



**STEAMBOAT SPRINGS HISTORIC PRESERVATION COMMISSION
MEETING AGENDA
Room 113/114, CENTENNIAL HALL, 124 10TH STREET
Wednesday, February 13, 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 February 13, 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 December 12th, 2018 meeting (Stettner, Adams, Bradley, Tetrake)
Minutes from the January 9th, 2019 meeting (Stettner, Adams, Staib, Morris)

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

Downtown Development Plan

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)

CPI Recap

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
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

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 revisited, 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.

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.

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.

**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.