steel support members at locations of former cellar level windows in preparation for new steel vent louvers there. Reconstruct front entry stair.

PRIORITY 3: Bond Beams and Replacement Blocks
Replace each of the cracked and broken concrete blocks in the new masonry with entirely new decorative concrete blocks or with existing material and decorative veneer (depending on field conditions for each block). Anticipated number of replacement blocks is approximately 1000. Install steel channel with rebar studs at building interior perimeter as depicted on page 41 structural detail 'B.' Grout top three courses solid at entire perimeter. Install steel members at the window frames at the north gable end elevation and on the six cellar level windows to support the wall loads. Demolish existing chimney on all three floors, and repair, clean, and repoint chimney above roof line. Provide structural bracing for chimney in roof framing.

PRIORITY 4: Steeple Repairs and Ramp
Dismantle southwest steeple, salvaging as many intact blocks as possible. Rebuild this steeple with decorative concrete blocks and steel reinforcement, both vertical and horizontal ties. Repair northwest steeple, using new material when necessary. Install temporary shed-type roof at southwest steeple. Construct concrete accessible ramp depicted on proposed design plan, page 61. Install new exterior wood panel door at northwest steeple.

PRIORITY 5: Exterior Doors and Windows
Refurbish all exterior and interior doors and windows throughout the building, excepting those that will be removed in later stages of design or replaced altogether. Keep windows and sashes in place if possible. Replace any missing or damaged parts of the window assembly. Replace broken or missing stained glass panes in like kind. Replace substandard plywood doors to cellar entry sheds at south elevation of building. These doors should match the shape and profile of the other three-panel doors in the building. Install six new steel louvers at the cellar level in former window openings.

PRIORITY 6: Tin Siding and Roof Shingles
Use spire from northwest steeple as a template to reconstruct spire for southwest steeple. Firmly attach both spires to steeple mechanically. Assess number of damaged and bent tin siding panels and roof shingles on the entire roof. First use any pieces currently stored on site in the cellar. Order replacement pieces from a quality restoration materials catalog, with a contingency amount for future repairs. Replace missing and damaged pieces.

PRIORITY 7: Interior Restoration
Remove wall at west end of former chancel, separating the stairs from the remainder of the space. Remove stair to upper level. Remove wall and associated doors below arches separating former chancel from sanctuary. Clean arches and columns, and patch any construction scars on these elements.

PRIORITY 8: Sanctuary Ceiling and Interior Walls
Remove plaster ceiling and all framing corresponding to it in the sanctuary. Remove wood trim, plaster and lath at building interior perimeter. Remove any damaged ceiling panels in sanctuary and former chancel. Repair damaged ceiling in sanctuary, replacing any missing or damaged panels. Extend ceiling framing in former chancel to west wall of building. Install pull-down stair in the office to access the upper level room. Repair damaged ceiling in former chancel, replacing any missing or damaged panels. Install insulation and gypsum wallboard at building interior perimeter. Reinstall wood trim, replacing any missing or damaged pieces in kind. Determine original color of sanctuary and chancel walls, wood trim, and ceilings through laboratory spectrographic analysis. Paint these areas in an approximate match to these colors.

PRIORITY 9: Interior Design Elements
Remove existing stairs to former chancel and dais. Follow architect's proposed design plan on page 61 of this report. Install new stairs and ramp to dais and former chancel. Build reversible walls to delineate office, one accessible restroom, and kitchen at west side of building. Rough in fixtures and install associated built in desks and cabinetry for these rooms. Remove and dispose of non-friable floor tile in upper level room.

PRIORITY 10: Electrical Systems and Lighting
Install 200 amp 120 volt single phase service to the building. Install new wiring as required for lighting, heating, computers, and other electric devices. Install "on-demand" type electric hot water heater. Introduce early 1900s era suspended lighting fixtures with energy efficient ballasts and bulbs in sanctuary. Place 1930s era pendant fixtures in flat ceiling portions of the building, such as the arcade and entry vestibule. Install modern direct and indirect light fixtures in office, restrooms, and kitchen. Install telephone service lines to cellar, and extend to building office.

PRIORITY 11: Mechanical and Plumbing Systems
Install new heating system. Provide individual room heating units for upper level room, office, restrooms, and kitchen. Install a mechanical ventilation system in the cellar and exhaust fans in the kitchen and bathroom. Extend water service from city utility service into the cellar and from there to the kitchen and restrooms. Install a septic system and associated leach field on lots north of the site. Install a thirty gallon electric water heater in the crawlspace. Install domestic plumbing lines for supply and return for restrooms and kitchen. Finish plumbing at restrooms and kitchen.

PRIORITY 12: Fire Detection and Response
Install new fire detection system with remote station dial-up. Install wet pipe sprinkler system throughout building.

5.2 PHASING PLAN

The owners' preliminary plan for the Moffat Community Church is as follows:

Year	**Priorities**
2004	Priorities 1 through 4
2005	Priorities 5 through 8
2006 forward	Priorities 9 through 12

It is acknowledged that the building owners have the prerogative to perform the priorities over a longer or shorter period of time than the initial phasing plan indicates, and to elect not to undertake any of the priorities listed.

5.3 ESTIMATE OF PROBABLE COST OF CONSTRUCTION

Historic Structure Assessments are by nature conceptual and do not include plans and specifications sufficient to develop actual quantity takeoffs for purposes of cost estimating. As such, this is approached as a conceptual budgeting effort, based on the level of detail available. Consequently, contingencies ranging from 20% to 30% have been included in each item. Architectural and engineering fees are also included.

The figures in the preliminary concept statement of probable costs listed below were arrived at through several sources. The first source, used as a basis for these figures, was RS Means Building Construction Cost Data. The second source, used for comparison, were several local trade consultants, each a respected and well-known San Luis Valley contractor in his particular field of expertise.

These consultants were:
Kevin Koehn of Builder's Edge, Ltd. of Center, Colorado (for concrete work).
Arlo Van Ry of Colorado Construction of Alamosa, Inc. (for general contract work).
Chuck Moore of Cornerstone Masonry and Chimney Sweeps of Center, Colorado (for masonry)

Construction Priorities		2004	As scheduled*
PRIORITY 1:	Drainage, Cellar, and Site Work	$ 59,100	$ 59,100
PRIORITY 2:	Masonry at Plinth, External Stair	$ 58,200	$ 58,200
PRIORITY 3:	Bond Beams and Replacement Blocks	$ 88,750	$ 88,750
PRIORITY 4:	Steeple Repairs and Ramp	$ 50,500	$ 50,500
PRIORITY 5:	Exterior Doors and Windows	$ 17,000	$ 17,850
PRIORITY 6:	Tin Siding and Roof Shingles	$ 12,350	$ 13,000
PRIORITY 7:	Interior Restoration	$ 11,600	$ 12,200
PRIORITY 8:	Sanctuary Ceiling and Interior Walls	$ 27,850	$ 29,250
PRIORITY 9:	Interior Design Elements	$ 18,200	$ 20,000
PRIORITY 10:	Electrical Systems and Lighting	$ 24,600	$ 27,100
PRIORITY 11:	Mechanical and Plumbing Systems	$ 27,900	$ 30,750
PRIORITY 12:	Fire Detection and Response	$ 11,450	$ 12,600
TOTALS:		$ 407,500	$ 419,300

*As scheduled in phasing plan above. Construction costs are presumed to increase five percent per year, compounded.

6.0 PHOTOS AND ILLUSTRATIONS

Photos and illustrations appear where applicable within the text in each section of the report. Photographs for this report were primarily taken by fine arts photographer Amy Alexander, and by Christopher Lobas and Mark M. Jones of Mark M. Jones Associates, Architects, LLC.

7.0 BIBLIOGRAPHY

Burggraaf, Mark, P.E., Burggraaf Associates. *Mechanical/ Electrical Recommendations and Construction Cost Estimates.* 11 July 2003.

Heckendorn, Dale. *Ornamental Concrete Block Buildings in Colorado, 1900 to 1940.* Form: National Register of Historic Places Multiple Property Documentation Form. United States Department of the Interior, National Park Service. 3 October 1997.
See website for article: www.nr.nps.gov/multiples/64500072.pdf

Reynolds, Martin. *Structural Memorandum.* 10 June 2003.

Uniform Building Code, International Conference of Building Officials, 1997.

Unknown author. *Moffat Railroading History*.

Unknown author. *Moffat Storekeeper History.*

Unknown author. *Some History of Moffat.*

The Secretary of the Interior's Standard for the Treatment of Historic Properties, U.S. Government Printing Office, Washington, D.C.

Newspapers:

Church Celebrates 50 th
Moffat News August, 1961.

Moffat Church to Celebrate Sunday, August 6
The Saguache Crescent August, 1961.

Moffat Fifty Years Ago
The Saguache Crescent 17 through 31 August, 1961.

8.0 APPENDICES

8.1 CONSULTANT DOCUMENTS

On pages to follow. These include a memorandum from Martin Reynolds, consulting structural engineer, and a report from Mark Burggraaf, consulting mechanical and electrical engineer.

8.2 MEASURED DRAWINGS

Original architects' drawings and measured drawings are included in Section 2.3 and in annotated form as appropriate in the text.

8.3 HISTORIC DOCUMENTS

On pages 76 through 83.

8.4 HISTORIC NEWSPAPERS

On pages 84 through 88.

REYNOLDS ENGINEERING COMPANY

21626 RD. AA.5 ~ ALAMOSA, CO 81101
Phone 719-274-3218 ~ Fax 719-274-3218

MEMORANDUM

September 24, 2003

TO: Christopher Lobas

FROM: Martin Reynolds

RE: Moffat Community Church Building in Moffat, Colorado

This memorandum summarizes my review and our discussion relative to the structural evaluation of the Moffat Community Church building in Moffat, Colorado

During our field review of the building on May 30th, we observed several vertical cracks in the outside walls as well as vertical cracks in the walls above most if not all of the original windows in the building. We also observed moisture on the dirt floor in the basement as well as failure of parts of the concrete stem walls which support the first floor joists. On the north side of the building we observed a cable support which has been installed to hold part of the north wall in place. This north wall had large cracks and had failed in an outward direction, indicating that there is no steel or other material sufficient to hold the outward forces at the top of the building walls. In fact, based on observation of areas which have failed, it appears that the building was constructed without any rebar or tension reinforcing in the concrete or masonry walls. We also observed many individual masonry blocks in walls which were cracked or otherwise have failed.

Based on the above observations and on discussions with participants in the field review, it is my recommendation to incorporate the following into any new construction or restoration of this building.

1. Pending recommendations from a geotechnical engineer, install a subdrain system in the basement and/or around the perimeter of the building. If required, the subdrain system should consist of gravel and

perforated pipe which will drain to a sump pump and discharge away from the building.

2. Remove the interior concrete stem walls in the basement. Install a grade beam and concrete pads as required to support the columns for the proposed steel beams which are to replace the bearing walls in the basement.
3. Install steel I-beams with a minimum of 4 square tube columns per beam to support the first floor loads.
4. Reinforce the first masonry course which sets on the basement wall with steel channel members bolted together through the masonry course. The steel channels should be bolted or welded together at the building corners to provide a continuous tension support around the outside lower level of the building.
5. Remove the existing concrete buttress on the north side of the building and install a reinforced concrete plinth around the entire outside of the building to provide additional tension support at the base of the building.
6. Install a steel C channel around the interior of the top course of the existing masonry walls to include a steel rebar stud into the top blocks of the walls. Include a pressure grout fitting at each concrete block and grout solid the top 3 masonry courses. (See detail provided by Mark M. Jones Associates Architects, LLC)
7. Replace each of the cracked or broken concrete blocks in the masonry walls with new masonry as practical.
8. Install steel members inside the window frames in the six lower level windows which are to receive louvers. The frames should be designed to support the wall loads and transfer the loads to a concrete pad or grade beam placed inside the basement wall.
9. Install steel members inside the window frames to support the wall loads for the 3 windows on the main level on the north wall.

If you have any other questions, please call me.

MOFFAT CHURCH

MOFFAT, COLORADO

MECHANICAL/ELECTRICAL

RECOMMENDATIONS

AND

CONSTRUCTION COST ESTIMATES

PREPARED BY

BURGGRAAF ASSOCIATES INC.
543 PARK AVE., SUITE #1 - P.O. BOX 5770
PAGOSA SPRINGS, COLORADO 81147
970/731-4278

July 11, 2003

INTRODUCTION

Burggraaf Associates has been commissioned to provide a scope of work and estimated costs for mechanical and electrical improvements for the Moffat Church in Moffat, Colorado. Mark Burggraaf met with Christopher Lobas of Mark M. Jones Associates, and Mr. Burt Jones on Wednesday, April 23, 2003 to examine the building and to discuss the Owners= desires for the structure.

The comments and recommendations of this report are intended to document the existing mechanical and electrical systems presently in the building, identify equipment and systems which are deficient and determine the requirements for new mechanical and electrical systems which will need to be installed in order to ensure the habitability of the building for the future. An opinion of probable cost associated with each of the systems has also been provided.

The existing church facility was built as a single complete structure in 1911. At the time of original construction, the utility services available in Moffat were minimal and the buildings mechanical and electrical systems appear to reflect this, being minimal in of themselves. As such, the existing systems reflect the needs of a building which was typically only used for a few hours each week. It is understood that more continuous community use is expected and the required upgrades have been noted as a part of this report.

DOMESTIC WATER UTILITY SERVICE

Description

Presently, there is not a domestic water service to the building.

Recommendations

A minimum 3/4" water service should be extended from the city utility service into the cellar and from there as required to service new restroom and kitchen facilities.

Estimated cost of the utility extension is $3,000 excluding tap fees.

SANITARY WASTE UTILITY SERVICE

Description

Presently there is not a waste system in the building.

Recommendations

A septic system and associated leach field will have to be installed to serve the new restrooms and kitchen facility.

Estimated cost of the septic / leach field system is $ 5,000.

GAS UTILITY SERVICE

Description

Presently there is not a gas service into the building.

Recommendations

The town of Moffat does not have natural gas service, requiring all gas usage to be L.P. (propane). As the building has a slightly sunken cellar, the installation of L.P. gas fired equipment in the cellar would be in violation of the Uniform Plumbing Code. Using L.P. gas in this facility would require either the installation of equipment in the attic space (this is only marginally feasible) or the construction of a separate building. It is recommended that gas service not be provided to the building.

ELECTRICAL UTILITY SERVICE

Description

Presently there is not an electrical service to the building. There is evidence of an overhead electrical service which is understood to have been removed 15+/- years ago.

Recommendations

It is recommended that a new underground electrical service be installed. Due to the lack of gas service and the recommendation to install electric heat, the service entrance should be 400 amps at 240 volts, 1 phase.

It is estimated that the cost of a new electrical service entry will be approximately $ 5,000.

TELEPHONE UTILITY SERVICE

Description

Presently there is no telephone service to the building.

Recommendations

It is recommended that telephone service be extended from the nearest utility pedestal to a phone board in the cellar. A single telephone may be installed at the phone board with the capability to extend telephone service through the cellar to additional floor or wall jacks in the future.

It is estimated that the cost of a new telephone service entry will be approximately $ 2,000.

MECHANICAL HEATING SYSTEM

Description

The heating system has undergone several changes since the original construction of the building. There is evidence of coal stove in the cellar. This was probably used as the original heating source in the building with a gravity supply and return air system. The chimney on the west side of the building extended down to the cellar and there is a large framed opening in the floor structure where a return would likely have been installed. At the time of construction, coal would have been the fuel of choice in the area.

At some point, the coal stove was abandoned and replaced with a1950's vintage oil stove. The oil stove is located in the middle of the main meeting room with a single wall welded steel vent pipe being extended up through the roof. At present, the oil stove is not being used.

Condition

Although the existing oil stove appears to be functional, its central location detracts from the historical appearance of the building. The vent piping is not installed to code and is a fire hazard. In addition, the stove does not provide heat to the upper level room on the northwest corner of the building.

Recommendations

It is recommended that an electric furnace be installed in the cellar to condition the main level of the building. Additional electric wall heaters and or kickspace type units should be used to provide heating to the upper level northwest room and any new restroom and kitchen spaces.

The estimated installed costs for the above recommendations are as follows:

- Remove existing oil fired furnace - $ 500
- Install electric furnace in cellar -$ 5,000
- Provide individual room units for upper level room, restrooms, and kitchen - $2,000

MECHANICAL VENTILATION SYSTEM

Description

There are no ventilation systems presently installed in the building. Operable windows provide code required ventilation for all existing occupied spaces in the building. There is not a ventilation system in the cellar and there are signs of moisture in the area.

Recommendations

Given the relatively short periods of occupancy in the building, it is recommended that the operable windows continue to provide for code required ventilation. Exhaust fans should be installed in the new restrooms and kitchen. A mechanical ventilation system should be installed in the cellar. The system should be designed to run continuously when the space humidity is above 40%, subject to a low temperature thermostat which will stop the fan when the space temperature drops below 40F.

The estimated installed costs for the above recommendations are as follows:

- Install exhaust fans for new restroom and kitchen - $ 1,000
- Install mechanical ventilation for cellar - $ 1,500

MECHANICAL COOLING SYSTEM

Description

The building does not have a mechanical cooling system of any kind.

Recommendations

Due to the relatively heavy mass of the building, low external and internal heat gains, high ceilings in the main level and the relatively short duration of occupancy, the need for mechanical cooling is limited at best and not recommended unless a specific request has been put forth from the Community as a whole. Should cooling be desired in the future, the electrical service and furnace system recommended above will support the installation.

It is estimated that the addition of a condensing unit and associated cooling coil in the furnace system will cost approximately $ 4,000.

DOMESTIC PLUMBING SERVICES

Description

There are not any existing domestic plumbing services in the building.

Recommendations

Domestic hot and cold water will have to be routed from the cellar water service entrance through the cellar to the new restroom and kitchen locations. A 30 gallon electric water heater should be installed in the cellar. All new plumbing work should be in copper with PVC DWV waste and vent piping.

The estimated installed costs for the above recommendations are as follows:

- Adding restroom facilities - $ 1,000 per fixture
- Adding kitchen facilities - $ 750 per fixture
- Adding an electric domestic water heater - $ 2,000

FIRE SUPPRESSION - SPRINKLER SYSTEMS

Description

The building does not have a fire suppression system in place.

Recommendations
There is adequate ceiling space above the main level areas to install a concealed system. The installation would require that the water service into the building be upgraded to 2" in order to have adequate water flow. There are not any code requirements to install the sprinkler system, but it is recommended that the Owner consider the option, particularly with regards to potential insurance savings.

In the event that a sprinkler system is installed, the cost is estimated to be $ 5,000.

ELECTRICAL PANELS and DISTRIBUTION SYSTEM
Description
As was previously noted, the building did have electric service at one time. There is limited electrical service to lighting and receptacles throughout the building.

Condition
In general, the existing electrical equipment and distribution wiring in the building is in poor condition.

Recommendations
It is recommended that the building be completely re-wired to ensure adequacy and compliance with current building codes. It is recommended that a single 400 amp, 1 phase panel board be installed at the entrance to the cellar. From this location, the building may be re-wired using exposed conduit in the cellar and concealed conduit into the attic space.

The cost of re-wiring the building is estimated to be $ 5,000.

LIGHTING SYSTEMS
Description
Although the lighting system is presently un-powered, there are existing school house type fixtures in place. The lighting systems are generally incandescent and appear to be from the 1950's.

Condition
The existing lighting fixtures are in poor condition.

Recommendations
In general, it is recommended that the lighting throughout the occupied portion of the building be replaced with period type fixtures to re-establish the historical significance of the building. Additional incandescent lighting should be installed in the cellar to provide for service access.

The estimated installed costs for the above recommendations are as follows:

- Relighting the occupied portions of the building - $ 5,000
- Lighting the cellar - $ 500

FIRE DETECTION SYSTEM
Description
The building does not presently have a central fire detection system and neither were any local smoke detectors observed.

Recommendations
Given that there can be significant unoccupied periods in the building of this type, the installation of a complete fire detection system with a central station dial up capability is recommended. As with the fire sprinkler system, this modification should be reviewed with the Church's insurance carrier for premium cost savings.

The cost of installing a fire detection system is estimated to be $3,000.

MECHANICAL / ELECTRICAL DESIGN FEES

Design fees for the above noted recommendations will range from 6% to 10% of the construction costs depending on the number of recommendations pursued and the

Public, in and for the County and State aforesaid, came W.H. Alkinson, a widower, who is personally known to me to be the same person who executed the within instrument of writing, and such person duly acknowledged the execution of the same.

In testimony Whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

(Notarial Seal)

James C. Cassler
Notary Public

Term expires Oct. 23rd. 1917.

Filed for record Nov. 16, 1916 at 9 22 A. M.

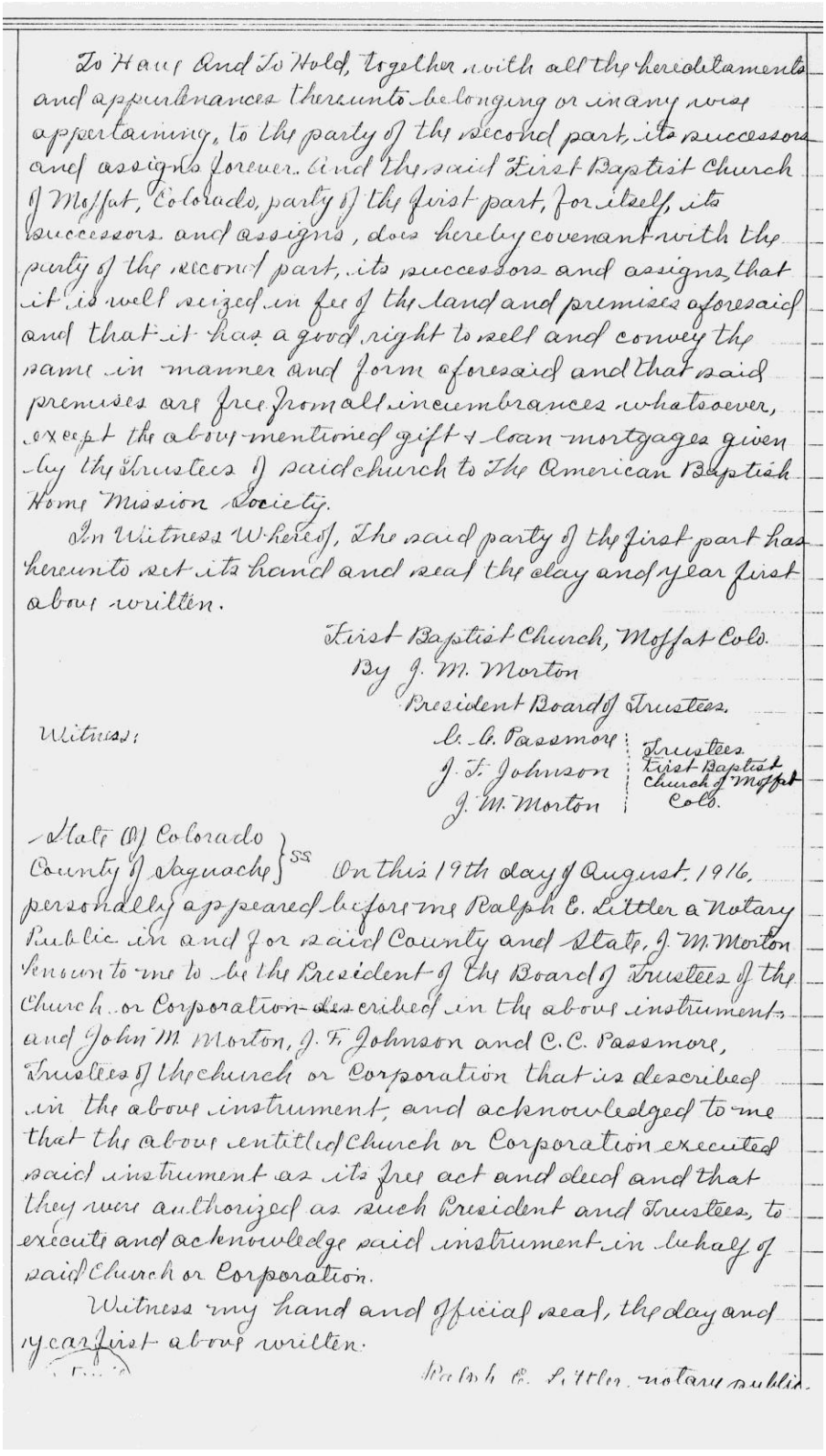
Birt Clare,
Recorder.

Warranty Deed.

This Indenture, Made this 19th day of August in the year of Our Lord One Thousand Nine Hundred and Sixteen, between the First Baptist Church of Moffat, in the County of Saguache and State of Colorado, party of the first part, by its Trustees C.C. Passmore, J. M. Morton and J. F. Johnson and The American Baptist Home Mission Society of New York City, New York a corporation, party of the second part.

Witnesseth: That the said party of the first part for and in consideration of the full discharge of all the legal obligations, incurred by the party of the first part in giving mortgages to the party of the second part, for loans of Sixteen Hundred ($1600) Dollars, dated October 26th, 1911, and September 23rd, 1912; and also for a conditional gift of Four Hundred ($400) Dollars, said mortgages to become due with accrued interest from dates whenever the church abandoned its services, does hereby grant, bargain, sell and convey unto the said party of the second part, its successors and assigns forever, all those tracts or parcels of land lying and being in the town of Moffat Saguache County, State of Colorado, to-wit: All of Lots Nine (9) and Ten (10), in Block One Hundred Forty-nine (149), in the City of Moffat, State of Colorado as per the Map of the City of Moffat, filed for record in the Office of the County Clerk and Recorder of said, Saguache County on June 27th, 1910.

Original 1910 Warranty Deed, page one.



To Have And To Hold, together with all the hereditaments and appurtenances thereunto belonging or in any wise appertaining, to the party of the second part its successors and assigns forever. And the said First Baptist Church of Moffat, Colorado, party of the first part, for itself, its successors and assigns, does hereby covenant with the party of the second part, its successors and assigns, that it is well seized in fee of the land and premises aforesaid and that it has a good right to sell and convey the same in manner and form aforesaid and that said premises are free from all incumbrances whatsoever, except the above mentioned gift & loan mortgages given by the Trustees of said church to The American Baptish Home Mission Society.

In Witness Whereof, The said party of the first part has hereunto set its hand and seal the day and year first above written.

First Baptist Church, Moffat Colo.
By J. M. Morton
President Board of Trustees.

Witness:
C. C. Passmore
J. F. Johnson
J. M. Morton
Trustees First Baptist Church of Moffat Colo.

State of Colorado }
County of Saguache } ss On this 19th day of August, 1916, personally appeared before me Ralph C. Littler a Notary Public in and for said County and State, J. M. Morton known to me to be the President of the Board of Trustees of the Church or Corporation described in the above instrument and John M. Morton, J. F. Johnson and C. C. Passmore, Trustees of the church or Corporation that is described in the above instrument, and acknowledged to me that the above entitled Church or Corporation executed said instrument as its free act and deed and that they were authorized as such President and Trustees, to execute and acknowledge said instrument in behalf of said Church or Corporation.

Witness my hand and official seal, the day and year first above written.

Ralph C. Littler notary public.

Original 1910 Warranty Deed, page two.

Continental Divide Association
of Southern Baptist Churches

Director of Missions

April 16, 2002

337543
Page 1 of 1
State of Colorado
Marlene Pruitt, Saguache County Recorder
04/22/2002 02:38 PM Recording Fee $5.00

To Whom It May Concern:

Be it known that Gene Adams of Cross Roads Baptist Church and a duly elected Trustee of the Continental Divide Association and Jim Kunes, pastor of Oh Be Joyful Baptist Church in Crested Butte, Colorado and a duly elected Trustee of the Continental Divide Association of Southern Baptist Churches have the authority to disburse with the property of the Continental Divide Association.

Signed:
Randall L Carroll

Randy Carroll
Chairman of the Director of Missions Interim Committee
of the Continental Divide Association
of Southern Baptist Churches

Subscribed and Sworn to Before Me This 22nd day of April, 2002

Emily T. Gallegos

Notary Signature

Emily T. Gallegos
My Commission Expires
August 09, 2003
Commission Expires

P. O. Box 588 • Saguache, Colorado 81149-0588 • 719-655-2616

Property dispersal letter, 22 April 2002.

337544 04/22/2002 02:45 PM Page 1 of 1 $5.
State of Colorado Marlene Pruitt, Saguache County

SPECIAL WARRANTY DEED

CONTINENTAL DIVIDE ASSOCIATION OF SOUTHERN BAPTIST CHURCHES

whose address is P. O. BOX 588, SAGUACHE, CO 81149

* County of SAGUACHE

and State of COLORADO, for the consideration

of ($6,000.00) Six-thousand and 00/100-dollars,

in hand paid, hereby sell(s) and convey(s) to THE TOWN OF MOFFAT

STATE DOCUMENTARY FEE
DATE 4-22-2002
$ .60

whose legal address is P. O. BOX 353, MOFFAT, CO 81143

County of SAGUACHE, and State of COLORADO

the following real property in the Town of Moffat, County of SAGUACHE

and State of Colorado, to wit:

ALL OF LOTS 9, AND 10, IN BLOCK 149, IN THE CITY OF MOFFAT, according to the plat thereof recorded in the Saguache County Clerk and Recorder's Office, Saguache County, Colorado.

TOGETHER WITH ALL IMPROVEMENTS THEREON.

TOGETHER WITH THE AGREEMENT BETWEEN GRANTORS AND GRANTEES, THAT THE BUILDING WOULD BE AVAILABLE FOR USE BY ALL AND ANY CHRISTIAN ENTITIES, WITHOUT COST TO THEM, FOR ANY GATHERINGS OF WORSHIP, BIBLE STUDY, FELLOWSHIP OR ANY OTHER RELIGIOUS PURPOSES. THIS WOULD BE HELD IN PERPETUITY FOR THE LIFE OF THE BUILDING.

also known as street and number 401 LINCOLN, MOFFAT, CO 81143

with all its appurtenances and warrant(s) the title against all persons claiming under (me) (us).

Signed and delivered this 22nd day of APRIL XX 2002

CONTINENTAL DIVIDE ASSOCIATION OF SOUTHERN BAPTIST CHURCHS

Gene Adams, Trustee,

Pastor Jim Kunes, Trustee,

STATE OF COLORADO,
County of SAGUACHE } ss.

The foregoing instrument was acknowledged before me this 22nd day of APRIL XX 2002, by Pastor Jim Kunes, Trustee and Gene Adams, Trustee for the Continental Divide Association of Southern Baptist Churchs------

My commission expires , 19 . Witness my hand and official seal.

Emily T. Gallegos
My Commission Expires
August 09, 2003

Notary Public

*If in Denver, insert "City and".

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

No. 900. Rev. 6-92. SPECIAL WARRANTY DEED (Short Form)

Bradford Publishing, 1743 Wazee St., Denver, CO 80202 — (303) 292-2500 — 7-93

Special Warranty Deed, 2002.

331933
Page 1 of 1
State of Colorado
Marlene Pruitt, Saguache County Recorder
11/27/2000 11:05 AM Recording Fee $5.00

QUITCLAIM DEED

THIS DEED, dated November 22, 2000
between Otis Albert and Nell Albert, the sole and surviving trustees of the MOFFAT COMMUNITY CHURCH

of the *County of SAGUACHE and State of Colorado, grantor(s), and CONTINENTAL DIVIDE ASSOCIATION OF SOUTHERN BAPTIST CHURCHES

whose legal address is P.O. BOX 588, SAGUACHE, CO 81149

of the County of SAGUACHE and State of Colorado grantee(s).

WITNESS, that the grantor(s), for and in consideration of the sum of DONATION---------- DONATION----------DOLLARS, the receipt and sufficiency of which is hereby acknowledged, ha ve remised, released, sold and QUITCLAIMED, and by these presents do remise, release, sell and QUITCLAIM unto the grantee(s), its heirs, successors and assigns forever, all the right, title, interest, claim and demand which the grantor(s) have in and to the real property, together with improvements, if any, situate, lying and being in the County of SAGUACHE and State of Colorado, described as follows:

All of Lots 9 and 10, in Block 149, in the City of Moffat, SAGUACHE COUNTY, COLORADO.

STATE DOCUMENTARY FEE
DATE 11-27-2000
$ -0-

also known by street and number as:
assessor's schedule or parcel number:

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the grantor(s), either in law or equity, to the only proper use, benefit and behoof of the grantee(s) its heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) ha ve executed this deed on the date set forth above.

Otis W Albert
OTIS ALBERT

Nell Albert
NELL ALBERT

sole and surviving trustees of the MOFFAT COMMUNITY CHURCH

STATE OF COLORADO
} ss.
County of SAGUACHE

The foregoing instrument was acknowledged before me this day of NOVEMBER ,20 00 ,
by OTIS ALBERT AND NELL ALBERT, THE SOLE AND SURVIVING TRUSTEES OF THE MOFFAT COMMUNITY CHURCH----------

Witness my hand and official seal.
My commission expires: 10-26-01

Notary Public

P.O. BOX 715 CRESTONE CO 81131
Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

*If in Denver, insert City and

No. 933. Rev. 4-94. QUITCLAIM DEED

Bradford Publishing, 1743 Wazee St., Denver, CO 80202 — 303-292-2500 — www.bradfordpublishing.com — 3-2000

Quitclaim Deed, 2002.

SOME HISTORY OF MOFFAT, CO.

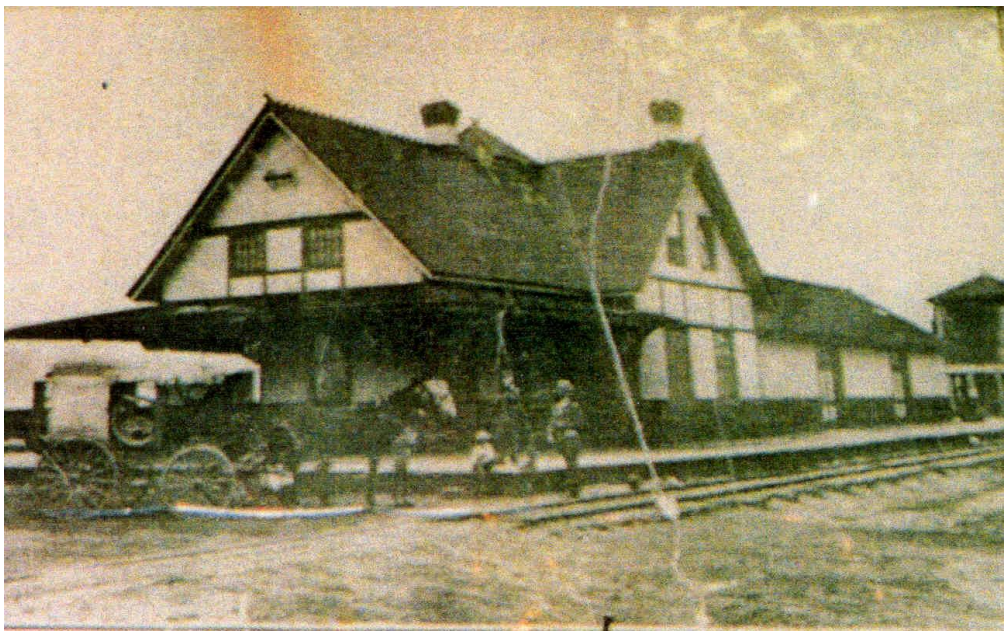
The San Luis Town and Improvement Company founded Moffat in 1889. The town got its name from David H. Moffat. President of the D&RG. His business influence brought the railroad to Moffat, Hooper and Mosca to ship grain and cattle.

The cattle industry attracted the railroads to Moffat. The area was excellent ranching and soon the town had the second largest shipping yard in the state. Every fall ranchers from the Valley would round up their herds and gather in Moffat to set up their tents around the stockyards. Most people who were not ranchers helped with the roundups and harvested hay.

The Hotel was always full and the trains ran twice daily. The Independence Mine was producing adequately. Stores and businesses grew overnight.In 1891 Moffat boasted a hotel, stock yards, rail yards, a livery stable, and a mercantile store. In March of 1910, the Saguache Cresent reported a large general store, Bank; hotels, lumber yards, livery stables, both auto and team, real estate agents blacksmiths, barber shops and liquid refreshment stands. By 1911, F. A. McKinney's Business Derectory listed the following number of businesses or occupations. Moffat's first school was built in 1890.

1 Restaurant	3 Liveries	1 Barber
1 Bank	4 Hotels	1 Lumber Yard
5 Stores	1 Garage	1 Commercial Club
2 Saloons	1 Blacksmiths	4 Contractors
2 Newspapers	1 Church	1 Electrician
5 Real Estate Offices	1 Jeweler	1 Milliner
1 Town Marshall	2 Doctors	1 Telephone Co.

Moffat boomed. The Baptist Church went up in 1910. A town band started with mail order Instruments. A membership libary began to Form. School enrollment jumped by two hundred pupils and within the next eight years it grew from eight grades to twelve. Finally, Moffat had a jail completed in June 1910. The Alamosa Courier praised the industry of the populace.



Denver and Rio Grande Railroad Depot, Moffat, Colorado.

Three other railroad companies showed interest in Moffat. The Sangre de Cristo Railroad laid track from Moffat to Crestone, then south to Cottonwood. The company intended to cross the mountains to Pueblo, but when ore began to run out at the Independence Mine, progress on the line stopped.

The Atchison-Topeka line asked the state for right-of-way over Mosca Pass and on to Creede. Moffat would then be connected with Pueblo. The D & RG also considered a line from Moffat to Creede and then over Stony Pass. Both failed to materialize because it was cheaper to lay track to Creede from Alamosa. The Pueblo, Gunnison and Pacific Railroad considered a plan involving Cochetopa Pass. This also failed to materialize.9

The various plans for railroad development gave the residents of Moffat lots of encouragement. But another kind of development brought in actual prosperity for a short time. This was the land development of the Oklahoma Land and Colonization Company.

The company began its development in 1908 when it purchased land around Moffat. It acquired land from most of the large ranches belonging to the Means, Ashley, Shellabarger, Stow, and Harenc families. Of these, only the Shellabargers remain. Division of the land included tracts of from five to one-hundred and sixty acres with a total of 3,874 tracts. The number of town lots in Moffat expanded to 3,874 lots. The lots accompanied sale of the individual tracts. The company promised that the town lots containing "...the hotel, two livery barns, and a dwelling..." also accompanied land tracts and that "...parties receiving these lots are entitled to the improvements."10

The catch in this great land deal that brought two thousand people to Moffat was that instead of simply selling tracts of land, they held a drawing. A buyer could get a ticket for $200 which allowed him to participate in the drawing.11 At the distribution, tracts would be drawn randomly from a lottery wheel and participants would bid on the land.12

To prepare for the big event, the Oklahoma Land Company built a hotel in the center of town. Construction began in February, 1910. The middle of July saw it finished, just two days before the land drawing. It presented quite an impressive feature for the town and received much local praise.13

Moffat in 1911. *Photo courtesy of the Otis Albert family*

Moffat Railroading History.

The number of storekeepers and the short tenure of some of them reflected the fact that merchants worked long hours for modest returns. The Starbuck Grocery from 1905 to 1914 ran $50 dollars a day with $100 being exceptional.[13] From 1910-1920, a day in most stores ran about $40, and in the 1920's, $40 to $50 was average.[14] During the Depression, $30 represented a good day, and by the 1940's business totaled about $40 each day.[15] By the 1950's there were a few $100 days, during the 1960's $100 days were common, and in the late 1970's a few $1,000 days appeared.[16] The standard mark-up was 20 percent, but the profit margin on these sales was about 10 percent after expenses, so the wage for a grocer was slim.[17] One good aspect of the limited nature of the business was that it remained financially within the reach of most people who wanted to give it a try. Gordon Reddin, for example, began a store in Hooper in 1947 with an investment of $600.[18]

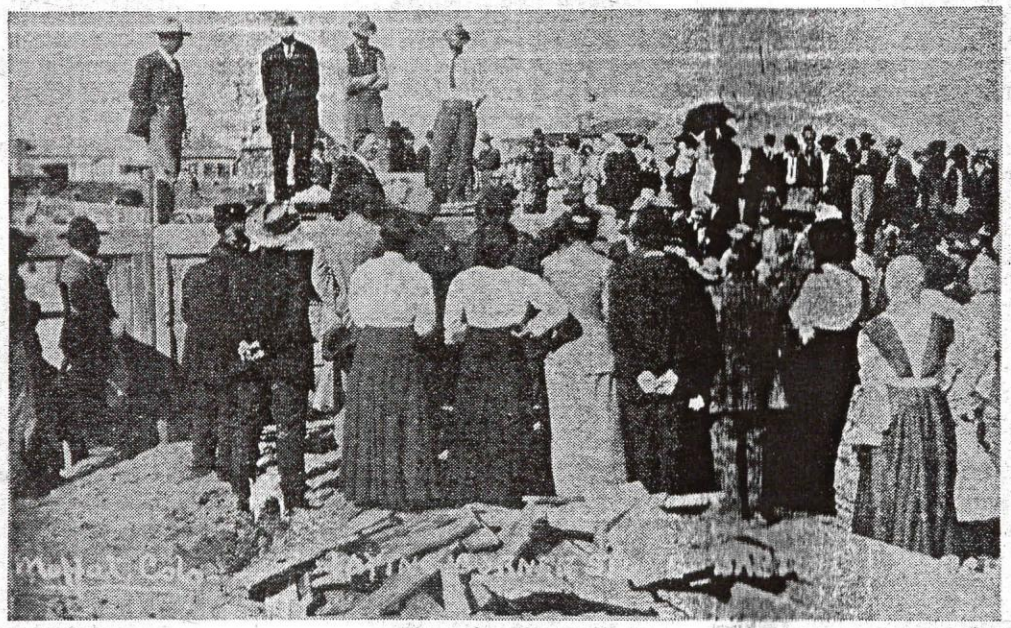
While many people tried storekeeping, those who remained in it shared a number of characteristics. Townspeople respected them for being shrewd-but-honest businessmen who treated customers fairly. The merchants needed charisma because stores carried similar lines of goods at nearly identical prices. Most were congenial, sincerely interested in the community and its welfare, anxious to visit with customers, and able to help shoppers with business affairs and to offer sound advice on a number of subjects.[19] Bill Albert of Moffat's Coleman and Albert personified what people admired in storekeepers. Albert, a stocky fellow of about five feet, eight inches in height who weighed on the topside of two hundred pounds, was a quiet, efficient businessman who knew about real estate and fair prices for it. When asked, he would advise townspeople about this or other financial matters. Customers sometimes brought personal problems to him. Albert and his partner Jim Coleman made loans of money and equipment to help struggling families get established in the community. In addition to levelheaded advice on serious matters, Albert was a thoroughly likeable fellow who loved to talk and who relished hearing and telling jokes which caused him to fill the store with resonant laughter.[20]

Storekeepers worked long hours. A typical day began about 6:00 a.m. Early morning tasks included removing ashes from the potbellied stove and starting a fire to take the chill out of the air. While the building warmed, the merchant swept the floor and perhaps stocked shelves or straightened displays of merchandise. Shortly before 7:00 a.m. the man would hurry home to eat breakfast and then return to open the shop for business between 7:00 a.m. and 8:00 a.m. Customers began arriving as soon as the store opened. Morning trade was brisk. Noon brought a lull. Some merchants closed for lunch, while others improvised a meal at the store and remained open.[21] When business was good, Lee Starbuck did not take a midday break; instead, he cut a thick slice of cheese, wrapped it around a dill pickle, and hurriedly ate this or a similar snack.[22]

Coleman and Albert's store in Moffat, circa 1915. The stairs along side the building led to the second story Community Center. (Photo courtesy Edna Morris)

Moffat Storekeeper History.

DEDICATION AND LAYING OF CORNER STONE OF MOFFAT CHURCH SUNDAY, AUGUST 6, 1911



MOFFAT CHURCH TO CELEBRATE SUNDAY, AUG. 6

LAYING OF CORNER STONE 50 YEARS AGO

This coming Sunday, August 6, 1961 marks the 50th anniversary of the Laying of the Cornerstone for the Moffat Community Church.

The festivities of a celebration to observe this great occasion by the people of the Moffat community will begin with an Anniversary program and Worship Service at the Church at 11 o'clock on Sunday morning. A complete history of the church will be read at this time.

A coincidence is that the date falls on the exact date of 50 years ago — Sunday, August 6th.

At one o'clock a pot-luck picnic will be held in the park. Everyone is to bring his own table service and a prepared dish of food. Coffee will be furnished.

Along about three o'clock there will be a re-reading of the history of the church.

On display at the church will be pictures that portray the historical background of this 50-year-old church in the Valley.

For those who like to guess there will be a bulletin board of baby pictures of prominent Moffat folk which you can identify and perhaps win a prize!

Moffat people are extending invitations far and wide and bending every effort to make this a long-to-be- remembered occasion.

Mrs. C. E. (Edith) Biggs came over from Moffat last Wednesday afternoon in search of data from old files and this is what she found:

Taken from the Saguache Crescent Thursday, August 10, 1911:

A Baptist church was organized at Moffat last Sunday afternoon with about twenty members. P. M. Jones and daughter, Edith, went over from here and helped organize the church. A subscription list has been started for the erection of a building.

The picture is through the courtesy of Mrs. Mary Ogden, who appears in the picture as the family live there while publishing the Moffat Times.

Mrs. Biggs and Mrs. Ogden identified the following people in the photograph: Ernest Annawalt, carpenter, W. F. Chiles, Joe Vandruff, Arthur Biggs, S. S. Smith, Mrs. J. W. Biggs. Clarence Biggs, Billy Hagan and Mrs. (Dr.) Evans.

Saguache Crescent Article, August 1961.

T, SAGUACHE, COLORAD

MOFFAT FIFTY YEARS AGO

In 1908 the Oklahoma Land and Colonization Company headed by a Mr. Logan, conceived the idea of developing the land around Moffat, by purchasing several hundred acres of land, in and around Moffat. This land was divided into five acre tracts and a town lot in the "sales package" for $200. As prizes or premiums, there were 170 artesian wells, two livery stables, the brick hotel, the second house south of the church and other improvements on some of the tracts and lots. Salesmen were set out mostly throughout Oklahoma and Kansas to sell this acerage. A distribution or drawing was to be held when all the tracts were sold.

People began coming to see the country and the population began to mushroom. By the time set for the Distribution, which was in July 1910, Moffat had become quite a boom-town

A town board was organized, with Earl Hall, a resident until a few years ago, as the Director. A few weeks before the Distribution the Band met the train morning and evening to give a rousing and musical welcome to the newcomers, coming in increasing numbers as the "big day" drew near.

Then or soon after Moffat had a population, reportedly of about 1000 people. A bank, Coleman and Albert General Store, A. T. Gray's Grocery Store, Parson's General Store (in a large cement-block building across the street from the brick hotel) three real estate offices, two livery stables, Blacksmith shop, butcher shop, feed store, two drug stores, two doctors, four hotels, two restaurants, a creamery, hardware store, five saloons, a printing shop, operated by Mr. Ogden and his wife, Mary, who is still active in publishing the "Saguache Crescent". The paper published here was called "The Moffat Times", later "The Moffat Home and Farm". There was also a large depot. A train came from Alamosa to Salida each morning and back from Salida to Alamosa in the evening. Freight trains came thru at all hours, as at this time Moffat was rated the largest livestock shipping center in the State!

A one-room brick school-house, located a little north of the present school, was soon so overcrowded by the influx of children that a part of the Printing Shop & Coleman & Alberts "Hall" (the upstairs of the store) were used as temporary quarters for school until the completion of the new school-building, shortly before Christmas in 1911.

This little school building was also used for a Sunday School and church. A group of the "Church of Christ" demonination had the church services, different laymen bringing the Message, as there were too few to support a regular Pastor.

This building was torn down shortly after the new school was finished. The church services were then held in the homes.

The new school, a two-story frame structure, burned in 1919 and the present building was built and ready for use in 1921.

"A Baptist Church was organized at Moffat last Sunday, with about twenty members. P. M. Jones, and daughter, Edith, went over from here and helped organize the church. A subscription list has been started for the erection of the building".—so reads an item in the "Saguache Crescent" dated Thursday, August 6, 1911. From this item and date we see that Sunday, August 6 was the day of the Dedication of the laying of the corner-stone of the church exactly fifty years ago today.

Miss Jennings, an active Baptist and sister of the Banker, was among the first members, and mainly thru her efforts and financial support, the church was completed and the first service and dedication came some months later.

J. W. Biggs, his sons, Arthur and Clarence, helped haul the sand for the cement blocks which were made "on location" by a Mr. Ingrahm, who lived in the house now owned by Russell Biggs.

The Church History is quite obscure - no records kept or found but we remember a Rev. Ida was the first Pastor who stayed for a year or so. How long the Baptists were able to support a Pastor is unknown. The population began to dwindle as realization came that "a living" was impossible on five acres.

(To be continued)

Left:
Moffat Retrospective
Saguache Crescent
17 August, 1961.

, SAGUACHE, COLORAD

MOFFAT FIFTY YEARS AGO

(Continued from Last Week)

When a pastor could no longer be supported the Baptist Association allowed the community to use the church for paying the insurance premiums, which the Moffat Ladies Aid did for a number of years.

Sunday School was held regularly through the efforts of a faithful few, with occasional services when some traveling Evangelist or Missionary would stop.

Then in 1921 or '22, representatives from the Baptist Association came to Moffat planning to tear down the building and move it to Hooper. Moffat citizens did not want this to happen; so negotiations were begun to keep it here.

Arthur Biggs, who had been living in the Hooper district for five or six years had just moved back to Moffat. Being acquainted with some of the Hooper citizens, he was delegated to try to deal for the building. The association decided to sell it; so contributions from interested citizens were taken with Mr. and Mrs. W. A. Albert paying most of the cost and the church was kept.

In 1924 or '25 a Baptist minister, Rev. Goudy came from Saguache for services each Sunday. Following him the Methodist church there shared their pastors with us.

A Rev. Mr. Miller, the first we recall, came and under his ministry about 20 people were saved and baptised (in the street water tank). The church went along as a extension or protege of the Methodist Church. Rev. Blevins came for a time. Then in the thirties Rev. C. W. Hardon began coming. He had an Evangelist, Ned Hill, come for "Protracted Meetings" for a couple of summers. Due to his efforts about 30 more were saved and baptised at Mineral Hot Springs. the church was then reorganized as an independent one and called the "Moffat Community Church". Still no records were kept. except the names of the new members—most of them have moved away or are deceased.

Rev. Hardon continued coming until around 1941 and then resigned as they were leaving Saguache. Ministers Enyart, Williams and possibly a few others followed, but interest had waned and the succeeding ministers seemed disinterested in fitting Moffat into their busy schedules.

But Sunday School was held each Sunday and the church bell was rung as the "Black-Out" signal and warning during the war years, when Government had the practice Blackouts throughout the Valley.

The Palms came for Daily Vacation Bible School during these years and we are indebted and thankful for their ministry.

Then sometime in 1944 a Baptist minister, Rev. Reimer came to Saguache to serve the Spanish people and volunteered to come here for services. After a few months, he told us he knew of a retired minisited partially supported by a pension, who would be willing to come as a resident pastor, for the free-will offerings we could raise. It was decided to have him come; so in May, 1945 Rev. A. D. Schantz and Ethel (then his bride) moved into town and became the first resident pastor since Rev. Ida's tenure right after the church's organization.

In May 1946 the Schantz' had Rev. Newman, an Evangelist from California come for revival services; as a result several more were saved. The work went forward for a time then in the fall of 1949 they decided to move to Saguache to help with the Spanish work.

For sometime we were without a minister. Then secured the services of a Rev. Mr. Duncan from Del Norte. When he had to leave, he suggested we get a teacher from Del Notre, a Mr. McCarrell, who had preached at various times in Del Norte, a Mr. McCarrell, who sometime; then was a teacher in our school system.

In the meantime, Mrs. Schantz had not forgotten Moffat. Through her efforts, two girls, Elsie Widneau and Mildred New came in January 1950. They held Bible classes at school during the lunch hour and services at the church in the evenings.

(To be continued)

Left:
Moffat Retrospective
Saguache Crescent
24 August, 1961.

T, SAGUACHE, COLORAD

MOFFAT FIFTY YEARS AGO

(Continued from Last Week)

They were sent out to work with children in unchurched areas by what was then called "Youth Home Missions", now called "Village & Rural Missions", and were our first introduction to the Village & Rural Missions program. They explained that ministers were also being sent into these unchurched areas, which were unable to support a resident Pastor asking only that the free-will offerings be sent into their Headquarters to help finance the movement, until such time as enough interest was created to make the church self-supporting.

At the girls' suggestion, a letter was written to Rev. Duff asking that a Pastor be sent. Quite soon a reply came, saying he was pleased with our desire for a Pastor—however, at the present they had more requests than they could fill, but would keep us on their list.

In the fall of 1951 Verle Mills and Dorothy Chatelain came, introducing themselves as the Missionaries from "Village and Rural Missions", sent to encourage us and let us know a Pastor would come. Soon the entire Community loved them and were quite content to just keep them.

As promised, shortly before Easter in 1952, the new Pastor, Rev. Ray Cheyney and his wife arrived. The girls had the Easter program underway so stayed and helped with it, leaving as soon as they had helped the Cheyneys get settled in one of Mr. Kugler's apartments.

The Cheyneys stayed about three years. During their stay the church was remodeled; the rostrum being moved from the west side to its present position on the north making classrooms on the old rostrum.

Then Rev. Bob Zink and his wife, Doris, came and were here about the same length of time. During their stay the Summer Camp program for our youth was started. This camp at Horn Creek near Westcliffe under the management of Rev. Paul Zeller, had been enjoyed by our young people who came away strengthened and encouraged to serve the Lord in their youth.

Margaret Peterson and Helen Nichols came to "carry on" in the time Rev. Zink left and Rev. Jack Canady came. Having made the house ready for the new couple, they came to stay in the Clarence Biggs home until the Canadys were settled. Rev. Canady, his wife, Norma and two boys arrived late at night. Seeing only one home still lighted, they asked there, Harry and Ruth Bunker's home, where the minister was to stay. Being told, they came to their new home. When no one answered their knock, they went in and made themselves at home—hoping no one would run them out before morning, as they were very tired from their long trip.

Next morning at breakfast in the Biggs home, we saw a young man pass the window and Miss Nichols said, "Why isn't that kid in school?" That "kid" knocked at the door and imagine our surprise and chagrin when we found him to be our new Pastor and the cold reception they had received. But Brother Jack's youthful appearance should fool no one as we have found him to be a most able and wonderful Pastor.

We praise and thank the Lord for all the helpers He has sent through the years, and are especially grateful for the work of the "Village and Rural Missions". for sending us such dedicated and talented workers. We dread having each couple leave, but are soon adjusted and loving the new ones.

The work has been almost self supporting for sometime, although the Treasurer wonders if the income will meet the expenses and some times it does not. The Moffat Ladies Aid helps with the finances but our prayer is that everyone interested in the church will more fully realize their obligation and privilege of serving the Lord with their tithes and offerings so this will not be necessary and that the re-dedication of the church today will re-kindle interest and determination that the church will go forward, growing spiritually in numbers, and financially; so the doors will never be closed until Jesus Christ, the Son of God; who was crucified and buried, shedding His blood for our sins, rising to sit on the right hand of God, shall come again to judge the "quick and the dead".

During the past 50 years there have been few Sundays the church bell has not pealed forth, inviting and reminding all that "now" is the day of salvation; thus sayeth the Lord.

Only a few of the original members and oldtimers remain. We are sure we speak for these few, when we say we praise and thank God for the open church all these years. However, it is with sadness and regret that the Church is not filled at every service. Our prayer is that this and succeeding generations will be more effective than we have been, in bringing every one in Moffat and its envirous to a saving knowledge of our Wonderful Lord.

Humbly and respectfully prepared and presented by

Ethel and Edith Biggs

LETTER FROM MRS. HARDON

Thank you very much for the invitation to the anniversary of the Moffat Church, and there isn't anything I would like more to attend, but I am not able to make a trip so far from home. Tell the women of the church I think of them along with the many others I have met through life and still love them. And may God's richest blessings be with you all.

Moffat Retrospective Saguache Crescent 31 August, 1961.

Moffat News

Church Celebrates 50th

MOFFAT — The Moffat Community Church celebrated its 50th annlversary on Sunday, Aug. 6th. During that 50 years the doors of the church have never been locked, Sunday School services have always been held, and church services for most of the years.

When the church was built in 1910, Moffat was quite a boom-town with a population of 1,000 people. The church was built by the Baptist people and in 1921 when they were going to tear it down and move it a group of individuals, many of them still living here put their money together and bought it and it bacame the Moffat Community Church as it is now.

In 1951 the church received their first couple from the Village and Rural Missions group, and have had a resident minister ever since.

The main purpose of the re-dedication of the church on its 50th anniversary was to rekindle interest and determination in the people of this community and surrounding communities, so that the church will continue to grow and go forward so that its doors may be opened for another 50 years.

Following the church services the group went to the town park and enjoyed a picnic dinner together. After the dinner several games were played for all ages. At three the history was reread with a short service bringing the day's festivities to a close.

Left: Moffat News August, 1961.