

**CITY OF STEAMBOAT SPRINGS
HISTORIC PRESERVATION COMMISSION MINUTES
March 9, 2009**

The regular meeting of the Historic Preservation Advisory Commission was called to order at approximately 5:00 p.m. on Monday, March 9, 2009, in Citizens Meeting Room, Centennial Hall, 124 10th Street, Steamboat Springs, Colorado.

HPAC members in attendance were Chairperson D.J. Chotvacs; Cami Bunn; Sally TeStrake; Johnny Walker, Bethanne Dressel, Claire Howington

Absent: None

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

Schaffer came to the meeting at approximately 6:30 p.m.

APPROVAL OF FEBRUARY 23, 2009 MEETING MINUTES

Commissioner TeStrake requested a change on the last page to read "Schaffer explained the buildings should be listed... in order for "there".

MOTION

TeStrake made a motion to approve the minutes with the above change.
Howington seconded.

VOTE

Vote: (6/0)

Abstaining (due to absence):

Absent:

AGENDA REVIEW

The agenda was approved by acclamation.

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

There was none.

COMMISSION MEMBER REPORTS

- a. Bunn said she had heard that Dennis Humphries will be coming to talk to the public on plans for Yampa Street. She asked for an update from staff and requested that HPC be involved in this planning.

STAFF UPDATES

- a. Scott updated the group on the status of the Channel 6 television station. She said she had previously misunderstood Mike Schmidt when she reported that the station would not air any programming. There will be limited programming in the morning and after most people get home from work. There won't be much further progress on the station as the City is facing many cutbacks. Commissioner Chotvacs voiced concern that there were many videos at the TOP Museum that could be aired.

Commissioner Bunn asked if Schmidt could come and report what was going on the station beforehand so HPC could give their feedback on the programming. Scott suggested the commissioners watch the station and then if they had suggestions for other programming she could pass on the ideas to Schmidt. She repeated that there might not be many more changes to what is programmed currently at this time.

- b. Scott introduced new commissioner Claire Howington and asked her to tell the group about herself. Commissioner Howington said she grew up in Arkansas and Tennessee, and then went to Tulane in New Orleans and was relocated to Steamboat Springs during Hurricane Katrina. She is now employed by the law firm that she worked for during that time. She added that her father was the president of the Heritage organization where she grew up, so she grew up in a "preservation" household. She said she is happy to be serving on the commission.
- c. Scott stated that the deadline for applying to serve on the Historic Preservation Commission is April 15th.
- d. Scott asked for confirmation that everyone was agreeable to moving the meetings to one night per month on the first Thursday of the month. The commissioners all agreed. Scott said staff would update the bylaws to get official approval at the next meeting which is April 2nd.
- e. Casale reported on the Snowshoe Tour of the springs held on Friday, February 27th. She said it was a successful tour with 20 participants including locals and visitors. She added that staff has started an email list to send out updates/reminders on future tours.
- f. Casale stated that the Rollingstone Village project went to Planning Commission. They agreed with HPC and recommended approval. It will now go to City Council on March 17th. Commissioner Bunn asked if HPC needed to write a letter on this. Casale said the Planning Commission had a good conversation, had the staff report and the HPC recommendation, and that they probably don't need to write a letter unless there is something they want to add.
- g. After an earlier question by Commissioner Bunn, Schaffer reported that Dennis Humphries and Ron Straka will be conducting a workshop for the public, staff, City Council and Commissioners regarding development and preservation on Yampa Street. These consultants were involved in planning sessions that were done in the past. Commissioner Bunn said she thinks it would be good for HPC to prepare something for the meeting. Schaffer said HPC could appoint a person to work with the consultants and that she would let the commissioners know the date of the workshop as soon as she knows more. Commissioner Bunn asked if anyone on the HPC would be willing to work with Humphries and Straka on this. Commissioner Walker volunteered.
- h. Commissioner Walker asked how everything is going to be accomplished with just one meeting per month. Schaffer said she thinks that the design reviews and nomination reviews will be doable in this timeframe, but added the worksessions and subcommittees will be key to accomplishing a lot of the other work.

PLANNING DEPARTMENT REFERRALS

None

BUILDING DEPARTMENT REFERRALS

- a. 270 River Road –

STAFF PRESENTATION - Casale gave the staff report. This is the same building permit that HPC reviewed at the last meeting. The single family residence is in the Brooklyn neighborhood – RO Zone District, so the Design Guidelines will be applied. Staff found the house to be eligible to a local register and recommends denial of this building permit based on the design guidelines cited on page 8a-4 of the staff report and explained the rooftop addition would negatively impact the integrity of the historic resource, therefore making it ineligible to an historic register.

APPLICANT PRESENTATION - Jan Kaminski with Mountain Architecture and the owners Kate and Craig Rensch were here to discuss the project. Kaminski explained the background for Howington who was not at the previous meeting. At that meeting the applicants asked that their project be tabled so that they could see if they could design a project that would meet the requirements of the Secretary of Interior Standards, get their house listed on the local register and try to fix the lot line issues on their property. Kaminski said they came up with a solution that they felt would address these issues and he will discuss these with the commissioners tonight during conceptual review. Kaminski also stated that the applicants met with Bob Keenan to check on the possibility of using the variance criteria to fix the lot lines. The applicants would like to move forward on trying to find an alternate solution that meets all of these guidelines and standards and so would request a recommendation of denial from the HPC for the current proposal, and then they would like to discuss these alternate ideas during conceptual review. If they can not come up with a design/project that will accomplish all of these things, they will then move forward with their original proposal.

COMMISSIONER QUESTIONS

Commissioner Bunn asked for clarification that there are other drawings/plans that they have not seen that will be reviewed during the Conceptual Review portion of the meeting.

Casale said yes, these drawings will be handed out for discussion during that time.

COMMISSIONER DISCUSSION

There was none.

FINAL STAFF COMMENTS

There were none.

FINAL APPLICANT COMMENTS

There were none.

RECOMMENDED MOTION/FINDINGS

MOTION

Commissioner Chotvacs made a motion to recommend denial of the proposal based on the Design Guidelines cited in staff's recommendation. Commissioner Walker seconded the motion.

DISCUSSION ON THE MOTION

There was none.

VOTE

Vote: (6/0)

Voting for approval of motion: Chotvacs, Bunn, Walker, TeStrake, Howington, Dressel
Absent:

CONCEPTUAL REVIEW/NATIONAL REGISTER NOMINATION REVIEW

a. 270 River Road – Conceptual Review

Casale explained the conceptual review. She clarified that during conceptual review there will be no motion and no recommendation, and commissioners are to make comments based solely on the Design Guidelines. Casale highlighted the section in the Design Guidelines that staff feels would be applicable including: Chapter 7 (Roofs), Treatment of Roofs (Sections 7.1-7.6) and Chapter 9 (Building Additions sections 9.12 - 9.14). Casale left the meeting briefly to get a copy of the new ordinance at Kaminski's request.

Kaminski discussed the applicants' plans. He brought up section 7 on roofs. He said he had been having discussions with Casale and she had recommended dormers, however they are limited on the amount of space that can be created using these because of the height of the house. They are trying to create a master bedroom. There was discussion on the shed roof idea. Kaminski's plan includes adding two sheds and stepping the wall back. The Design Guidelines state that this should be lower than the top of the roof by one foot. The latest version does do this. The commissioners compared the two versions.

Commissioner Walker asked what the new design would do to the floor plan.

Kaminski explained the most significant change is that the applicants will lose the door from the master bedroom to the bathroom. The master bed area will not be affected much.

Commissioner Bunn asked for clarification on what is the space left of the bathroom.

The Rensch's clarified that some is attic space (about 3 feet in height) and the other room is under the original roof configuration.

Kaminski stated that each new design gets harder to make and will be costlier. Casale's comments on the second version were that it didn't comply with the ridge recommendations and are not gabled dormers as outlined in the Design Guidelines. Kaminski said if commissioners think that either version two or three meet the guidelines, then they could pursue this, look into incentives and start the application to get the house listed on the local register.

Casale made a clarification that if the applicants decide to come through with a different proposal, the HPC will need to review it with a staff report and make a recommendation.

Kaminski pointed out section 26-84 (h) in the new ordinance which states "Once an historic resource is listed on the register demolition of the resource is prohibited... alterations should be made in compliance with the Design Guidelines as determined by HPC. They need not comply with all applicable guidelines, but they must determine that there is sufficient compliance that the characteristics that made the Historic Resource an Historic Resource are retained following the alteration", so Kaminski stated there is room for interpretation from the commission. Kaminski stated the applicants are very interested in being on the register, and are extremely motivated by incentives that could help them fix their lot line issues.

Commissioner Walker commented that he believes the newest version (3) highlights the original house more.

Commissioner Chotvacs said she would really like to see the applicants succeed with this project and be leaders of community – and show how positive the process can be.

Commissioner Dressel asked for clarification from Casale on section 9.12, where it states the dormers should be subordinate to the original. She said the mass seems very large, but that it seems to be up to the HPC's interpretation in the guidelines.

Casale said the commissioners need to ask themselves the question "Is the integrity of the structure being preserved with the addition?"

Commissioner Dressel asked other commissioners if they thought the addition seemed subordinate to the original.

Commissioners TeStrake and Howington both said they felt the newest version (3) is a better solution.

Commissioner Bunn asked if the applicants had considered making it a more traditional gabled dormer.

Kaminski said they did look at a few different concepts along these lines, but one of the biggest problems was maintaining the width so they can fit a bed in there. The dormer would need to be at a very flat pitch. This solution limits space. He explained that with this design, the character defining elevation is impacted more. Kaminski sketched out this idea.

Commissioner Bunn said she thought that with this solution, the increase in space in the center may achieve what the applicants are looking for.

There was discussion on how this design would affect the head room next to the bed, and how this will be creating less mass on the south elevation, but creating more on the west. The group discussed the idea of two traditional gabled dormers.

Kaminski said he and the owners will look at these options, and have Casale review to see if they are in compliance with the guidelines.

Commissioner Bunn thanked the applicants for coming and for being willing to look at other options.

Commissioner Dressel asked if adding matching dormers on the other side would be a possibility to give the applicants more space.

Kaminski said it would, but explained that the property has an existing non-conformity on the other side (the house is on the neighbors property), so this would be increasing the non-conformity. There was discussion about the alternate approval for variance criteria. Kaminski will continue to work on it with Casale.

WORK SESSION

a. Approval of Nomination Form for Steamboat Springs Register of Historic Places –

The commission discussed some changes to the nomination form.

Commissioner TeStrake made a motion to accept the approval the nomination form as amended. Commissioner Chotvac seconded. All approved.

b. CPI Follow Up –

The commissioners reported on their experiences at the CPI Conference.

Commissioner Chotvac - went on both the Curtis Park tour and the tour of Boulder. Both areas use landmarking as a tool to save structures. She suggested getting some facts together such as how many buildings in Steamboat Springs have been saved, and how many need to be saved, and also suggested the commissioners become very familiar with the incentives that are available. Chotvac added that she has a lot of handouts/information for those who are interested. Commissioner Bunn asked if the HPC could view some of the movies that Chotvac bought at the conference at a future HPC meeting.

Commissioner Walker - attended "Engaging Students in Historic Preservation" and was inspired to look at possibilities on engaging students in preservation. The group discussed that 4th Graders learn about Colorado History, and the possibility of historic tours. He reported on the session on preserving school buildings. He would like to find a use for the old high school. It would need to be made ADA accessible, but this is doable. He said he has found initial enthusiasm from Rick Denney and Shalee Cunningham. Commissioner Bunn suggested this could be a good idea for a subcommittee.

Scott handed out a summary of the sessions she attended, and spoke briefly to some of them including one on digital photography for historic register nominations, and one on preservation on a tight budget.

Casale said she enjoyed the conference. She thought it was the most beneficial to meet people from the other communities and organizations. She learned a lot from the session on International Building Code and is doing some more research on this.

Commissioner Bunn asked to put her presentation on the agenda at the next meeting.

Schaffer said she was only able to go to one of the sessions, but also met with Dennis Humphries and James Stratis while she was there.

TAX REFERRALS

None.

OTHER BUSINESS

Commissioner Bunn said she has heard there is a possibility that there may be more cuts in historic preservation than what everyone is currently aware of. She encouraged the commissioners to come to the City Council meeting on Tuesday. Schaffer said she could find out what time that agenda item is expected to be and email everyone.

ADJOURNMENT

Commissioner Howington moved to adjourn the meeting at approximately 7:02 p.m.
Commissioner TeStrake seconded the motion.

VOTE

Vote: (6/0)

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

Absent: