

**CITY OF STEAMBOAT SPRINGS  
HISTORIC PRESERVATION COMMISSION MINUTES  
October 1, 2009**

The regular meeting of the Historic Preservation Commission was called to order at approximately 5:00 p.m. on Thursday, October 1, 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, Cami Bunn

Absent: None

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

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**APPROVAL OF July 2, 2009 MEETING MINUTES**

**MOTION**

Commissioner TeStrake made a motion to approve the minutes with no changes. Commissioner Bunn seconded the motion.

**VOTE**

Vote: (3/0)

Abstaining (due to absence): Walker

Absent: None

**APPROVAL OF August 6, 2009 MEETING MINUTES**

Commissioner TeStrake requested a correction on page three to read "Schaffer said the property was not nominated."

**MOTION**

Commissioner Walker made a motion to approve the minutes as amended. Commissioner TeStrake seconded the motion.

**VOTE**

Vote: (3/0)

Abstaining (due to absence): Bunn

Absent: None

**PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA**

There was none.

**COMMISSIONER TRAINING ON SIGNIFICANCE AND INTEGRITY OF HISTORIC STRUCTURES**

Schaffer conducted training for the commission on significance and integrity. Some of the highlights were:

- Significance is decided by geographical, architectural and historic importance.

- Each historic register is different.
- Schaffer suggested that when reviewing whether a property is significant, it is important to remember time and place, which helps put things into perspective. In order to be considered for listing, the structure needs to have significance and integrity – which is the ability to convey a sense of its place.
- Schaffer handed out copy of the Mesa Schoolhouse national register nomination as an example to look at. She discussed the seven aspects of integrity which are: Location, design, setting, materials, workmanship, feeling and association. Does it relate back to why its significant? Although there is not a specific number of aspects that need to be met, it is a good idea to have a majority.
- A moved building that is historically significant loses its listability. However if it is architecturally significant, then moving the building does not in itself make the building un-listable.
- The period of significance is the period of time that a property obtained its significance. For architecturally significant structures, this is generally the date of construction.
- Commissioner Bunn questioned why other towns have “period of significance”, whereas Steamboat looks at buildings 50 years old or older. Schaffer said in the case of historic districts – the towns have historic districts that are from certain time period. There was discussion about the moving target. A recent change is that the period of significance could be – for example – from 1890 - 50 years from today.
- In order to be listed on the Steamboat Springs Register, it has to be at least 50 years old. To be listed on the State Historic Register, there isn't an age requirement. To be listed on the National Historic Register, it doesn't have to be 50 years old, but you do have to prove that it is exceptionally significant. D
- You no longer need to do UTM references on the historic register applications.
- Description is the physical description of how the building/property looks. When writing a nomination for an historic district, first describe the property generally, and then discuss each building.
- Commissioner Bunn asked if the commissioners would be writing nominations. Schaffer discussed the opportunity for downtown historic district. A subcommittee would work with the property owners to get it listed, but then the idea is that the property owner would work with a staff person to write the nomination. She stated that Commissioners Chotvacs and Bunn, along with Tracy Barnett could help property owners with the forms.
- For Section 106 review, the commissioners will look at character defining features, and whether there is integrity.
- The significance is why it is important – some history in this section, but mostly why is this building important in the themes.
- For Historic Districts, an important section is the Boundary Justification. It is important to explain your reason for selecting that boundary. This relates to period of significance and which buildings will be included.
- Schaffer stated there will be a special meeting to do a section 106 review. HPC will be talking about national register eligibility, integrity, and character defining features, and the affect the proposed changes will have on its eligibility. There was discussion on date/time for the special meeting. Staff will finalize and send out an email.

## **APPLICATIONS TO STEAMBOAT SPRINGS HISTORIC REGISTER**

None

## **PETITIONS FOR ALTERATIONS OR DEMOLITIONS**

None

## **TAX CREDITS**

None

## **SUBCOMMITTEE UPDATES**

Commissioner Tetrake said the plaques have been produced, and are now in finishing mode. They should be done within the next week. There was discussion about having a celebration to present the plaques when they are finished.

Schaffer said she will work with Commissioner Bunn on workshops. The Historic Windows Workshop will be Saturday, October 17<sup>th</sup>, most likely 10am-2pm at the Mesa Schoolhouse. Bill Irvine will conduct the workshop which will have some hands-on experience. Commissioner Bunn suggested the windows workshop could be part of the Sisters Weekend (Main Street event). The Design Workshop (covering historic districts and compatible designs) will be Monday, November 2, 2009. This will include a focused afternoon lunchtime meeting, and then evening public meeting.

## **OTHER BUSINESS**

Commissioner Chotvacs discussed the Ken Burns series on National Parks that has been on T.V. She asked if there was a way that our local Channel 6 could get this. The series is about grassroots efforts and national parks, and how to get support for preservation. Staff will check to see if it's a possibility to buy and show.

The commissioners viewed the video "A Fragile Heritage: Aspen's Historic Preservation Debate".

## **ADJOURN**

Commissioner TeStrake moved to adjourn the meeting at approximately 6:30p.m.  
Commissioner Bunn seconded the motion.

## **VOTE**

Vote: (4/0)

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

Absent: None