

Historic Preservation Commission

Agenda

Regular Meeting
Meeting No. 09-12
October 1, 2009
5:00 PM

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

- 1) Call to Order**
- 2) Approve Minutes from July 2, 2009 (Chotvacs, Bunn, TeStrake, Howington) and August 6, 2009 (Chotvacs, Walker, TeStrake)**
- 3) Public Comments (5:00)**
- 4) Commissioner Training on Significance and Integrity of Historic Structures**
- 5) Applications to Steamboat Springs Historic Register**
- 6) Petitions for Alteration or Demolition**
- 7) Tax Credits**
- 8) Subcommittee Reports**
- 9) Video – “A Fragile Heritage: Aspen’s Historic Preservation Debate”**
- 10) Other Business**
- 11) Adjourn**

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CITY OF STEAMBOAT SPRINGS HISTORIC PRESERVATION COMMISSION MINUTES July 2, 2009

The regular meeting of the Historic Preservation Commission was called to order at approximately 5:00 p.m. on Thursday, July 2, 2009, in Citizens Meeting Room, Centennial Hall, 124 10th Street, Steamboat Springs, Colorado.

HPC members in attendance were Chairperson D.J. Chotvac; Cami Bunn; Sally TeStrake; Claire Howington

Absent: Johnny Walker

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

APPROVAL OF June 4, 2009 MEETING MINUTES

Commissioner Testrake, requested a change to page 6 line three to say "TeStrake said" instead of TeStrake sad.

MOTION

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

VOTE

Vote: (4/0)

Abstaining (due to absence):

Absent: Walker

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

There was none.

APPLICATIONS TO THE STEAMBOAT SPRINGS HISTORIC REGISTER

a. City Park (West Lincoln Park) – 1305 Lincoln Avenue (Historic Resource Application)

STAFF PRESENTATION: Schaffer gave the staff report. She noted that the historic name for the park is City Park, not West Lincoln Park. The scenario is much like the applications reviewed at the last meeting. Schaffer explained that the applicant needs to prove that the site has significance as a park, and also retains integrity from the significant time periods which include: the time of the Ute Indians, James Crawford and other early settlers, the Gossard ownership of the property, the City ownership of the property, and the WPA project. Schaffer noted the map in the Commissioners' packets, and also noted a sketched map of 1910 Steamboat Springs. She added that the park was added to the Springs addition in 1909. At that time there was the gazebo and the springs which are still in the same position. Schaffer said there have been some buildings added over time, but the area has always been a city park. That integrity and association is still very strong. Staff

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recommends inclusion of City Park 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: None

COMMISSIONER DISCUSSION: None.

ADDITIONAL STAFF COMMENTS: None.

RESOLUTION: Commissioner Chotvacs made a motion to adopt the resolution designating City Park as an Historic Landmark to the Steamboat Springs Register of Historic Places, as outlined in the HPC packet. Schaffer made a correction to list as Historic Resource instead of Landmark.

Commissioner Howington seconded the motion with the amendment.

VOTE

Vote: (4/0)

Voting for resolution: Bunn, TeStrake, Chotvacs, Howington

Absent: Walker

b. Yock Barn (More Barn) – 1620 Pine Grove Road (Historic Landmark Application)

STAFF PRESENTATION: Casale gave the staff report. She stated it had been nominated by Arianthe Stettner on behalf of the City of Steamboat Springs. Stettner was unable to come to the meeting, but Towny Anderson, Executive Director of Historic Routt County! was present to discuss. Casale clarified that the barn is being nominated as a Landmark under all three categories including History, for its associations with agriculture, under Architecture for its vernacular architecture, and under Geography as an established community feature in a City park. The nomination is written for the barn and therefore the boundary includes the barn's footprint and 15 feet surrounding the structure. Casale stated there have been some discussions about the significance and integrity of the entire property, and after review this boundary was determined. Staff finds the property eligible, and recommends listing to the Steamboat Springs Register of Historic Places.

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

PUBLIC COMMENT ON THIS APPLICATION: Towny Anderson was present to discuss. Anderson stated he read the application, and is concerned about restricting the nomination to the barn and the 15 foot boundary. The nomination speaks to a few of the other buildings on the property including the homesteader cabin. Anderson urged the Commission to include other properties on the site in the

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designation, especially the homesteader cabin. The buildings are deteriorating rapidly, however should be included because until they are gone, they tell us a lot about the history of the site. There is still an opportunity to stabilize and possibly restore the buildings, and maybe reconstruct the homesteader cabin, and be an opportunity (possibly with interpretation) to educate the public about the agricultural history of this community. Anderson restated his request to expand the boundary in order to preserve the opportunity of restoration of some of the other structures on the site.

COMMISSIONER DISCUSSION: Commissioner Chotvacs asked if this was possible to do in the meeting. Casale said it would require a new application, which would need to go through Parks & Recreation Commission. Commissioner Howington asked if the City would be amenable to this idea. Parks, Open Space & Recreation Director Chris Wilson spoke to this. He said P&R Commission does support this nomination, and would hear and consider a recommendation from the HPC through staff as to the other scenario. Commissioner Bunn asked for clarification on where the homestead cabin is. This was clarified for her. Schaffer stated the process tonight would be to approve or deny this application. Then if HPC would like to expand the boundary, they could recommend that staff approach the P&R Commission. Commissioner Howington asked if it would be preferable to staff to deny the nomination with the recommendation for the larger parcel, or to approve the nomination, and then recommend another nomination covering the remaining area of the parcel. Schaffer said she would recommend getting the designation and subsequent protection of the barn as soon as possible, which could happen today. Anderson stated that if HRC was sure of the City's intent to care for the homesteader cabin, they would most likely be willing to try to raise funds to restore/rehab the building. Schaffer spoke to some funding that is set aside to work on the barn property – approximately \$33,000. Commissioner TeStrake questioned what work was done on the barn last year, as that information wasn't in the application. Schaffer said that most of the reinforcement was done inside the barn. Commissioner TeStrake also commented that much of the groundwork has been laid, so it wouldn't seem to be too difficult to get the other application done.

ADDITIONAL STAFF COMMENTS: None.

RESOLUTION

Commissioner Chotvacs made a motion to adopt the resolution designating the Yock Barn as an Historic Landmark to the Steamboat Springs Register of Historic Places as outlined in the HPC packet.

Commissioner TeStrake seconded the motion.

VOTE

Vote: (4/0)

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

Absent: Walker

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Direction to staff: Work on additional nomination that encompasses the parcel discussed by Anderson.

c. Bourguin House (Mountain Architecture) – 634 Oak Street (Historic Resource Application)

STAFF PRESENTATION: Schaffer gave the staff report. Building is on the Routt County Register of Historic Places. Attempt to get all properties on the City's register to offer them the incentives. Kaminski and office did additional research on the property to add to the nomination. Staff recommends approval to the City's register.

APPLICANT PRESENTATION: Jan Kaminski, owner of the property was present to discuss. Echoed Schaffer's statements. Have been several milestones in hp in latest years. When the property was nominated to Routt County, was first to be nominated for style. Gothic Revival. Wonderful that historic newspapers are online now. Many of the buildings on Oak Street (now mostly commercial) were once homes for early residents. It's an honor for us to get listed, want to thank everyone for their work.

COMMISSIONER DISCUSSION: There was discussion about getting more press on the listed properties. Kaminski said he would be willing to talk to Tom Ross.

RESOLUTION

Chotvacs moves to adopt the Bourguin House as a Historic Resource...
Howington seconded.

VOTE

Vote: (4/0)

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

Absent: Walker

PETITIONS FOR ALTERATIONS OR DEMOLITIONS

- a. 442 3rd Street – Demolition – Building is eligible to the SS Register of Historic Places. Casale gave the staff report. Attached cultural resource survey. Certificate of approval will be issued 30 days from the day of this meeting. Stated that the reason to come to the meeting would be to discuss alternatives to demolition. There is a motion written. Chotvacs asked if they should pursue finding someone to move the structure instead of demolishing. Casale stated the applicant seemed to be set on demolition, and stated that the interior was falling apart. Chotvacs reiterated her request to get Carl Elefante to come to Steamboat Springs to discuss reuse and renovation of historic buildings. Bunn said these applications will come forward from time to time. She suggested having a document written out stating the other alternatives. Chotvacs asked if it could be a requirement for the applicant to come. TeStrake asked if there was a discussion. TeStrake asked if could contact. Howington asked about sending a letter – Casale and Schaffer said would send a letter, will summarize comments from HPC. Chotvacs requested adding to the letter there may be opportunity of moving. TeStrake said would also like to give them all

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of the information about other opportunities, and could add something about embodied energy. Bunn said a lot of people don't think about renovation of buildings this old – just want to scrape. Our job is to educate them.

Schaffer said if think of additional comments can email staff to include in the letter. Bunn reiterated her thought of HPC to come up with list of alternatives to give to applicants.

Motion: Bunn moved to recommend 30 day waiting period for issuance of certificate of approval for 442 3rd Street. Clarification (does include weekends.) TeStrake seconded. All approved.

TAX CREDITS

None

SUBCOMMITTEE UPDATES

- a. Commissioner TeStrake said she has submitted for plaque. Will get proof back, and will place the order for 25 plaques (this is best price break). Will be about \$2,500. Brown, and double bronze border. Casa Blanca antique font. Two screw holes for mounting. Only have two screws. All approved.
- b. TeStrake and Walker have done some work on brochure, so will hope to have something by next meeting. Would also like to have done by the Donovan Rypkema speaker.
- c. Bunn said had meeting about having . Bunn asked if the Designation Subcommittee could meet with staff regarding. Schaffer suggested maybe doing a full training for the commission (nominations and designations). Tentative plan to schedule the training for meeting in September.
- d. TeStrake added that City Council had some concerns about goals from report. TeStrake said it sounded like most were financial concerns. Schaffer said are waiting to hear when Council wants to meet with HPC. Howington stated that she had told some people to apply.
- e. Howington said she is moving to Louisiana , so will have to resign from the HPC.
- f. Casale – special meeting on Wednesday, July 15th. For an accessory structure to an eligible structure located at 421 6th Street.

OTHER BUSINESS

Schaffer brought brochures of Springs to hand out

ADJOURN

Commissioner TeStrake moved to adjourn the meeting at approximately 6:04 p.m. Commissioner Howington seconded the motion.

VOTE

Vote: (4/0)

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

Absent: Walker

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Submitted By:

Ginger Scott, Staff Assistant

Date

Approved By:

D.J. Chotvacs, Historic Preservation Commission Chair

Date

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CITY OF STEAMBOAT SPRINGS HISTORIC PRESERVATION COMMISSION MINUTES August 6, 2009

The regular meeting of the Historic Preservation Commission was called to order at approximately 5:00 p.m. on Thursday, August 6, 2009, in Citizens Meeting Room, Centennial Hall, 124 10th Street, Steamboat Springs, Colorado.

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

Absent: Cami Bunn

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

APPROVAL OF July 2, 2009 MEETING MINUTES

The minutes could not be approved because there were not three people present from that meeting.

MOTION

VOTE

Vote:

Abstaining (due to absence):

Absent: Bunn

APPROVAL OF July 15, 2009 MEETING MINUTES

Commissioner TeStrake had emailed her requested changes to Scott. Scott read the changes which were:

The middle of page one, change "affect" to "effect".

The third sentence of page two, change "we" to "they".

The top of page three, change "Owner Scott" to "Owner Bernsten".

The middle of page three, change the wording "the mill of it" to read "whether the supplier could mill it as horizontal siding instead of vertical".

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):

Absent: Bunn

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

There was none.

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APPLICATIONS TO THE STEAMBOAT SPRINGS HISTORIC REGISTER

a. Community House – 55 12th Street –Historic Resource Application

STAFF PRESENTATION: Schaffer gave the history. The house is nominated under the areas of architecture and historic significance. It was built in 1921. Schaffer said that there are some questions of integrity as some of the details have been changed over the years, including some important features that are extra special to the rustic style. Details on the ridge, chimney and front door have all been removed. Staff believes, however, that there is still enough integrity left to recognize it as rustic style. She added that usually when a building has been moved, it loses so much of it's historical significance that it is not eligible – but not in the case of architecture. With this building there was a move, and staff was unable to pinpoint when this happened. Schaffer explained the rationale for knowing that it has been moved. Historical newspapers note the original construction on the “island” which is located just west of town around where Dream Island currently is. Schaffer said she thinks the move took place before 1939 because of a newspaper article noting a new roof on the community house in “City Park”.

Commissioner TeStrake noted that it has most likely been in its current location for over 50 years, so it would have its own historical significance at that location.

Schaffer said yes, there is good probability that this is true. Schaffer said she did go to the Parks & Recreation Commission meeting and received their approval to move forward on this.

Commissioner Chotvacs asked what the intent is for this structure, once it is designated.

Schaffer said it depends on funding, but the hope would be to return it to its original state, and to have programming at the site.

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

PUBLIC COMMENT FOR THIS APPLICATION: None

RESPONSE BY STAFF: None

COMMISSIONER DISCUSSION: Commissioner Walker stated that he did have occasion to look closely at the building and there are some rotted logs on the bottom. And one of the elevations is frame over logs.

Schaffer said yes at some point over the years that material was put over the original logs.

Commissioner TeStrake said it is not surprising that there are some structural issues since the building is in the floodplain.

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Commissioner Chotvacs said she believes it retains enough integrity to be nominated for architecture. She also noted it seemed significant for its geographic location.

Schaffer said the nomination was not nominated in the area of geography because of the slight chance that it has not been in this location for 50 years.

Commissioner TeStrake agreed with Commissioner Chotvacs that the structure meets the criteria for architecture.

ADDITIONAL STAFF COMMENTS: None.

RESOLUTION: Commissioner Chotvacs made a motion to adopt the resolution designating Community House as an Historic Resource to the Steamboat Springs Register of Historic Places, as outlined in the HPC packet.

Commissioner TeStrake seconded the motion with the amendment.

VOTE

Vote: (3/0)

Voting for resolution: Chotvacs, Walker, TeStrake

Absent: Bunn

PETITIONS FOR ALTERATIONS OR DEMOLITIONS

None

TAX CREDITS

None

SUBCOMMITTEE UPDATES

- a. Commissioner TeStrake reported that the plaques are ordered, and that she was unsure of the timeline, but it may be a few weeks to a month before they arrive. She added that she hasn't had time to work on the brochure.

OTHER BUSINESS

Commissioner Chotvacs noted that channel 6 is running good historical films on the station and that they have the weather page on in the middle of the night. She wants to commend the people who are working on this and encourage them to look at more films at the museum if they need material.

ADJOURN

Commissioner TeStrake moved to adjourn the meeting at approximately 5:25 p.m. Commissioner Walker seconded the motion.

VOTE

Vote: (3/0)

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

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Absent: Bunn

Submitted By:

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Ginger Scott, Staff Assistant

Date

Approved By:

D.J. Chotvac, Historic Preservation Commission Chair

Date