

**CITY OF STEAMBOAT SPRINGS
HISTORIC PRESERVATION COMMISSION MINUTES
June 4, 2009**

The regular meeting of the Historic Preservation Commission was called to order at approximately 5:00 p.m. on Thursday, June 4, 2009, in Citizens Meeting Room, Centennial Hall, 124 10th Street, Steamboat Springs, Colorado.

HPC members in attendance were Chairperson D.J. Chotvac; Sally TeStrake; Johnny Walker; and Claire Howington

Absent: Bethanne Dressel, Cami Bunn

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

APPROVAL OF MAY 7, 2009 MEETING MINUTES

Commissioner TeStrake requested a change on page 6 under motion to read “Scott said “that” is the plan...”, and in the Howelsen Hill resolution to read that Commissioner Chotvac read the resolution, and Commissioner Bunn seconded the resolution – remove the motion by Commissioner TeStrake.

MOTION

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

VOTE

Vote: (4/0)

Abstaining (due to absence):

Absent: Dressel, Bunn

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

There was none.

APPLICATIONS TO THE STEAMBOAT SPRINGS HISTORIC REGISTER

a. Steamboat Springs Depot (1000 13th Street) – Historic Landmark Application

STAFF PRESENTATION: Schaffer gave the staff report. The Depot is already listed on the National, State and Routt County register. The Historic Preservation Policy Review Committee recommended to City Council to list all of the properties listed on the Routt County Register to our register if requested. The Committee also recommended listing the City owned historic properties on the register. Staff recommends that the Steamboat Springs Depot be listed as an Historic Landmark.

APPLICANT PRESENTATION: The applicant is the City of Steamboat Springs.

PUBLIC COMMENT FOR THIS APPLICATION: None

RESPONSE BY STAFF: None

COMMISSIONER DISCUSSION: Commissioner TeStrake commented about the legal description not making sense. Schaffer said she agrees that the description does not sound correct; however after some research it was confirmed to be the actual legal description.

ADDITIONAL STAFF COMMENTS: None.

RESOLUTION: Commissioner Chotvacs read the resolution for the record, which stated: The City of Steamboat Springs's Historic Preservation Commission hereby resolves that the Steamboat Springs Depot at 1001 13th Street, which is more particularly described as Track in the SW corner of the 4SW4, Section 8, Township 6 North, Range 84 West, Steamboat Springs, CO, is eligible for listing on the Steamboat Springs Register of Historic Places as a Local Landmark under Criterion 1 in the area of History, Criterion 2 in the area of Architecture, and Criterion 3 in the area of Geographic Importance as set forth in the Routt County Register of Historic Places and National Register of Historic Places designations and approves inclusion of the Steamboat Springs Depot in the Steamboat Springs Register of Historic Places.

Commissioner TeStrake seconded the resolution read by Commissioner Chotvacs.

VOTE

Vote: (4/0)

Voting for resolution: Walker, TeStrake, Chotvacs, Howington

Absent: Dressel, Bunn

b. First National Bank Building (803/807 Lincoln) Historic Landmark Application

STAFF PRESENTATION: Schaffer gave the staff report. She noted that this property is sometimes confused with the Routt National Bank Building, so she clarified the location. It is listed on the National, State and Routt County Registers. The Historic Preservation Policy Review Committee recommended to City Council to list all of the properties listed on the Routt County Register to our register if requested. The Committee also recommended listing the City owned historic properties on the register. Staff recommends that the First National Bank Building be listed as an Historic Landmark.

APPLICANT PRESENTATION: The applicant is the City of Steamboat Springs

PUBLIC COMMENT ON THIS APPLICATION: None.

COMMISSIONER DISCUSSION: None.

ADDITIONAL STAFF COMMENTS: None.

RESOLUTION

Commissioner Chotvacs read the resolution for the record, which stated: The City of Steamboat Springs' Historic Preservation Commission hereby resolves that the First National Bank Building at 803-807 Lincoln Avenue and 57 ½ 8th Street, which is more particularly described as Lot 1, Block 30 in the Original Addition to Steamboat Springs, Section 8 and Section 17, Township 6 North, Range 84 West, Steamboat Springs, CO, is eligible for listing on the Steamboat Springs Register of Historic Places as a Local Landmark under Criterion 1 in the area of History, Criterion 2 in the area of Architecture, and Criterion 3 in the area of Geographic Importance as set forth in the Routt County Register of Historic Places and National Register of Historic Places designations and approves inclusion of the First National Bank Building in the Steamboat Springs Register of Historic Places.

Commissioner Howington seconded the resolution.

VOTE

Vote: (4/0)

Voting for the Resolution: Chotvacs, Walker, TeStrake, Howington

Absent: Dressel, Bunn

c. Carver Power Plant (124 10th Street) – Historic Resource Application

STAFF PRESENTATION: Schaffer gave the staff report. The Carver Power Plant is already listed on the Routt County Register. She stated staff is recommending the property be listed as an historic resource rather than a landmark, so this may be something the commission will want to discuss.

APPLICANT PRESENTATION: The applicant is the City of Steamboat Springs.

COMMISSIONER DISCUSSION: Commissioner TeStrake asked if the property was eligible to the National Register. Schaffer said she didn't think so because some of the integrity has been lost with the alterations that have been made over time. Commissioner TeStrake asked if the change in use would make it ineligible. Schaffer said that in itself doesn't disqualify its eligibility, but some of the distinct features are no longer there and some have been changed.

RESOLUTION

Commissioner Chotvacs read the resolution for the record which stated: The City of Steamboat Springs' Historic Preservation Commission hereby resolves that the Carver Power Plant at 124 10th Street, which is more particularly described as Lots 5 and 6, Block 14 of the Original Addition to Steamboat Springs, Section 8, Township 6 North, Range 84 West, Steamboat Springs, is eligible for listing on the Steamboat Springs Register of Historic Places as an Historic Resource under Criterion 1 in the area of History as set forth in the Routt County Register of Historic Places designation and approves inclusion of the Carver Power Plant in the Steamboat Springs Register of Historic Places.

Commissioner Walker seconded the resolution.

VOTE

Vote: (4/0)

Voting for approval of the nomination: Chotvacs, Walker, TeStrake, Howington

Absent: Dressel, Bunn

d. Carver House (927 Oak Street) – Historic Resource Application

STAFF PRESENTATION: Schaffer gave the staff report. The property is listed on the Routt County Register of Historic Places. Staff is recommending the listing as an historic resource because of some integrity issues. Schaffer noted the legal description which describes the entire lot, and added that clarifying the boundaries is very important, to think about what might happen in the future. The Carver House was listed to the Routt County Register for the historical associations.

APPLICANT PRESENTATION: The applicant is the City of Steamboat Springs

PUBLIC COMMENT FOR THIS APPLICATION: None.

RESPONSE BY STAFF: None.

COMMISSIONER DISCUSSION: None.

ADDITIONAL STAFF COMMENTS: None.

RESOLUTION: Commissioner Chotvacs read the resolution for the record which stated: The City of Steamboat Springs' Historic Preservation Commission hereby resolves that the Carver House at 927 Oak Street, which is more particularly described as Lot 4, Block 14 in the Original Addition to Steamboat Springs, Section 8, Township 6 North, Range 84 West, Steamboat Springs, CO, is eligible for listing on the Steamboat Springs Register of Historic Places as an Historic Resource under Criterion 1 in the area of History as set forth in the Routt County Register of Historic Places designation and approves inclusion of the Carver House in the Steamboat Springs Register of Historic Places.

Commissioner TeStrake seconded the resolution.

VOTE

Vote: (4/0)

Voting for resolution: Walker, TeStrake, Chotvacs, Howington

Absent: Dressel, Bunn

e. Iron Springs Park (1300 Lincoln Avenue) – Historic Resource Application

STAFF PRESENTATION: Casale gave the staff report. Unlike the other properties, this one is not already listed on any historic register. Staff prepared the nomination,

and Casale noted the property is eligible in the area of history and geography. Staff recommends inclusion to the register as an Historic Resource instead of Landmark because of the alterations made over time. The property, however still maintains the mineral springs, and it is still used as a park today, therefore staff finds the property eligible to the Steamboat Springs Register of Historic Places.

APPLICANT PRESENTATION: The applicant is the City of Steamboat Springs

PUBLIC COMMENT FOR THIS APPLICATION: None.

RESPONSE BY STAFF: Casale noted an error to be changed in the resolution listed in the staff report, which is to add that the recommendation is to list as an historic resource.

COMMISSIONER DISCUSSION: There was none.

ADDITIONAL STAFF COMMENTS: None.

RESOLUTION: Commissioner Chotvacs read the resolution listed in the staff report for the record. The City of Steamboat Springs' Historic Preservation Commission hereby resolves that Iron Springs Park at 1300 Lincoln Avenue, which is more particularly described as Block 2 of the Springs Addition, is eligible for listing on the Steamboat Springs Register of Historic Places as an Historic Resource under Criterion 1 in the area of History for its association with the development of Steamboat Springs and under Criterion 3 in the area of Geography as a City Park containing a notable mineral spring and approves inclusion of Iron Springs Park in the Steamboat Springs Register of Historic Places.

Commissioner Howington seconded the resolution.

VOTE

Vote: (4/0)

Voting for resolution: Walker, TeStrake, Chotvacs, Howington

Absent: Dressel, Bunn

PETITIONS FOR ALTERATIONS OR DEMOLITIONS

None

TAX CREDITS

None

SUBCOMMITTEE UPDATES

- a. Commissioners TeStrake and Walker had met as the Education Subcommittee, and reported on the ideas they discussed. The first is to create a brochure for the public which would be available, among other places, at the building department. They are looking at a tri-fold brochure, and possibly designing a black and white logo for HPC. They will be looking for help from staff and other commissioners as far as information to go in the brochure, and will be meeting again next Thursday to

discuss more. One idea is to list the advantages to getting your property listed on the Steamboat Springs Historic Register. Schaffer suggested they look at the brochures that have already been done for examples on text. TeStrake said they also discussed the possibility of having a workshop work day on the Rehder Building, much like what was done for the Routt National Bank Building during its restoration. Schaffer said there isn't opportunity for that type of project, but there is money in the grant for a "grand opening" event.

- b. Commissioner Chotvacs suggested getting information in the City Page about the advantages of getting properties listed on historic register. Maybe one advantage in large print listed in each City Page.
- c. Commissioner TeStrake gave an update on her research regarding the plaques. The design would be generic – "This property is listed...". Scott will work with TeStrake to finalize the text and design and get ordered. It was decided that the design should be an oval or circle to distinguish it from the Routt County plaques. When a proof is sent, Commissioner TeStrake will send to everyone for comments.
- d. Commissioner Howington reported on the work of the Legal Subcommittee. She read the packet for the City Council meeting re: the updates to US 40, and is waiting on GIS impact as far as the historical effects. Schaffer said there are discussions about widening at 12th Street. Commissioner Howington also said she visited New Orleans and spoke with the historic commissioners of the Vieux Carre. She spoke with them about demolition by neglect which is an issue there. They have had many applications for new windows, and are approving more of these because they were so damaged during Hurricane Katrina.
- e. Commissioner Walker reported there will be a fundraiser on June 14th at the Diamond Window Cabin.
- f. Commissioner Chotvacs asked about the Bike Tour. Schaffer reported it was a success and there were 16 participants.

OTHER BUSINESS

None.

ADJOURN

Commissioner Howington moved to adjourn the meeting at approximately 6:35 p.m.
Commissioner TeStrake seconded the motion.

VOTE

Vote: (4/0)

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

Absent: Dressel, Bunn