



**STEAMBOAT SPRINGS HISTORIC PRESERVATION COMMISSION
MEETING AGENDA**

**Room 113/114, CENTENNIAL HALL, 124 10TH STREET
Wednesday, January 9, 2019 at 5:00 P.M.**

MEETING PROCEDURE: Comments from the Public are welcome at two different times during the course of the meeting: 1) Comments no longer than three (3) minutes on items not scheduled on the agenda will be heard under Public Comments; and 2) Comments no longer than three (3) minutes on all scheduled agenda items will be heard as part of the Public Hearing for that agenda item. All members of the public wishing to make comments must wait to be recognized by the Historic Preservation Commission Chairperson. Please keep comments as brief as possible. The Commission will act on an agenda item after comments from the staff, the applicant, and the public have been heard.

PUBLIC HEARING FORMAT:

- 1) Presentation by staff.
- 2) Opening of Public Hearing by Historic Preservation Commission Chairperson
 - a) Presentation by applicant, not to exceed 15 minutes
 - b) Questions by Historic Preservation Commission of staff or applicant
 - c) Comments by members of the public (not to exceed 3 minutes). Members of the public will be called to the podium by the Historic Preservation Commission Chairperson. Members of the public to state name.
 - d) Additional questions by Historic Preservation Commission of staff or applicant.
 - e) Response by the applicant.
 - f) Response by staff.
 - g) Close of Public Hearing by Historic Preservation Commission Chairperson.
- 3) Deliberation, motion, and action by Historic Preservation Commission.

Those matters coming before the Steamboat Springs Historic Preservation Commission to be discussed at 5:00 P.M. on January 9, 2019, Room 113/114, Centennial Hall, 124 10th Street, Steamboat Springs, Colorado are as follows:

AGENDA ITEM #1

Call to Order:
Roll Call

AGENDA ITEM #2

Approval of Minutes:
Minutes from the September 12th, 2018 meeting (Stettner, Morris, Adams)
Minutes from the December 12th, 2018 meeting (Stettner, Adams, Bradley, Tetrake)

AGENDA ITEM #3

Public Comments:
The public may speak to Historic Preservation Commission on any subject not scheduled for discussion elsewhere on the agenda.

AGENDA ITEM #4

Public Hearing Item:

None.

AGENDA ITEM #5

Subcommittee Reports:

Arnold Barn Update

Local Register Project – Picnic, Postcards ON HOLD

Property Documentation Update

Tree Protection/Survey

AGENDA ITEM #6

Staff Updates:

Structures at Risk of Demolition (update if any)

Moving Historic/Eligible Buildings

AGENDA ITEM #7

Other Business:

RCRBD Newsletter Information (Erica & Arianthé)

Legacy Businesses

ADJOURN

The above applications are available for review and inspection during regular business hours at the Department of Planning & Community Development, 124 10th Street, Steamboat Springs, CO.

Three or more City Council members may attend this event and may discuss public business, to include information of public policy. For more information please contact Julie Franklin, City Clerk at 970-879-2060.

**STEAMBOAT SPRINGS HISTORIC PRESERVATION COMMISSION
MINUTES
September 12, 2018**

The regularly scheduled meeting of the Steamboat Springs Historic Preservation Commission was called to order at approximately 5:08 p.m. on Wednesday, September 12, 2018 in Room 113-114, 124 10th Street, Steamboat Springs, Colorado.

Historic Preservation Commission members in attendance were:
co-Chair Arianthe Stettner, Katie Adams and alternate Wallie Morris.

Absent: TeStrake, Bradley and Staib.

Staff members present were Historic Preservation consultants Erica Hewitt and Jan Kaminski, staff planner Toby Stauffer and Principal Planner Rebecca Bessey.

2. APPROVAL OF Minutes: August 8, 2018

There were not enough commissioners present who attended the last meeting to approve the minutes.

Consideration of the minutes was postponed until next meeting.

3. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None.

6. Structures at Risk of Demolition:

Comment on Development Plan Application:

SBS Hotel venture, LLC, Steamboat Residence Inn by Marriott: 1480 Pine Grove Road

Hewitt: This is in the Community Commercial zone district. There are currently six existing structures on site; 2 of them are considered historic/eligible, a one-story residence and 1.5-story attached garage built in 1941. Site came in a year and a half ago for a preliminary review of a different project. The property owners were the same, but the projects were different.

We are only reviewing for the demolition of the historic properties.

Project is proposing to remove the four non-historic structures and the two historic structures to construct the new 4-story, 110-room hotel building. The historic structures

are good examples of rustic-style architecture and therefore are most likely eligible to the local register for architectural significance.

When we looked at this last time, the question from the owners was whether they could move these structures. We had a structural engineer take a look at the 2 historic properties and spoke with Bill Bailey about the possibility of moving the stone buildings. Unfortunately, those buildings are really challenging to move. The buildings are constructed of wood and stone masonry. The stone is pretty integrated into the structure; the way they were built we couldn't figure out a good way to break up the buildings. The suggestion from Bill Bailey was to document the structure and then take it all down and attempt to salvage it. Or try to re-build it somewhere else, but these types of properties are challenging to reconstruct without looking new.

Demolishing historic structures does not comply with the Design Guidelines or Secretary of The Interior Standards. Therefore, we're recommending denial for the development permit.

We are recommending that the Commission review the information on the existing buildings and site, review the information on the existing project, provide comments regarding the proposed demolition of the historic resources, and make a recommendation based on the proposed development plan.

Stettner asked Stauffer if there was any use in this project beyond 110 hotel rooms and 95 parking spaces; Stauffer said that is the extent of the use.

Stettner confirmed that construction of this project would require removing all the mature trees as well as the existing buildings.

Stauffer said they are proposing to leave the existing trees in the floodway. She highlighted the fact that it's very early in the project and a lot of things could still change.

Adams wondered who actually built the historic structures.

Stettner said a historic newspaper search may be the only way to find out.

Hewitt: We did get some information from the county assessor's: construction dates for three of the buildings are 1980, 1963 and the stone garage and house in 1941.

Morris: How well maintained are they?

Stauffer and Hewitt said they are rentals that looked pretty good.

Adams: Other than the stonework, what other things are architecturally significant about these buildings?

Hewitt: The level of craftsmanship between the stone, the exposed rafters and wood detailing.

Morris: I think these are really nice structures; it would be sad to see them taken down.

Morris would like to see these structures incorporated into the project, especially since they are in decent shape and they have some historic significance to our town.

Adams: I would like to see more breadth behind the site, the ownership, and the builder and style. I don't think we really have enough information or clout to intercede. But I would still recommend denial.

Stettner did not believe the proposed structures were compatible with the neighborhood since the surrounding buildings only have two stories. She questioned the community benefit (green space, trails) of the project. Demolition of all the buildings and removal of most of the mature trees does not sit well with the Commission.

Stettner: We do not as a community have the ability to address removal of mature trees, of which there are many in that particular property. At one time, that property was maintained as a game sanctuary.

I cannot support the project in this form in any way at all. I think they could go back to the drawing board. I think we could require that they properly document the historic buildings; record them; pay for a proper cultural resource inventory, because from the research that has been done, there is no way at all that these buildings can be saved. In addition, I think they should attempt to salvage and reuse or make available to the community some of these important architectural details, (multi-paned windows, D logs.)

MOTION

Commissioner Adams moved to deny the application for the development plan for 1480 Pine Grove Road and require that the applicant fund a cultural survey review of all the properties, document the historic properties with plans and photos, and salvage any significant materials if the project goes forward.

Commissioner Morris seconded the motion.

The motion carried unanimously.

Stauffer said she would provide any and all comments to the development team.

Stettner: Where is the public benefit? Where is the sense of compatibility with the community? Where is the employee housing (if you're going to have 110 hotel rooms, who is going to take care of them? Where will they live?)

4. Public Hearing:

Building Permit Review:
220 Missouri Avenue

Jan Kaminski:

Frank is proposing an addition to this residence in the Residential Old Town district. It is also eligible for the Steamboat Springs Register of Historic Places.

Frank Becker, Applicant Representative:

This is a pretty simple rectangle about 15 feet by 22. It includes a living room and mud room on the first level and a master above. We tried to stay in line with the existing architecture. There was an addition a few years back where they put two dormers on the upstairs; we've copied that for the master suite.

It's going to add needed square footage for the five boys. We're adding 308 on each floor, 616 total.

Stettner asked about the specs for the siding.

Becker: It will be white beetle kill siding – kind of a farmhouse feel. I like using recycled material, and it's inexpensive.

Kaminski: This is something we would normally do administratively, but we have a problem with one design guideline which says: If it is necessary to design an addition that is taller than the historic building, set it back substantially from significant facades (which is done) and use a connector to link it to the historic building.

That is pretty black and white, and I couldn't approve it administratively because the Commission has the ability to say you misapplied this and bring it back anyway. So I thought it was appropriate to bring it so we could have this discussion.

The question you want to ask is whether the connector is truly necessary. The Secretary of The Interior Standards and Design Guidelines want the addition to be contemporary yet sympathetic. What I really like about it is the proportion of the gable end is complementary to the proportion of the gable ends that's on Missouri.

The question you want to ask yourself as far as the eligibility is concerned is: Does the addition compromise the original resource to the point where it's not eligible anymore?

It's only eligible for the local register, so this solution may be acceptable without the connector, because the way you look at additions is if it is removed, does the original resource keep its appearance.

Stettner: The little shed roof covering over the front door which is in the Carl McWilliams historic resource photo is not contemporary to the houses being built. It looks so 1960's.

Madeline Burrows, Applicant:

It's not beautiful; I'd love to be able to change it; but I need square footage more. I'd love to make the house actually more in keeping with history; go back to the thinner siding. That's what we're going to do with the addition and try to eventually bring it onto the house. But with the number of kids we have, we have to get space first.

Kaminski: What I'm looking at is letting the material for the addition speak for themselves in contrast with the historic resource. But I also wanted to include the metal roof, the trim details, the window details. They will all be contemporary interpretations. We can take this so far as to give suggestions of what you do with a historic resource, too. You've got that metal siding on there. My supposition is that the trellis came on at the same time. You could find out what siding is below that.

Burrows: It's thin wood siding; it's still on there.

Kaminski: That is an approvable tax credit by the Commission.

Stettner: So do you want a connector?

Burrows: I don't understand how it would work on the upstairs. In some ways the building of it might be easier with a connector, but I don't know how you would be able to have it upstairs. There's 33 feet between the house and garage right now; the addition is 14 feet, but if we pushed it back it could create a snow storage problem.

Burrows confirmed that the house is not currently on the register but it is eligible.

Stettner: You almost have enough material in this cultural resource report to put together a historic designation request. In doing that, it would allow you to get a rebate on sales tax that you pay for materials that you buy in Steamboat Springs if you do approved work on your building. You also get a plaque and have that sense of community pride in documenting that history in a neat way.

The other thing you could do is apply for a residential tax credit project to do some of this rehab work. It has to have a certain value to make sense.

Hewitt: You don't have to be on the State Register to get the state tax credits. Since Steamboat is a CLG, just being on the Local Register allows you to apply for the state credits.

Burrows: That would be for replacing the aluminum siding.

Kaminski: Or replacing the roof on the original house.

Hewitt: Currently it's a 25% tax credit that goes up to 30% on January 1, 2020. There is a list of qualified QRE's that you can review to see what is covered and not.

Stettner: You have to pay a \$250 application fee. It could apply to replacing siding or doing something to your windows that is appropriate for the house. Maybe upgrading the electrical system. So you could put all the things together as one project and apply for the tax credit.

Hewitt: The tax credit can be applied over a number of years, I believe.

Stettner: In exchange, what we as the community ask of you is that if you're planning to do changes like change out your windows because you want double-paned, you would come before the Commission so that we can review your windows and see that they are appropriate to your house.

Burrows: That does appeal to me because we did replace a window. It's hard to know what to use because a lot of the windows are from different time periods.

Becker: If we are approved, can we proceed with construction on that and make that decision? Or do you guys need to know right away?

Stettner: Your addition is separate from being on the local register. Our question is: Should the addition have a connector or not? Is that a deal breaker for us?

Adams: And will the addition make the house ineligible?

Stettner: It will change the way the lot looks. One of the things that we studied early on in this whole process of respecting our historic resources is what is the traditional lot coverage downtown. When we did a study 20 years ago, typical lot coverage in Old Town was 30-45%. That changed when the development code allowed us to do residences on top of garages. And if there wasn't a garage, then you could add a garage and a residence on top.

Burrows said that the inside of the house hadn't been changed much, with carpet being placed over the original hardwood floors.

Stettner: So we have a property owner here who appears to be interested in the benefits of being on the local register; we have an addition that is sensitively designed; even with that garage that to me could create a problem, that existed before you bought the property and after this inventory was done, and the property is still eligible.

Adams: I fear that the addition is going to impact the historic structure enough to make it ineligible for the local register because of the size and the lack of connector.

Morris: I do like that you have been so sensitive to the historic nature of this house. There's a part of me that wants to approve it because you have a large family; we want families to stay downtown and live in these spaces. I think it's so hard with space and the size of these lots. Five boys take up a lot of room. I don't know in terms of eligibility.

Burrows confirmed that height is the biggest objection because it's taller than the historic building.

Burrows: If the height were dropped, it would impact the interior because you would have to have steps on the inside upper level.

Becker: Going down to the master suite from that back area would require steps. I'd hate to just flatten the pitch, too, because it's kind of in line with the front.

Stettner agreed.

Stettner: You are going to a considerable effort and expense to make an addition that meets your family's needs. That is the most important thing for you. A connector would be a wonderful thing if you could do a one-story connector. But can you do the

connector? Some places connect with glass like a breezeway. But we're not the designers.

Burrows: It also comes down to finances.

Stettner: I can support this addition. I am not concerned about the lack of a connector in this case. I think what may end up happening is that having so much mass on the property might negatively impact the eligibility to the local register. I can see that you're sensitive to the historic building that you are now a steward of, which is fabulous. But I think you have to look at making your project viable right now and doing what you need to do for your family. That means making space for everybody.

After the addition is in place, we could revisit the eligibility question. It's still a separate building, and we could see if this 616 square foot addition that obscures the garage would still allow you to be eligible for the register. It gives you some options when you're ready to look at doing something with the siding or roof.

Kaminski: There's persons, places and events. For one reason that it can't be on the register, there's another reason that it could be.

Hewitt: The cultural resource report says it meets two of the three historic importance requirements for the register.

Adams: I would say in that light that our motion could probably approve the addition with the recommendation that once the addition is completed they come back for an eligibility determination.

MOTION

Commissioner Adams moved to recommend a certificate of approval for the addition to the historic structure at 220 Missouri Avenue with the recommendation that once the addition is completed, the applicant reapplies for eligibility to our local historic register. We would like to recommend that the materials and details for the roof, siding, windows and trim should be compatible but differentiated from the original.

Commissioner Morris seconded the motion.

The motion carried unanimously.

5. Public Hearing:

Steamboat Springs Register of Historic Places Review:
26 11th Street

The applicants wanted to get a few questions answered prior to proceeding with their application.

Cheri Trousil, Applicant:

We've learned since we've been here, at the meeting, a little more about how you work and what's involved. I think before we actually even consider our application, we maybe need more information before we would move forward and ask that you approve the application. We have to make sure that we're comfortable with what that means. We didn't realize that being on the Historic Register meant that if we were replacing a window we would come to you guys and you would tell us whether it needs to be this way or that way.

Ed Trousil, Applicant:

We are historians and we've done historic projects with the Humble Ranch south of town. I also was a general contractor for a lot of the historic preservation work on Carpenter Ranch. We jacked up the barn, put a foundation under it and redid the whole Carpenter Ranch Building. I also did the Spicer Club in north Routt. We're done with our money spending. I think that was one of the reasons why we thought maybe going through the state tax credits was going to be beneficial because it obviously helps to get 25% back. But we bought the Cookie Lockhart building and weren't sure quite what we wanted to do with it. Now things have jelled, and we have a lot of plans and thoughts as to what to do out there long-term and short-term. One thing that's scaring us a lot is that if we can't move this building that there would be a possible demolition down the road. What can or can you not do with these old buildings? Obviously, the land is worth a lot of money on that parcel and we have no plan of condominiums or mixed use or anything else like that. But we like to preserve and save buildings. That's why we went into great detail in writing our report – thanks to Katie [Adams].

Adams: You helped re-date this structure; we didn't realize how early it was.

Ed Trousil: Jim Crawford helped a lot, too. He is a fabulous resource.

But we are a little bit afraid suddenly watching what was going on here. It is a predicament that this building sits there and has a lot of history. Since we bought it, we found that we could move it to a place on the Humble Ranch. It happens to also be red and white. But if we can't move it, the alternative someday is to take it down.

We didn't want to get ourselves caught up in a trap with tax credits. We did ask when we first talked to Erica or Emily whether we can demolish a building that's on the local register; the answer was yes.

So that's the backdrop.

Stettner: You have the experience of being on the Routt County Register as well as the state and national register. Those designations are honorary rather than regulatory. So you don't get caught up with can I do this or not – other than the fact that if you were to blow out all the windows and put vinyl in, you would get delisted. When you start to take public money for anything on those three registers, those moneys come with strings and expectation that the work you will do will meet the appropriate standards for the funder.

Hewitt: Not with the new state tax credit.

Kaminski: Residential or commercial?

Ed Trousil: Our plans are more residential now.

Stettner: The local register, if you were to come before the city for a review of your proposed change to your historic building, that's the requirement. In return for that, the city is able to give you eligibility for state tax credits and local review, eligibility for grants (which you also have with the other registers); what can be helpful and attractive is the ability to get a sales tax rebate on your building materials if you're buying your materials from a Steamboat Springs company.

I don't recall that there's funding for other benefits at this time.

Bessey: For the local incentives, that's not in the 2018 budget. We are asking for some small amount in the 2019 budget; we'll see if it makes it through the budget process. If it's funded by Council, we can offer some incentives to refund planning/development review fees and things like that.

Ed Trousil: We are finding out that this place is a definition of a money pit. There's a new sewer line and a new water line that's required. We have all these plans for the winter time. People have told me I should bulldoze it; they told me the same thing at Humble Ranch.

We are going to give a valid attempt, but we need flexibility, and timing is of the essence.

Stettner: We have been working on an ordinance that allows for the moving of historic buildings. We studied ordinances from 13 Colorado communities and came up with the

language that is most appropriate for us based on Breckenridge, who moves their historic buildings a lot – even those within the national landmark district. We are in the midst of moving the Arnold Barn.

Ed Trousil: This house has already moved twice. The Lockharts and some other people have put pole barn structures on the perimeter of it, which are not movable. So I think the core house was moved at one time. We could possibly move to the ranch in 5, 10, 20 years, but we don't want to pretend and tell everybody we're going to be here forever and not use that property or the land for something else.

Hewitt: There is no recapture for residential uses.

Kaminski: Another thing to remember is that the HPC is mandatory review and voluntary compliance – even on the register.

Ed Trousil: For example, we're cutting these windows out in a month or so because they have asbestos in the glazing; they're painted shut; you can't open up a single window in the house. So we are trying to match something comparable, but we don't want to get hung up in committees. We're just trying to get this place livable. We're not building or adding on; we're replacing the roof with the same roof we had before.

Bessey: I think some of that can be reviewed administratively. Check with Planning on the use of the building if you're talking about a single residential unit. It had some commercial use occurring there, correct?

Cheri Trousil: Supposedly not.

Ed Trousil: Cookie was using it for her residence and home office.

Bessey: We'll talk about that more later.

Adams: The trees on the lot are amazing. We can't stop you from demolishing those, either.

Cheri Trousil: We're not doing anything with them.

Ed Trousil: Not coming up in the next five years or more. We first said we wanted a ten-year plan, but we just don't know.

Kaminski: If you're on the Register there is a hardship clause.

Hewitt: If applicant demonstrates that the eligible resource is a dangerous building as defined by the Building Code or that deferring demolition is a hardship in accordance with Section 112-8, the Commission shall approve the application for demolition. This is for an eligible resource, which I think is pretty similar to resources in the Register.

Kaminski: That gives you the ability once you've done your time with the state tax credit. Once that's over, that doesn't mean that the building has to stay there forever.

Cheri Trousil: It will be our first choice if we put all this money in it to move it.

Hewitt: We've seen financial hardships. There was one on Missouri that they started doing demo inside and the roof started to collapse. So they stopped it and demoed it because it wasn't going to work out for them. There was one where they couldn't move the property because they had to go over a creek.

Cheri Trousil: It's not even livable; it's going to leak; no bathroom. So we have to tear the roof off, and if we're going to do that then we've got to do the windows at the same time. And we need a bathroom.

Ed Trousil: Everything we're doing is replacement; we're not doing anything different to the building. We're replacing windows, roof, sewer line, water line, kitchen cabinets...

Kaminski: The bottom-line rule is if it's too deteriorated to rehabilitate, you replace in kind. That is an eligible expense.

Ed Trousil: There's lead-based paint and asbestos glazing; you can't restore that type of window.

Kaminski: The reason I asked the question if you could get started on the work and be able to issue the tax credit later was if the Trousil's needed some guidance as far as historic preservation treatments are concerned, does the city want to issue some guidance to the Trousil's through a historic preservation specialist if they have some questions? You would incur some costs.

Bessey: I think that's one of our incentives. We don't have any money budgeted for that unless we pull from our existing consulting budget.

Ed Trousil: I don't think we're too hung up on the money/tax credit thing. We don't want to fall into some traps of getting caught up with moving this thing forward. We've done

some pretty good restorations in the past. We've done a lot of homework on this property that we didn't even know existed; this process caused us to do that. The problem is we have so many things slated for the calendar on October 16. We're the general contractor, so we're going through the permit processes we need to go through to do this. We're just fixing this house up so the skin is good again; the bones are already there.

Hewitt: If you're going through the permitting process it will still hit HPC.

Ed Trousil: Do replacement windows require a permit?

Hewitt: Yes.

The Trousil's wondered if the tax credit could be issued later for work that's done prior.

Hewitt: The work can start, and they can apply for the Register and tax credits later. You have apply prior to completion of work.

Kaminski will send information on Secretary of The Interior Standards for rehabilitation as well as guidelines for historic properties in the downtown area.

Kaminski: If you follow the simple instructions, then no doubt you will remain eligible.

Adams recommended that this property does go on the register.

Stettner said this may come back to the Commission as an eligible resource.

Ed Trousil confirmed that replacing a metal roof with the same type of metal roof would only require a building permit.

Ed Trousil: We feel comfortable with what we're doing. We're not going to detract from the historic character; in fact we're going to add to it, I think. We want to save this house and protect it, and we're spending lots of money to do that. The question is how long is it going to be able to be there on Yampa given the fact that the city moved a similar house and made it a park. After we learned the history of this property, we embraced it more than we thought we would. Now we're wondering what to do. We realized we have one more buildable lot on Humble Ranch, and we could actually move this house to an existing lot. We hope we can move it. We're not trying to make promises that can happen, but that's our thoughts today.

Stettner: We do have a policy around moving historic buildings, though it's not written up as an ordinance yet. We want to address these things proactively. We love this application, and its great local history no matter where it goes – but we hope you put it on the Register.

You can visit with us formally in this setting or informally with our professionals as needed without having a hearing.

Commissioners thought this was among the best applications they've ever seen.

5. Subcommittee Reports

Arnold Barn

Commissioner Stettner:

Jan and I were out there yesterday. Things are moving along.

Kaminski: They got the inside cleaned out. They got the wetlands bridged. Bill Bailey is bringing up his moving stuff on Monday. He'll be meeting with the structural engineer.

Stettner: The prep for the move is a long process; I think Bill is going to need three weeks because it's several trips from Grand Junction with all the stuff. He has to start to slowly lift the building and put cribbing underneath. But before he can do that he has to put a substructure.

Kaminski: We're going to pick it up from the middle of the first floor. They say the move is going to take about two days.

Stettner: The Mount Werner Road part is going to take about four hours. October 9 is the estimated day that the barn will be on Mount Werner Road because it's the date with the least traffic. As the barn is getting lifted, it's configuration will change. The foundation on the new site can't be established until the actual size of the barn is known. There's a lot of discussion about the roof. It won't be green because that was added by the Ski Corp and is not from the period of significance.

Stettner showed old zinc grey and old town grey materials in addition to the existing material.

Kaminski said it may look similar to Cloverdale's roof.
Commissioners were generally in favor of that.

Stettner: Once the building is moved it will probably be three weeks of work on the building plus putting in the light poles and the irrigation. The sign for The Grand and the interpretive sign will be the last thing.

Locally Eligible Properties Documentation

Stettner: I got all the survey compilations. I have not had a chance to get into them. I'd like to get everything on one sheet.

Adams: If they're all Excel we'll just have them each be their own sheet.

Stettner thanked everyone for doing these and said they will show what work needs to be done.

Stettner will not be at the November meeting.

Tree Protection Survey

No update.

6. Staff Updates

Structures at Risk of Demolition

None.

Moving Historic/Eligible Buildings

None at this time.

7. Other Business

Routt County Building Department

No update.

Hot Spring Protection

No update.

DJ Chotvac Memorial Bench

No update.

YVEA Building

Hewitt: The old YVEA building at 32 10th Street received its federal tax credit approval. Approximately, 15% of \$5 million and the state will be 25% of a little less than 5 million.

Adjournment

The meeting adjourned at approximately 7:00 p.m.

DRAFT

**STEAMBOAT SPRINGS HISTORIC PRESERVATION COMMISSION
MINUTES
December 12, 2018**

The regularly scheduled meeting of the Steamboat Springs Historic Preservation Commission was called to order at approximately 5:00 p.m. on Wednesday, December 12, 2018 in Room 113-114, 124 10th Street, Steamboat Springs, Colorado.

Historic Preservation Commission members in attendance were:
Co-Chair Arianthe Stettner, Katie Adams and Amy Bradley.
Absent: Wallie Morris, Patrick Staib

Staff members present were Historic Preservation consultants Erica Hewitt and Jan Kaminski, staff planner Toby Stauffer and Administrative Assistant Karen Lewer. Sally TeStrake attended via phone.

2. APPROVAL OF Minutes:

September 12:

Unable to be approved due to no quorum of commissioners who were at the subject meeting.

November 5:

Draft Pg 3: Possible word missing: "put the qualitative and quantitative into that proposal."

Stettner added the word "factors" after "quantitative"

Commissioner Bradley moved to approve the November 5, 2018 meeting minutes as modified.

Commissioner Adams seconded the motion.

The motion carried unanimously.

November 26 Special Meeting:

Draft Pg 3: "Delogged" should be "D-logged".

"introspective" should be "in perspective".

Commissioner Adams moved to approve the November 26, 2018 meeting minutes.

Commissioner Bradley seconded the motion.

The motion carried unanimously.

3. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None.

4. Public Hearing:

424 Lincoln was determined to be ineligible.

Kaminski: When it does come back for building permit, I will sign off on it because it is ineligible. So this is the last that you'll hear of it.

We're going to have some similar building types that are 50 years old that are related to ski area development, but nobody has written a context for the ski area development yet. Somebody should put a context together.

Stettner: I think Aspen has a property type that they call "Aspen Chalet" that is this.

Hewitt: I think it's just called "Chalet", but they do have this type described in their guidelines.

Kaminski: Without a context we would be hard pressed to say that that style is historic right now.

Adams: How does one go about creating a context?

Kaminski: That's the kind of thing that Carl McWilliams could do.

Hewitt: I was talking with Mark Rodman, and he wants to discuss the idea we presented last year about documenting the ski areas and talking about it more at Ski Town forum. He likes this idea of documenting all the ski areas that still have a lot of original buildings like we do -- soon I think we'll start to lose a lot of them -- and also documenting the areas that have been changing because they're going to change again. No one has done anything like that. They really liked the idea and want to start a conversation to look at ways to approach it. We could write in how many ski areas other than Aspen have that context written into their history -- probably not many.

Stettner: I did bring this up at the last Ski Town Forum to plant the seed that this needs to happen. It was supported, but it didn't go anywhere.

Hewitt: He was hoping I could come help do that this year.

Lewer: Chances are, you will. We have the grant.

Stettner: Steamboat has been really the only community without professional staff there; it's always been Commissioners and those of us who have gone as private individuals. All the other ski areas have their planners and other professionals come.

There are contexts for mining towns and for rural schoolhouses and so forth. Maybe this is a CPI-type project; it would be hard for one town to do context for all the towns; it's a bigger grant request than that.

Hewitt will send staff/commissioners the information about Aspen.

5. Subcommittee Reports

Arnold Barn

Stettner: The ladder has been put next to the big hayloft door. The siding is up, so the barn is enclosed.

SAB thought of having a simple banner made that says "Arnold Barn." I worked with Theo Dexter who drew a mockup, and I sent it to Jim Schneider because it's their deal. He wrote back to me and said: "No."

Upper management thought the banner was not appropriate. So, the barn will be unidentified.

There is some discussion on doing a wood preservation treatment donated by Al Deeds. He has been really interested in helping out this way. It's the structural stuff that we won't see but will be needed over time. We'll wrap up that discussion soon.

Kaminski: I wanted to see a sample to see how different it would be – if it changes the look of the wood itself.

Stettner: We did it on our log house and it makes it a bit darker; probably not something we'd want to do if it changes the color.

Property Documentation

Stettner: I discovered to my dismay that I did not see about 30 properties. I totally missed some streets: Park Avenue, The Boulevard, Thornburg, Village Lane and Yahmonite were not evaluated. I don't know if anyone would like to pitch in and help do a few.

Bradley and Adams expressed interest. They said they could get them done before January 5, in time for the CLG grant deadline.

Stauffer mentioned a map of properties that indicated which had and had not been surveyed.

Stettner: I wrote a report that there are 78 properties that do not have proper reference numbers. These properties are from the original surveys. They have a temporary number instead of a "5RT..." number. I counted what streets they were on, but that does not include these streets that we're missing. I will redo that.

Many of the survey buildings have been demolished, changed ownership, changed use and been altered such that they're no longer eligible. Additionally, many survey buildings are now over 50 years of age and could be eligible for listing to a register. Then I did a list of which streets have surveys, but at the time I did not know about these other missing streets.

Bradley can do Park avenue (10 houses); Adams can do Thornburg, Village Lane and Yahmonite (8 houses.); Stettner will do The Boulevard (13 houses.)

Tree Protection

No update.

6. Staff Updates

Structures at Risk of Demolition

Bradley: The red house on Pine Grove got torn down.

Stettner: It's a shame that these materials aren't salvaged.

Hewitt: The historic windows were changed out a long time ago.

7. Other Business

Newsletter

Adams: It's a good idea; it's just hard.

Stettner: More information about inner windows. This is something I want to talk to Todd Carr from the Building Department about. I probably won't write anything until January. I'll find out how many words.

Legacy Businesses

Stettner: The question is: Is this something that we as a city will own? Or will it go further out?

I think the idea of talking about and promoting legacy businesses makes a lot of sense. I see us as a supporting player in this. Does the Chamber do it?

Hewitt: What about Main Street. Lisa Popovich might have access to some grants, too.

Adams: There's HRC, the Museum, us.

Stettner: I was thinking Historic Routt County because their reach is further.

Commissioners thought 30 years might be a good denominator of a legacy business.

Hewitt mentioned getting a rep from the Chamber, Main Street and HRC to the February meeting.

Adams: I wonder if we could do different classes like a Gold Class for FM and Allen's.

Stettner mentioned Rabbit Ears; Adams mentioned the Chief Theater.

Hewitt mentioned restaurants like Johnny B Good's and Harwig's.

Stettner: Café Diva just celebrated 20 years.

Hewitt: The Ptarmigan.

Stettner and Adams will attempt to make this happen starting with outreach to the Chamber/Main Street.

SOI Conference in Aurora

Hewitt: This workshop focused on the Secretary of The Interior standards as it relates to rehabilitation and tax credit standards. It was good to hear John Sandor's point of view, our new technical preservation services advisor for the Federal Tax Credit Program. For example, he has a specific view point for windows. He mentioned working with jurisdictions "if your jurisdiction is okay with that." It was helpful from my perspective to hear him speak, because I'm finishing up 1105 Lincoln with him, and we wrapped up 32 10th Street together.

He did have a pretty interesting view point with 1105 Lincoln. Gary, the previous technical advisor for the federal tax credit, was not happy with the interior columns and that you could see them from the street. He wanted them to paint them a light grey color. John Sandor's viewpoint was different than Gary's saying he wouldn't have been

concerned and wouldn't have added the requirement. It seems from his perspective, he isn't as concerned with the interior spaces as his predecessor.

Stettner: If no tax credit money goes to the inside, I don't get why they would want to review the interior, anyway. Why do they have purview over it?

Hewitt: For 32 10th Street Gary told us we could get tax credit money for the interior, and in order to get it they had to redo the previous work.

Asked by Stettner, Hewitt said the old Pilot building received about \$38,000 in state tax credits with a similar amount for federal.

Stauffer: Have you guys ever done a report of properties that have received tax credits?

Stettner: Not recently. There was sort of a summary.

Hewitt: You can look up on the federal website all the properties that has received federal tax monies; I don't know if there's anything like that for the state.

Stauffer: It just might be interesting info when you're talking to other eligible owners to have a list of the benefits that other owners who have chosen to do that have received.

Stettner: Maybe a fact sheet.

Stauffer: And it can be updated as additional properties are added.

Farewell Jan!

Kaminski: It has been wonderful working with you guys. It's come a long way.

Stettner and commissioners thanked Jan.

Adjournment

Commissioner TeStrake moved to adjourn the meeting at 5:55 p.m.

Commissioner Bradley seconded the motion.

The motion carried unanimously.