

**STEAMBOAT SPRINGS HISTORIC PRESERVATION COMMISSION
MINUTES
January 9, 2019**

The regularly scheduled meeting of the Steamboat Springs Historic Preservation Commission was called to order at approximately 5:10 p.m. on Wednesday, January 9, 2019 in Room 113-114, 124 10th Street, Steamboat Springs, Colorado.

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

Absent: Bradley

Staff members present were Historic Preservation consultant Erica Hewitt and Planning & Community Development Director Rebecca Bessey.

2. APPROVAL OF Minutes:

September 12:

Draft 13: Add “to” to the sentence “You have apply...”

Commissioner Adams moved to approve the September 12, 2018 meeting minutes with suggested corrections.

Commissioner Morris seconded the motion.

The motion carried unanimously.

December 12:

Unable to consider due to a lack of quorum of members who attended the subject meeting.

3. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None.

4. Public Hearing:

None.

5. Subcommittee Reports

Arnold Barn

Stettner: We’re getting wonderful feedback from people as to how the barn looks. What has been really fun is pictures of the barn photographed in such a way that you don’t

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see the Grand sign and you see the mountain in the background. Someone said the Grand sign was moved slightly.

I'll be talking to Ralph at the URA this week. What needs to be done is the interpretive sign across the street; that's part of Phase I. Then Phase II, which is lighting, landscaping, trails, probably a feed sled, and two more modest interpretive signs describing life on a ranch. I'm going to see if Ski Corp can make those signs. Those could be done differently than the big interpretive sign across the street, which had to meet some rigorous specs.

Property Documentation

Stettner: Thank you everybody for updating your surveys. I couldn't open Amy's so I ended up re-doing them.

So they're all done, and I wrote up some findings.

Then I thought of some other findings that I'm not done with yet.

In the surveys Katie looked at, there are 21 properties that were locally eligible at the time they were surveyed. These surveys were done over a period of almost 18 years, so owners and properties have changed.

Wallie, in the properties you did there were 28 that were eligible for the local register at the time.

At the time of the surveys, Missouri Street was a real goldmine of intact properties. 20 properties were eligible for the local register at the time.

Spruce Street was another strong one. So altogether, Patrick had 32 that were eligible for the local register.

I didn't get all the way through looking at everyone else's. I will finish this up and send a summary.

I think something we might want to do would be for the properties that are eligible, find out who owns them now. Then we do a postcard invitation explaining what it's like being on the local register.

Hewitt: Before you do that, it might be worth going through them and determining which have become ineligible or look to see if any have become eligible.

Stettner: Some might not have been eligible at the time they were surveyed, but now they're 50 years old so they are eligible if they've maintained their integrity.

Hewitt: That is something that we wouldn't do under the CLG grant, if we go after it. Same with the temporary resource numbers.

Stettner: So how does that get done?

Hewitt: Ginger said the City would have to do it.

Stettner: That's good to know because those numbers need to be there.

Adams: I had Oak Street, and some of those properties aren't standing anymore. So when they were demolished needs to be documented.

Hewitt: When Ginger spoke with the state about the CLG grant last year. They have been hesitant to want to give money to redo something they already provided grant money for. But the argument would be for some inventories it's been 18 years; there's so many more resources available to us now for research like the Colorado online newspaper repository. Back in 2000 when the surveys were done they did not have the resources we have now.

However, not all past inventories were funded with CLG grant money; sometimes it was funded by State Historic Fund money. Ginger was going to look to see what years were CLG and what were State Historic Fund. It might be easier to get a CLG grant for something that was previously funded by the State Historic Fund. But we'd have to group our re-inventory requests by those years.

Adams: Workload aside, is there anything stopping us or Ginger from amending these on our own?

Hewitt: No. We could do a 2019 addendum.

Stettner: There are some that are distressingly horrible.

Hewitt: If we are going to apply for the CLG grant, Ginger needs to know which ones to submit in the next two days. The spreadsheets don't call out which ones need to be re-visited, except for Wallie's. I need a more specific list to give Ginger. We have to list the addresses and take pictures.

Stettner: I know there are a bunch on Sky Lane that should be documented. I'll try to get that together tomorrow if I have time between meetings.

Hewitt: Last year we had a list of missing properties and a list that needed to be updated. That wasn't enough to fulfil the grant requirement, so we added more properties like the Hot Springs markers and properties that had turned 50 years old into the grant. They turned us down because it was too much; we needed to focus on one thing. They were saying if the goal was to update the inventories, then do that only; if you're planning to do another survey, do that only – not both.

Stettner: So what if the thing is updating an inventory, but within a concentrated neighborhood some of these properties are missing? Sky Lane has three important properties on it; only one is listed.

Hewitt: I'm not sure.

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Last year there were 30 or 32 properties listed. I think we need to give them double that if we're asking to revisit the inventories because we're not asking someone to do a new cultural resource survey.

Stettner: All those that were done locally should be redone. The thing that I observed was that all the early properties, it was like they did a cut and paste. They didn't tell anything about that specific house.

Morris: I think those were the ones I marked.

Hewitt: What I need to ask Ginger is can we just give them that list or do we need to provide some specifics about what's wrong with them. The whole thing (package) is due on the 15th.

Adams: Maybe we can just use our time this year to hone in on these.

Hewitt: Part of our CLG requirements is that every other year we're supposed to do this, provide a survey update.

Bessey: We did put matching funds money in the budget, so if we didn't do the grant we could at least use that.

Hewitt: If we used the matching funds we could do the surveys internally; if we use the CLG we need to have them done by a third party.

Bessey: I think we have \$25,000 in the budget.

Hewitt: The requirements don't say we have to follow the grant restrictions.

Stettner: So maybe we use what we have to meet our obligations.

Hewitt: For a property that hasn't been inventoried I think it was \$600-\$800 for a third party like Carl McWilliams. I'll double check on that.

Stettner: I'm inclined to use what we have to do what we can the way we want as opposed to applying for this grant right now.

How about if each of us adopt the properties we've been assigned and kind of do a cruise through and check their status?

Adams: Some of them I could not figure out where they were.

Morris: We won't be able to tell what's changed on the ones that don't have pictures.

Hewitt: When I look for properties, I find it on the City GIS map, go to the assessor and look at that picture, then I pull up the inventory.

Morris asked Hewitt to email the Commission with how to do that.

Hewitt: When you go to the city maps and go to a property, it brings up that box that says Assessor's link. Click on that, and lately it has been taking me right to the property page on the assessor's website.

Bessey: It makes it look like you have to log in, but if you just hit the Login button and leave the fields blank, it will take you to where you want to be.

Bessey thought the city might be able to add an extra layer to its map that would bring up historic info on each property.

Stettner asked commissioners to examine the properties that were deemed eligible at the time and see how many of those might still be eligible if they still exist. Other properties may be newly eligible.

Tree Protection

No update.

6. Staff Updates

Howelsen Hill Historic Celebration

Rebecca Bessey:

I heard from Emily Hines at the Parks and Rec Department. They received direction from City Council in 2018 to celebrate and recognize Howelsen Hill's history as the oldest operating ski area in North America. So they put up a temporary banner for a while, and they're working on a permanent sign design. They are looking to HPC to see if you have any comments on the design and especially the content.

Bessey presented the proposed sign.

Stettner suggested adding the word "continuously" before operating.

Adams: I've been working on this as well at the Museum. I've been following up with Emily and Mike Lane about the wording. It doesn't have to be "continuously" anymore. We pre-date all the others including Canada. History Colorado wrote that it began operating in 1914, which is what I had. But the 1914 Winter Carnival was at Woodchuck Hill. They didn't move operations over to Howelsen Hill until 1915. Did they have stuff going on at Howelsen Hill in '14? We don't know.

That's what Mike Lane and Emily had determined.

So I think "oldest" and "1915" are okay.

I think it looks great.

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Stettner: It is listed on the local and state registers. Do we want to put that information there? We attempted to do a national register listing, and we found that because of the alpine slide cutting into the historic boundaries of the ski area, it did not qualify. We were trying to go for a broader reason for significance, which is cultural landscape. That has to do not just with the buildings but the things that happen. Cultural landscapes also have to do a lot with traditional native American sites. So we were trying to call this a cultural landscape, but it didn't fly.

Bessey will double check whether Howelsen is on the local register.

Stettner suggested adding that Howelsen Hill is on the State Historic Register as well as the city's if that turns out to be the case.

Staib: So why don't we care about continuous?

Adams: It's another qualifier that we don't need because we're the oldest, but we'll probably say it anyway because we haven't stopped operations.

Stettner pointed out that this is a city-owned facility, which is quite rare.

Hewitt determined that it is not on the local register and suggested adding it.

Bessey: I'm sure they will appreciate that.

Bessey will pass on the recommendations.

Structures at Risk of Demolition

Morris asked about the Marriott project.

Bessey said it will be going before Planning Commission and City Council this next month.

Stettner: So they're going to scrape the lot, cut down the trees, demolish the buildings.

Bessey: As a condition of approval, we are asking that they do a cultural resource inventory.

Hewitt: To photographically document it and do a cultural resource survey.

Bessey: We also are encouraging them to reuse any materials that they can.

Stettner expressed her sadness at losing those buildings.

Laurel Street School:

Hewitt: It has no inventory; I have no history, and the owners want to demo it.

Stettner suggested Hewitt contact Tyke Pierce to find out more about the building since buildings with the same material were built by Lloyd Pierce in the 40's and 50's. Susan Teuton was the owner of the school.

Hewitt: It hasn't come in for permit. Karen said they contacted her and said they were thinking of doing this and asked if it would have to come in for historic review.

Staib: It's on the corner of Logan and Laurel at 582 Laurel.

7. Other Business

Newsletter

Stettner: I've put together the raw material for but not written an article. I want to write about inner storm windows and give people some resources.

Legacy Businesses

Stettner asked if anyone is planning to go to the CPI conference and got a negative response.

Stettner: One of the keynote presentations is from History San Francisco which came up with the idea of legacy businesses. I will go to that.

Hewitt may or may not go.

Adams: I am interested in helping get that initiative going.

Sally TeStrake Resignation

Hewitt: She resigned effective immediately.

Stettner mentioned creating a card or some other means by which to wish her well and honor her contribution to the Commission over the years.

Adjournment

Commissioner Adams moved to adjourn the meeting at 6:10 p.m.

Commissioner Staib seconded the motion.

The motion carried unanimously.