

Historic Preservation Advisory Commission

Agenda

Regular Meeting
Meeting No. 09-04
February 23, 2009
5:00 PM

Meeting Location: Centennial Hall, Rooms 113 and 114
Steamboat Springs, CO

- 1) Call to Order/Roll Call**
- 2) Approve Minutes from February 9, 2009 (Chotvacs, Walker, Bunn, TeStrake)**
- 3) Agenda Review**
- 4) Public Comment (5:00)**
- 5) Amendment to House Bill 09-1272 – Vote on recommending to City Council a City position on this issue (Delliquadri)**
- 6) Commission Member Reports**
- 7) Staff Updates**
- 8) Planning Department Referrals (TAC)**
- 9) Building Department Referrals**
 - a) 270 River Road – Rooftop addition**
- 10) Conceptual Review / National Register Nomination Review**
- 11) Work Session**
- 12) Tax Referrals**
- 13) Other Business**
- 14) Adjourn**

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CITY OF STEAMBOAT SPRINGS HISTORIC PRESERVATION ADVISORY COMMISSION MINUTES February 9, 2009

The regular meeting of the Historic Preservation Advisory Commission was called to order at approximately 5:00 p.m. on Monday, January 9, 2008, in Citizen's Hall, Centennial Hall, 124 10th Street, Steamboat Springs, Colorado.

HPAC members in attendance were Chairperson D.J. Chotvac; Cami Bunn; Sally TeStrake; Johnny Walker

Absent: Bethanne Dressel

Staff members present were Lauren Schaffer, Historic Preservation Program Coordinator; and Ginger Scott, Staff Assistant

APPROVAL OF DECEMBER 22, 2008 MEETING MINUTES

Commissioner Bunn had requested the following changes during the meeting January 12, 2009 – page two at the bottom should read to get “a” variance. Draft on page 4, commissioner Chotvac said it is completely against...”and” surprising. Under Bunn, need to help educate the community to *take word “can” out*. Scott added that this is one of the recommendations with... that there “are” notices.

MOTION

Commissioner Walker made a motion to approve with the above changes.
Commissioner Bunn seconded.

VOTE

Vote: (4/0)

Abstaining (due to absence):

Absent: Bethanne Dressel

APPROVAL OF JANUARY 26, 2009 MEETING MINUTES

Commissioner TeStrake suggested adding Dawn Fenimore's last name to the last page. She also noted the incorrect spelling of Jim Moylan's name on page 2.

MOTION

Commissioner TeStrake made a motion to approve the minutes with the above changes. Commissioner Bunn seconded.

VOTE

Vote: (4/0)

Abstaining (due to absence):

Absent: Bethanne Dressel

AGENDA REVIEW

Agenda was approved by acclamation.

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

There was none.

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COMMISSION MEMBER REPORTS

Commissioner Chotvac requested follow up reports from the CPI conference at the next meeting (Feb. 23rd).

Commissioner Walker said he would like to be more informed on the budget.

Schaffer said staff can give the commissioners budget information, but reiterated it is not in their purview to decide where that money goes.

Schaffer said with the new ordinance, HPAC will have new roles, and so it will be important to go over these changes at the next meeting. This will be the priority. If there is time after this for conference follow up reports, then that is fine. She stated HPAC will be getting out of the design review business, but their roles will also entail more than just education.

Commissioner Walker stated one idea he got from the conference would be to have a student/education component.

Schaffer stated that she would like to have subcommittees that would be standing and would report to the commission each month. She stated this is an efficient way to get things done. She said one standing committee could be the "Education Committee" that could work on these types of things.

Commissioner Walker asked if it would be possible to have HPAC meet in work sessions to go over projects, etc.

Schaffer said she has envisioned doing standing work sessions each week, where the subcommittees (of 2 people) could meet with staff.

Commissioner Bunn said the commissioners have discussed the idea of getting packets on Wednesdays, and then having work sessions (with all members) on those Fridays before the Monday meetings.

Schaffer said her vision was for more focused work sessions with more specific outcomes.

Commissioner Bunn discussed the year end report to City Council. She will do a power point presentation. She spoke to the fact that she wanted to change the format of the report starting next year, and brought some ideas for the new format.

Commissioner Bunn asked to add 2009 Goals to the next agenda.

Schaffer said the new ordinance was emailed to all of the commissioners. She requested that everyone read and try to understand it by the next meeting for discussion.

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Commissioner Bunn commented that she had to leave Commissioner Training at the CPI Conference early, but that Dan Corson will be sending her the materials that she missed from that session.

STAFF UPDATES

Schaffer reiterated that there will be a lot of trainings by staff coming up at future meetings.

Scott stated that Claire Howington was appointed as the new HPAC commissioner. She added that Commissioner Walker will move to the professional seat and Claire Howington will fill a regular seat.

Scott reported that the Rollingstone Village project will go to Planning Commission February 26th.

Scott reported on the proposed House Bill 09-1272 which would jeopardize funding from the gaming industry for historic preservation. She stated HPAC commissioners should read the information and decide if they want to recommend to City Council that they take a position on the subject and write a letter to congress stating such.

PLANNING DEPARTMENT REFERRALS

None

BUILDING DEPARTMENT REFERRALS

None

CONCEPTUAL REVIEW/NATIONAL REGISTER NOMINATION REVIEW

None

WORK SESSION

- a. Guest Speaker – Tracy Barnett – Main Street Steamboat Springs (MSSS) – Barnett handed out a flyer outlining the mission and vision of MSSS both nationally and locally. She spoke to the history of how it came about, and how with the new preservation ordinance, MSSS would like to work with HPC on moving forward on an historic district downtown. After three years of research, she found that there needs to be several components to the Main Street program. MSSS started in Steamboat Springs in 2004 in response to concern of the redevelopment of the ski area, with a goal to keep people downtown. There are four committees - HP falls under the Design Committee. Barnett said she would like to work together on education and outreach and that with the economic downturn they will probably see more vacancies in the downtown retail spaces. Commissioner Bunn asked Barnett to speak about Main Street's historic preservation ethic. Barnett said there are currently 12 people on board, retail and restaurant people are highly represented. The board represents the make up of the community as far as its understanding of preservation. Most understand that the concept that heritage sells, but and others are starting to get it – she stated it is a matter of education. Commissioner Bunn asked what Barnett felt the likelihood was for getting historic property owners on board for an historic district downtown. Barnett said she wasn't exactly sure, but she knows there are some who would not be receptive. She said she felt the owners of

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properties in the 7th to 9th blocks would probably be more receptive. Many of them have owned their buildings for a long time, so they are aware of the benefits. There was discussion on the process of getting an historic district downtown. Barnett said the first thing would be to have a plan of what HPAC would like to see and then bring it to the Design Committee and ask Main Street for help. Their meetings are the first Tuesday of every month in the Crawford Room. Schaffer added that there needs to be public support first. Barnett added that the proposal could be just a plan of how the HPC is going to talk to property owners, and suggested that two people from different groups (example HPC member and someone from HRC!) and meet face to face with the owners. Property owners will have a lot of questions and a brochure won't cover them all. She added it is important to highlight the economic benefits. Barnett said they are vaguely aware of these benefits. Commissioner Bunn said that one item on Main Street's work plan is the Yampa Street Standards, and asked Barnett what she felt about that. Barnett said the Design Committee saw HPAC's presentation on view corridors. She thought it might need to be more clear what exactly it is that HPAC is asking for, so she suggested they clarify this and then ask the board if that is something they agree with. Barnett asked for update on where that proposal is. Schaffer said HPAC met with Planning Commission, and since then it hasn't made any progress. There needs to be meetings with staff, Planning Commission and the HPC – and it would be nice to have MSSS involved as well. Barnett said she would like to be kept informed. Commissioner Chotvacs said she would also like to be involved. Commissioner TeStrake said she can see a lot of opportunities to collaborate as all the groups are trying to get the same things accomplished. Barnett said the group is always invited to come to the Design Committee meetings.

- b. Guest Speaker – Arianthe Stettner – Stettner discussed the history of how historic preservation in Steamboat came to this place. 1989 was the first “Environment 2000”, where people got together to discuss issues of community concern. The Community Plan of Culture & Livability also happened at that time. Historic preservation was discussed starting in 1991. Out of that forum came the Yampa Valley Land Trust and the basis for what is now HRC! (at that time it was the TOP Museum board). In 1992 – Routt County started its Historic Register. Currently there are about 90 properties on that list. She spoke to the owners of these listed properties as being untapped resources for championing the cause of historic preservation. 1992/1993 gaming funds (through the State Historical Fund) started coming to the area for hp, so there was the opportunity for projects. Around 2000, Kevin Bennett on City council was a champion of preservation, and there was political will at that time to get hp projects done. Schaffer was hired at this time and the City and HRC! worked together on Mesa Schoolhouse and other projects which worked well. There was a Preservation Committee but they were unable to accomplish much – the City then became a CLG. Steamboat became the first Preserve America Community in Colorado in 2004. The political climate and council members have changed over the years, however Stettner stated she is feeling very good about the new ordinance. The HPC are empowered to educate and do outreach and they have a defined group of properties to deal with. Stettner said she sees the potential for partnerships, and encouraged the commissioners to become very articulate about the economic benefits to property owners. Stettner said her suggestion would be to get the City's own buildings listed as landmarks, and others as well. She suggested the Depot and the Rehder building. Stettner also stated there is a new synergy with Planning and there is supportive staff. She said she would be happy to be a resource if possible. Commissioner Bunn said she is hearing from some on City council that planning department needs to be cut, and asked what Stettner would suggest for

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building support for keeping staff. There was discussion regarding other Colorado communities and the make-up of their departments as related to hp. Stettner spoke to retaining personnel so the City doesn't lose the talent. Recruitment vs. Retainment. Commissioner Bunn asked about how to reach downtown property owners for a district. Stettner suggested first becoming very familiar with their property, visit with them to find out more about their experience, and find out if they would be willing to share this with others. She also suggested getting all landmarked property owners or district members together to celebrate. Commissioner Walker asked if listed properties were grouped in the county or evenly disbursed. Stettner said are pretty evenly disbursed. And 35 are in the city limits.

- c. Guest Speaker – Towny Anderson (HRC!) commented that Stettner still embodies the spirit of Historic Routt County! He spoke to the following:
 - a. The Rehder Building – He stated that the will stipulates that the City preserves it as an historic landmark.
 - b. Cutbacks in the Planning Department – This City Council is aware that it is this department that brings in the most money (revenue). Also, if staff is reduced, how much leverage would be lost, and this would also put CLG status in jeopardy.
 - c. Anderson spoke to the changes at HRC! since he has been on board. The board stipulates that HRC! work only with willing property owners, and concentrate mostly outside the city limits to reach other areas in the county. Since he started, the goal has been to make the executive director position full time and grow the position to include an education component. He is now teaching the first hp class at CMC – “Intro to Historic Preservation”. There is a partnership agreement between HRC! and CMC. Anderson stated his excitement for the program and stated that the vision is for reaching out to the community and also educating potential resources for implementing HRC's goals.
 - d. Anderson said he agrees that the new ordinance provides a better platform to work forward. It is outlined in the ordinance the things the HPC (Historic Preservation Commission) can do to further the interests of historic preservation. Steve Ivancie had told Anderson to get together with Tony Lettunich to draft local landmark incentives. He discussed the idea of 15% tax rebate for hp projects. He stated he thought that the opportunities on the incentive side were wide open. Anderson said he has discussed with others the idea of an historic preservation fund and purchase of development rights. HRC! would be willing to provide support in this type of area, and could help with language for the incentives for landmarking and establishing historic districts, and suggested getting that done quickly. Anderson spoke to fostering an historic preservation ethic in Main Street Steamboat Springs. He stated that the HRC! Board meets once/month, and invited the commissioners to call him if they wanted him to bring up anything to the board, or if they needed help with anything.
 - e. Commissioner Walker asked Anderson about establishing a period of significance for Steamboat Springs, as other communities have done this. Anderson said it would be more difficult for Steamboat Springs to establish this – they don't have very clear period. Other towns have clear period (mining communities, etc.). But other communities such as Aspen are finding that they are losing some of their important buildings that are not in their Period of Significance. Commissioner Bunn's thought was that Steamboat Springs' 50 years and older review is the least understood part and it may be hurting the cause. She suggested a contest or survey to state a clear, concise way to explain the historic preservation ethic for Steamboat Springs –

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maybe getting a better definition of historic preservation or community character - something to grab people's attention. Barnett said she thought that was the education part. Commissioner Chotvacs suggested looking at the City of Boulder's website at a meeting sometime. Commissioner TeStrake discussed the idea of prioritizing. Anderson voiced some frustration with MSSS that some of the members could not embrace hp, even though that is how they came about. There was discussion about reaching the "property rights advocates". Anderson discussed how non contributing properties benefit more in an historic district. Discussion took place regarding asking private individuals to donate to a historic preservation fund for the purchase of development rights. Anderson suggested a strategic planning meeting to discuss where to go from here on the hp fund.

- d. Status of Priority List 2008, and Setting Priorities for 2009 – Postponed until the next meeting.
- e. Discussion of HSPRC Proposed HP Ordinance – This will be discussed at the next meeting.

TAX REFERRALS

None

OTHER BUSINESS

ADJOURNMENT

Commissioner TeStrake moved to adjourn the meeting at approximately 7:35 p.m.
Commissioner Bunn seconded the motion.

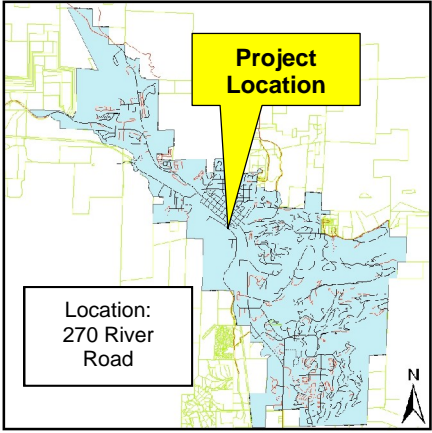
VOTE

Vote: (4/0)

Voting for approval of motion to adjourn: Chotvacs, Bunn, TeStrake, Walker

Absent: Dressel

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT STAFF REPORT

HISTORIC PRESERVATION ADVISORY COMMISSION AGENDA ITEM 9A :		
Project Name:	270 River Road	
Prepared By:	Alexis Casale, Historic Preservation Planner (Ext 202)	
Through:	Tom Leeson, AICP Director of Planning Services (Ext. 244)	
Historic Preservation Advisory Commission (HPAC):	February 23, 2009	
Planning Commission (PC):	NA	
City Council (CC):	NA	
Zoning:	Residential Old Town (RO)	
Applicant:	Mountain Architecture PO Box 770420 Steamboat Springs, CO 80477	
Request:	A Building Permit has been submitted for a rooftop addition to a single family residence.	

Staff Report - Table of Contents		
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270 River Road



I. STAFF ANALYSIS SUMMARY

The referred Building Permit is for the property located at 270 River Road in the Residential Old Town (RO) Zone District. The Building Permit was submitted for a rooftop addition to create livable upstairs space to an existing residence. The 1930 house is fronted by River Road and is surrounded by single family residences in the neighborhood of Brooklyn. The resource is eligible to the local register as a representative of architectural styles common to the area and is one of the few that remain in the Brooklyn neighborhood. The proposal does seek to conform to a few of the design guidelines for rooftop additions, however the mass, scale and altering of the dominant ridgeline profile would be detrimental to the resource's integrity and therefore staff recommends denial of the Building Permit.

II. BACKGROUND

A Building Permit for a rooftop addition to a 1930 residential structure has been submitted. The proposed project is located on River Road in the RO Zone District. Staff recommends that the Commission:

1. Review the information on the existing structure
2. Review the information on the proposed addition
3. Compare the proposed project to the applicable Design Guidelines
4. Provide comments regarding the project based on application of the Guidelines
5. Make a motion based on the applicable Design Guidelines

III. PRINCIPAL DISCUSSION ITEMS

Principal discussion items include conformity of the rooftop addition to the Design Guidelines.

Please note that the proposed building addition is within the Residential Old Town Zone District; therefore, the Design Guidelines for rooftop additions apply. The Design Guidelines were written with the help of a consultant and the result of several community meetings in 2000 and 2001. These guidelines have remained guidelines and are not codified in the CDC.

IV. PROJECT DESCRIPTION

The Building Permit proposal for an addition is located on Lot 1 of the Chelsea Subdivision Replat to Steamboat Springs. The site is situated at 270 River Road in the neighborhood of Brooklyn located on the south side of the Yampa River from the commercial downtown. Brooklyn was formed as a small community in 1914 when the making and sale of liquor was prohibited in Steamboat Springs. The community originally consisted of one named street lined with saloons that was home to 40 people between 1902 and 1914. The existing residential structure was built in 1930 without any alterations according to the Routt County Assessor. The simple front double gable house is clad in horizontal wood siding, has a metal roof with exposed rafters, windows flanking the single leaf front entrance and diamond pane windows above the ridge of the lower level front gable. This building is eligible to the local historic register retaining adequate integrity.

The proposed rooftop addition is to accommodate for livable upstairs space. The rectangular front gable addition will rise vertically from the south elevation while maintaining the existing overhanging roof. The west elevation of the proposed addition will terminate just over the existing ridgeline. The front elevation of the addition is proposed to sit back from the main existing elevation mimicking the distance between the existing lower and upper gables. The rear is proposed to be flush with the existing rear elevation. The proposal has three windows at the south elevation and seeks to use the same materials.

V. PROJECT ANALYSIS

According to the Design Guidelines, if a new addition to an historic building is to be constructed, it should be designed such that the early character of the original structure is maintained and it should be subordinate in appearance to the main building. The intent of the RO Zone District is to provide development compatible with the traditional residential character of the city's original neighborhoods in terms of mass, height, setback, density and street layout according to the Community Development Code. The proposed rooftop addition does strive to conform to some of the design guidelines; it is setback from the front and has a similar gable roof with eave lines. However, the purpose of setting the rooftop addition back is to have the original profile dominate, the proposal creates a whole new front profile because of its height. The proposal alters the simple front gable home into a new design, therefore, negatively impacting its integrity and eligibility to the local register.

VI. STAFF FINDING

The existing front gable building is eligible to the local register with adequate significance and integrity. The proposed rooftop addition to the 1930 residence will alter the design of the resource, making it ineligible to a historic register.

Staff recommends denial based on non-conformance of the following Design Guidelines:

9.12 When constructing a rooftop addition, keep the mass and scale subordinate to that of the historic building.

9.13 Set a rooftop addition back from the front of the building.

- *This will help preserve the original profile of the historically significant building as seen from the street.*

VII. MOTION

Staff recommends the following motion:

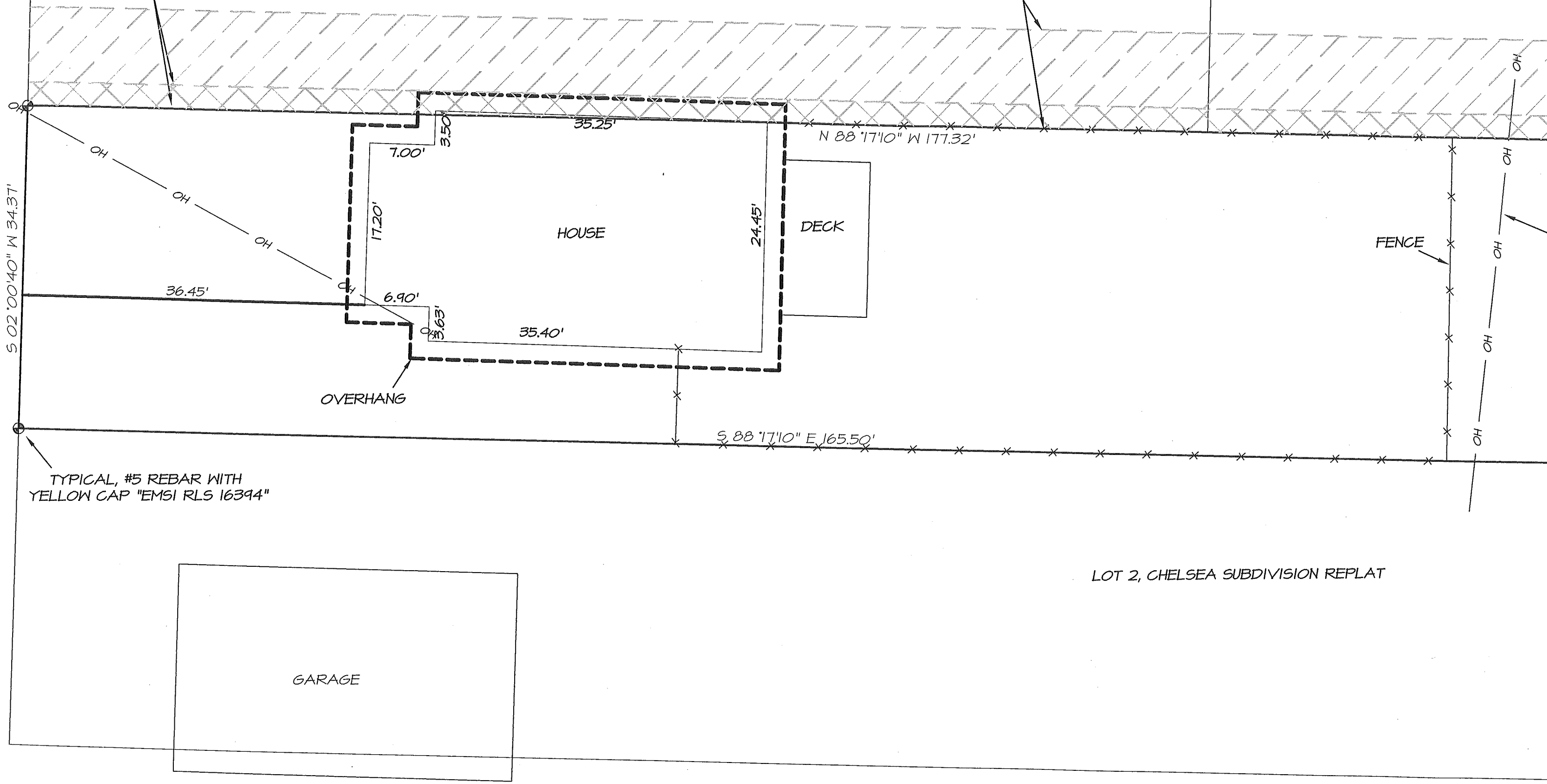
The Historic Preservation Advisory Commission recommends denial of the application for a Building Permit for 270 River Road, based on non-compliance of the following Design Guidelines, **9.12 and 9.13**

VIII. ATTACHMENTS

Attachment 1 – Plans

2.5 FOOT WIDE ENCROACHMENT EASEMENT
PER BOOK 550 PAGE 375

10 FOOT WIDE ACCESS EASEMENT
PER BOOK 550 PAGE 375



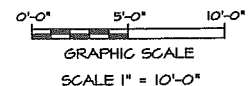
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YELLOW CAP "EMSI RLS 16394"

LOT 2, CHELSEA SUBDIVISION REPLAT



SITE PLAN

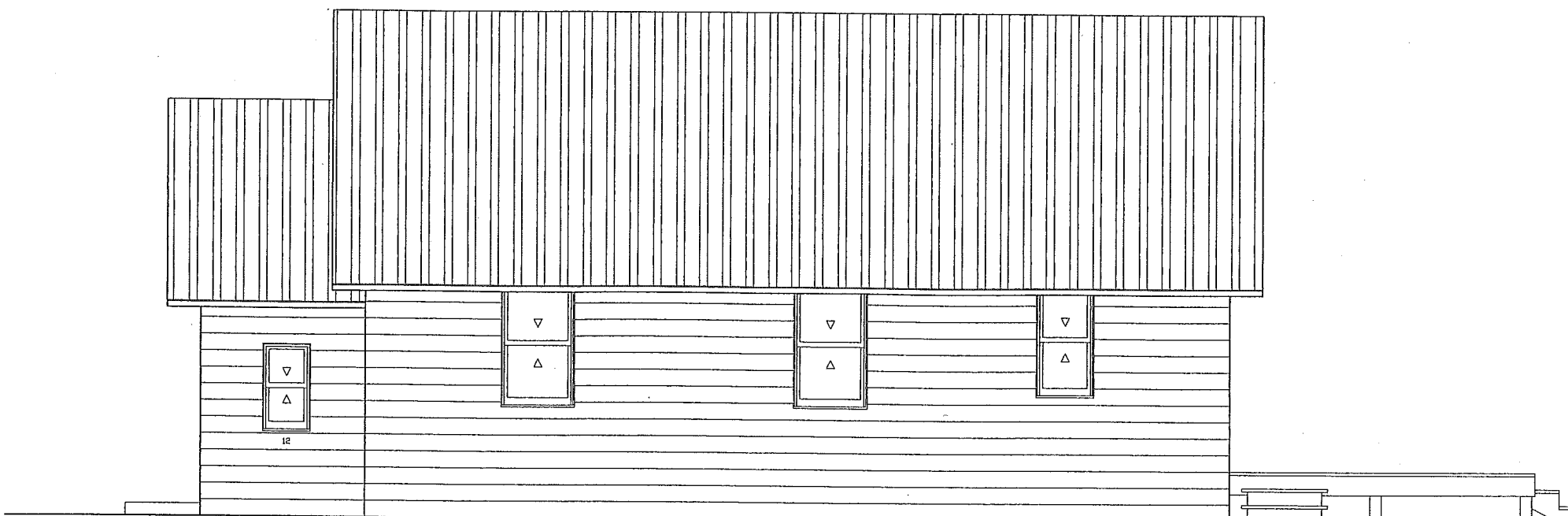
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Existing



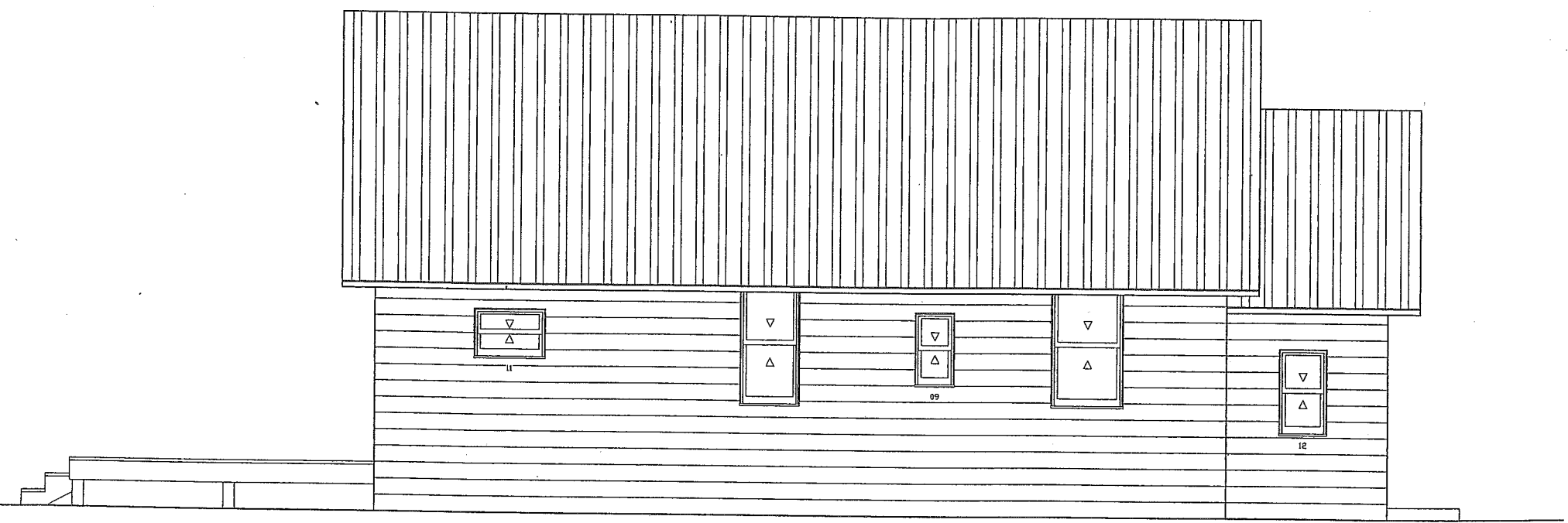
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

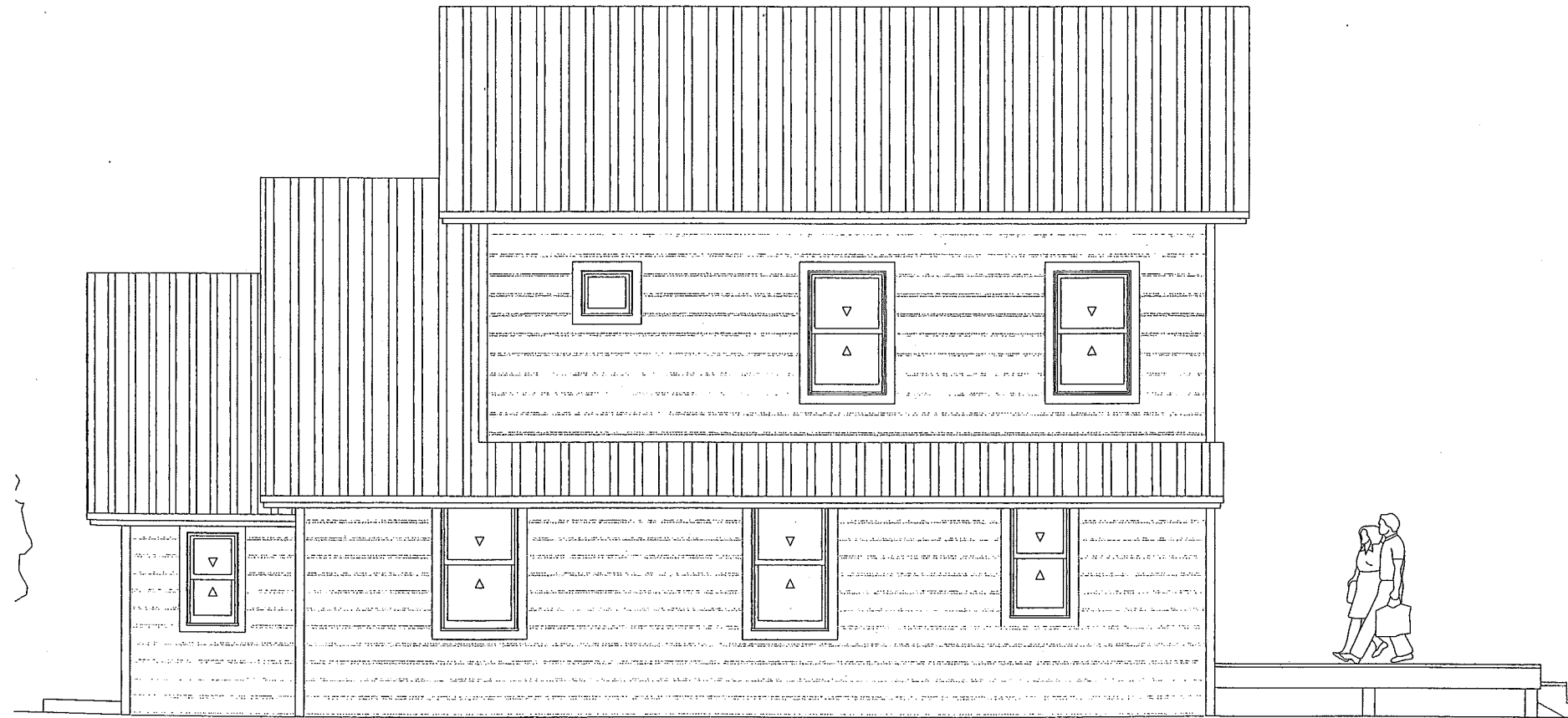


NORTH ELEVATION

Proposal



WEST ELEVATION
SCALE: 1/4" = 1'-0"

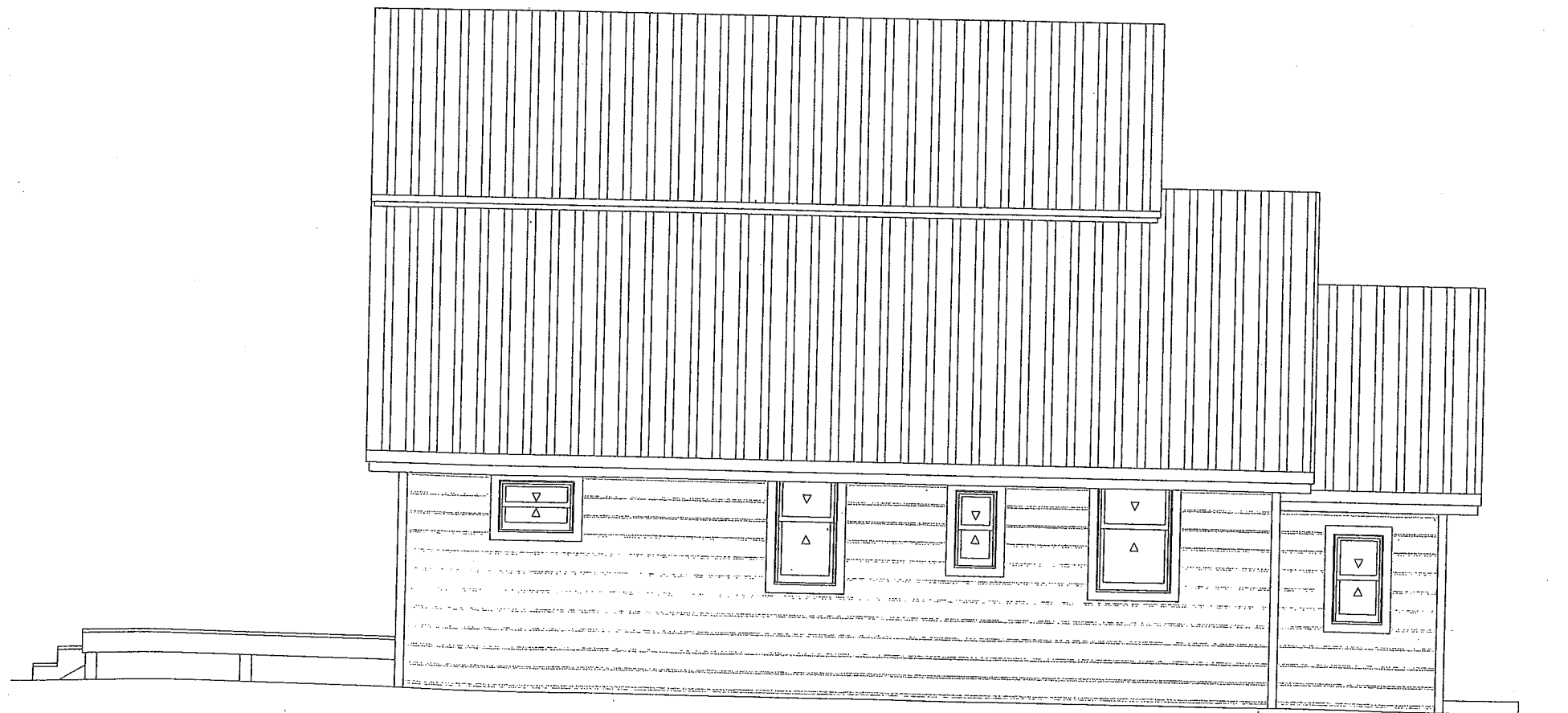


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Proposal



EAST ELEVATION



NORTH ELEVATION