

**STEAMBOAT SPRINGS HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING
MINUTES
July 15, 2019**

The special meeting of the Steamboat Springs Historic Preservation Commission was called to order at approximately 5:05 p.m. on Monday, July 15, 2019 in Room 113/114, Centennial Hall, 124 10th Street, Steamboat Springs, Colorado.

Historic Preservation Commission members in attendance were:
Chair Arianthe Stettner, Katie Adams and Catherine Brown.

Absent: Amy Bradley, Patrick Staib, Marianne Capra

Staff member present was Historic Preservation consultant Erica Hewitt.

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None.

**3. Public Hearing: 525 7th Street –
Building Permit Application for Alteration of An Eligible Resource**

STAFF PRESENTATION

Erica Hewitt:

This is building permit application TB-19-450 for 525 7th Street.
The applicant is looking to replace the existing flat roof with a gabled roof on an eligible resource.

This is being reviewed under CDC Chapter 26, Article 1, Section 111.c.1.

There is a resource inventory that was done on the property back in 2002, resource #10030409. However, within, the inventory there are some questions about eligibility. That's something you need to address first, is it an eligible resource or not. If you agree it's eligible, we move on to review the proposed roof project; if you feel it's not eligible, then we are done, and the applicant can move forward with their permit.

The property is located on lots 9-10, block 4 of the 1st Addition to Steamboat Springs. It's part of the potential historic district on 7th between Pine and Laurel Streets. It's next to a property that is on the local register.

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The main structure on the property is a flat roof, single-story structure built in 1923. The inventory called it a modern structure, but I feel it's more of an early Spanish colonial style.

However, neither of those styles were really established in 1923, so I'm just going to call it a modern version of the Spanish colonial.

It does have some small covered porches and a wood deck that were added in 1955. There is a garage in the back that was also added that year.

The style makes this property pretty unique. It doesn't really fit the exact mold of any styles at all, especially at the time it was built.

Modern is a good category because it was very modern for the 1920's.

There have been some changes and additions to the 1923 structure. The inventory felt that they weren't quite sure if we even saw the original 1923 structure in there. But they also made comments that it's so unique to Steamboat that maybe that didn't matter.

I think that's the first question to answer:
Do those things matter?

The sunroom was put/infilled in 1995.

The siding is still original, and the flat roof has the original detailing.

APPLICANT PRESENTATION

Tim Evans, Applicant:

I do know the house has gone through a lot of changes from when it was originally built. The back has a new foundation, and there's a master bedroom that was put on back. I had the building inspector come by; he signed off on it.

QUESTIONS FROM COMMISSIONERS

Stettner: I didn't have time to do a full title search at the Courthouse; that would be the next thing to do.

There was another house much like this one on the same side of 7th Street. It has been remodeled into a quasi-southern mansion. That was long before design guidelines. But that house and yours are of the same era; yours still has that look, especially when it was painted adobe.

Evans: Originally, that house was a dark greyish-blue color; I painted it apricot dawn at my mom's request, and the trim was salmon.

Stettner: It looks like you've changed the color of the trim above the windows.

Evans: All that stuff just kind of rotted. The main problem was it leaked so much water because of the flat roof. There's a pipe in the middle of the roof that all the water drains

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down, so all the lath and plaster was just falling into the hallway and warped the wood floor; my stepdad just left it that way.

So, the stucco up there just started peeling off.

My mom died 23 years ago, and her purse is still hanging on the door; clothes hanging in the closet; feminine products under the sink. In hindsight, this is great because I get to go through all of her stuff.

Stettner: Art Gumprecht in the late 40's, so 20 years after this house was built, he built flat-roofed houses; there were four of them on 4th Street on the right side. There's only one that's still like that now. It's very different.

I don't know if he built this one or not.
Is it a river cobble foundation?

Evans: It is river rock. In the basement it's all exposed; on the outside it's been covered over.

Two doors down, the masonry is signed by Carl Howelsen.

Stettner pointed out that Art Gumprecht was the contractor and Carl Howelsen was the mason on the Routt County National Bank building and another building on Lincoln Avenue. European craftsmanship on the fireplaces and facades.

Evans: So the foundation is covered over by some stuff on the outside; I don't know how much work it would be to pull all that off.

Adams: Are there any photos of what it looked like with the glassed-in front sunroom?

Evans said he didn't know of any, but he drew what it looked like from memory.

Evans: It was a rounded kind of greenhouse. It was a sloping glass front with a small living room in there; my mom wanted to have a bigger living room.

All the glass is just gone.

So, it doesn't look like it did with the glass front.

Stettner pulled up a historic photo from a Routt County Assessor's report.

Evans said there used to be a big pine tree that kind of blocked the house; apparently it fell over in a storm.

Stettner: So often what would happen is that a commemorative tree would be planted when a house was built.

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There are parts of town where those are standing and some parts where they have recently been removed.

Brown: I'm wondering whether there was more done to the house or I just don't understand all the changes because of how that parapet changed. Does the roof step where it turns from full stucco to the wood parapet look?

Evans: That's the bottom of the parapet. It has some cribbing in there. It's all one level. Wherever you don't have the parapet is new.

Brown: That tells you a lot of what happened to the building. It's like the addition is proud of the original.

Evans: The addition has its own separate flat roof, and it has a scupper on the south side.

Hewitt: And there's another addition off the back.

Evans: That one has a sliding roof; it also has a new foundation, too. It's been kind of pieced together.

Adams: 1955 is an old enough addition to be considered historic.

Evans: The garage and the decks are 1955; the front addition wasn't done until 1995.

Brown: I'm just a little concerned that the addition is stronger than the original. It's been altered pretty significantly in my opinion now that I know which one was first.

Adams: That includes the arched entryway?

Evans: I can't tell you that one for sure. I don't remember if that was there or it was something my mom put on.

Stettner figured the greenhouse and French doors must have been added in the 70's.

Brown: Now that I understand that better, unfortunately, the non-original portion is the more dominant portion in my opinion.

Hewitt: The cultural resource survey adds to the confusion.

Stettner: And there's no photograph.

Evans: So 2002 is when this Committee was formed and they went out and looked at all the houses?

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Hewitt: They started doing these surveys in 2000, so this is one of the earlier ones where not only was the form itself confusing – a lot of these forms aren't entirely clear on whether they thought it was a local-eligible resource or not. This one is a good example where they checked the box saying local, but then they go on and say why it might not be, but then they say it could be. That's why I figured it would be a good idea to discuss eligibility first with HPC.

However, the original 1998 inventories are steps behind the 2000-2003 rounds. And now the forms we have today are better. It's a work in progress.

Stettner: These are one of the requirements of a CLG – looking at the built environment in our community and doing these cultural resource surveys. Those surveys help us know what's there and a little bit about the history. The recent ones are far and above better than the 2000 ones because really no one locally knew how to do them in 2000. The skill set, the resources and historic newspapers online help us a lot, and now that we have so many more resources that are going to be over 50 years old, we have a lot of work ahead of us.

Fifty years ago, there was a lot of action in Steamboat Springs as the ski area was opening and things were getting built. It's an ongoing process.

Brown: I just think knowing the work that's been done to this building, it seems the significant features of the original building have been impacted by the additions done to it. I'm leaning towards saying it's ineligible.

Adams: I think I'm inclined to agree with Catherine. However, my hang-up is that it's so strangely unique and yet so Steamboat at the same time that we have these unique things; that people were doing things like this flat roof as early as 1923 is pretty impressive and worth keeping to tell that story.

So if we're looking to the future of eliminating the flat roof, I'm wondering what we're doing to this 7th Street look. So I'm still on the fence but agree with Catherine that a lot has changed so we can't appreciate in its original form. However, I feel like the flat roof is what makes it defining, which still exists.

Stettner: There are two stories to be told here. The one story is the changes to this building on the exterior are such that according to the basic criteria, the building is not an eligible resource. But, the other side of the story is, that flat roof is so unique and has a story to tell.

Evans: There's a coal room in the basement, and there's a great big coal boiler and a hopper that's pretty cool. I ended up just cleaning it up and leaving it there because I like the way it looks. I think what happened was they turned on the coal when it started snowing and let it run all the time, and there's no insulation in the roof, so it would melt the snow. Then the snow would go down through this pipe in the center of the house and just drain right into the sewer system. But in the 80's I think the bathrooms went through a remodel with insulation in the ceiling and hallway. So it's been insulated here

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and there, it created big ice patches up there, and wherever the ice built up, it just leaked water.

Adams: So if something isn't done, the integrity of the whole house is at risk.

Evans: Right.

Adams: Which is worse to me.

Evans: My hopes are to just put the load somewhere else instead of on that flat roof. The inside ceiling joists are flat, but it has a bunch of cribbing that makes the exterior of the roof slope down to the center of it. A lot of that stuff is rotten and a lot of the ceiling joists.

On the back, I had to put in new roof rafters and plywood. So it's continually falling apart. I don't know how I would keep a flat roof with this house as historic and cool as it is without tearing all that off, redesigning all that cribbing and putting in real wood. That's the concern. I don't know how many years it would stand up with the flat roof it has now.

Stettner: I think over the years the iterative changes and various additions have changed enough of the integrity that I would say that the house is no longer eligible. But I appreciate its uniqueness. What we often end up doing is saying please take some good pictures that are a little bit more informative than this. The way this came across in our packets it's kind of hard to tell what we have here. If you can find any older photos that you wouldn't mind sharing.

Evans: I'm sure I'll find some in my mom's old boxes. There are a few parts that are missing from the house, too. At one time, off the area of the parapet that's two-tone with the stucco and brown wood, that brown wood used to be stucco before that fell off. Right underneath that little level, there used to be ceiling joists that would come out from the house maybe two feet. They kind of kept shade on the windows. But they got so much snow on them and nobody shoveled them, so they broke off.

My hope is that there will be some pictures that I can give you showing these elements, because I liked the house the way it originally was as well.

Stettner: So those joists, that's a very typical feature of that time.

Brown: All we have left is the flat roof itself.

Evans: That and maybe a few of the original windows; the ones that don't open.

Stettner: You can put in interior storms so you get better insulation value.

Evans: They have exterior storms.

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Stettner: Very cool.

I think we have agreement.

The thing to find out is who built this house; who was the first owner? I didn't have time to dig around at the Courthouse, but now I'm curious.

I could show you how to do it.

Evans: I like digging through stuff like that.

Stettner and Evans will coordinate and spend some time at the Courthouse.

Stettner: It should be very easy to find the first owner and then go through the documents in the clerk/recorder's office and see when the property value changed a lot. That might be when the greenhouse got built.

Brown: Can you also take pictures of the roof if you're up there safely?

Evans seemed to affirm.

Brown: Is it white?

Evans: Yes.

Stettner: Would that have been used in the 20's?

Evans: It's white because I used a bunch of Cool Seal trying to get it not to leak. Before that it was silver, and under that it's something else. It had tar and gravel at one time. It has a lot of layers.

It has that knob and tube wiring.

Brown: It sounds like the roof was attempted to be saved multiple times.

Evans: There has definitely been a few attempts over the years.

MOTION

Adams: In this current era of demos that we see, I think the motion is going to sound a little negative, but I just want to say that I'm glad you're the homeowner and I'm glad that the majority of the home is being retained – even though with the changes it will not be able to be listed on the local register.

We applaud the fact that the structure is still standing, and it sounds like you're maintaining it and keeping the windows and the basic outline of the house, so thank you for your efforts on that.

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Commissioner Adams moved to deem the property at 525 7th Street not eligible for the local historic register and requested photo documentation of the foundation, cabinetry, exterior, roof and anything else the applicant deems relevant prior to any additional alteration.

Commissioner Brown seconded the motion.

The motion carried unanimously.

Evans: My hopes are to make it look like it fits in on 7th Street.

Stettner: I can see from what you're proposing here that you are attempting to be compatible with the rest of your neighbors. Down the line, maybe we can have a historic district on 7th Street. Your house would be noncontributing because of the recent changes, but it would be compatible.

It's great to hear your sensitivity to the historic character of this house and other houses, your sense of history and the care you're taking with the craftsmanship.

Had it been eligible, we could have suggested putting it on the Historic Register so you could qualify for some of the benefits. That can't happen this time, but down the line it might.

Evans: I've had a few homes that have been on the National Historic Register.

Adjournment

Commissioner Brown moved to adjourn the meeting at 6:08 p.m.

Commissioner Adams seconded the motion.

The motion carried unanimously.