

**STEAMBOAT SPRINGS HISTORIC PRESERVATION COMMISSION  
MINUTES  
February 13, 2019**

The regularly scheduled meeting of the Steamboat Springs Historic Preservation Commission was called to order at approximately 5:00 p.m. on Wednesday, February 13, 2019 in Room 113-114, 124 10th Street, Steamboat Springs, Colorado.

Historic Preservation Commission members in attendance were:  
Chair Arianthe Stettner, Katie Adams, Amy Bradley and Patrick Staib.

Absent: Morris

Staff members present were Historic Preservation consultant Erica Hewitt and Planning Director Rebecca Bessey.

**2. Approval of Minutes**

January 9:

Commissioner Adams moved to approve the January 9, 2019 meeting minutes.  
Commissioner Staib seconded the motion.

The motion carried unanimously.

December 12:

Commissioner Bradley moved to approve the December 12, 2018 meeting minutes.  
Commissioner Adams seconded the motion.

The motion carried unanimously.

**3. Public Comment on Items Not on The Agenda**

None.

**4. Public Hearing:**

None.

**5. Subcommittee Reports**

**Arnold Barn**

Stettner: The lighting is up but not in its final form. It's a little bit bright right now. It seems like the shields aren't on the lights.

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One of the complex issues was the final dispensation of the emergency stabilization funds from when the Barn was stabilized before it was moved. Two of the developers, Ski Corp and Save Arnold Barn all put some money in a pot for stabilization. We suggested that instead of returning those funds to the parties that contributed that money, it could be used instead for future maintenance. And finally, there is an agreement in place to do that. Those funds will go to the Grand for maintenance of the site.

With Phase II of the project approved and in the works, Ralph Walton is starting to do bid packages. I have a meeting with Jim Schneider at Ski Corp next week to talk about interpretive signs for on the site. We have one almost done for Phase I, which is going to be on the sidewalk across the street.

### **Property Documentation**

Stettner: Still working on creating the summary, which she will get to Rebecca.

### **Tree Protection**

Staib: I owe Amy a draft of my purpose, objective and scope of work.

Stettner: I think we can see by recent events that citizens are concerned about cultural landscapes. The more we can do to identify them, the better.

### **Downtown Plan**

Bessey: Tyler and I have been working on incorporating Council's feedback into the Plan. I'm trying to schedule a meeting with the working group for next week to present the potential changes. If all goes well we will then be able to finalize the document and take it to Planning Commission for adoption on March 14 and to City Council April 2.

Bessey will send commissioners a copy of the updated Plan.

## **6. Staff Updates**

### **Structures at Risk of Demolition**

More info next month.

Laurel Street School:

Hewitt: I'm still trying to get more information; I never got a call back.

Bessey: I heard the property sold and the new owners are looking to renovate it and potentially do an addition or something.

### **Moving Buildings Ordinance**

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Stettner: Should a building come up to be moved – such as the Crawford Barn – we have that language accessible to us.

Bessey: I think Tyler drafted it maybe. Did you all see that?

Commissioners have not.

Hewitt: Breckenridge, who we based our language on, just rewrote their ordinance. They said they thought that was too lenient. They don't want to lose any buildings now, period.

Bessey: It's in my office somewhere. I'll bring it next time.

Crawford Barn:

Bessey: I've been talking with Jan Kaminski. He's working with the property owner and they're going to be submitting a written request that we'll take to City Council because they want to move it to a piece of property that's owned by the City. So the request will be for the City to convey the property to them in some fashion.

Stettner: It used to be the Crawford's property years ago.

Bessey: One of the options that Jan had originally suggested was that the City maintain the land and provide a permanent easement for the building. There's a lot of complicated factors with that, and we were concerned about how you tie in the ownership and maintenance of that barn long term to the adjacent house. So we decided the cleanest, easiest way is to see if the City Council is agreeable to selling or conveying that property in some fashion directly to that property owner and combining the two pieces.

Jan intends to frame this request to Council as a historic preservation project. It's going to come before you.

Hewitt: So you will be able to provide your recommendation.

Stettner recapped the history of the barn and its location as discussed at a prior meeting.

Stettner: It's one of the few barns I'm aware of that has vertical siding.

Adams: Jim Crawford has the whole history documented, including where they got the wood.

### **Historic Preservation Incentive Fund Policy**

Bessey: We have money in the budget this year for the first time in a number of years. So I think we want to have some sort of a written policy by which when we see projects, we could look to the Commission to recommend when we offer an incentive to somebody and have some framework for that. Is it first-come, first-serve? How much do

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we offer per project? We have 10-\$20,000. What parameters do we want to use to disperse that money?

Adams: Tell everyone, "Not everyone can be a winner, but the fact that you might be is a big deal."

Stettner: We'll see how many applications we get in a calendar year and divvy it up. People would know they qualify for a certain amount.

Hewitt confirmed that it will not carry over to next year.

## **7. Other Business**

### **Demolition Mitigation Discussion**

Adams: We're drawing the lines, the connections and our involvement in what happened with the Selbe property and how we can perhaps step in and help prevent these things by going through the proper channels.

I wrote a letter to the Planning Commission on behalf of this Commission when that property went for their review. I said some things partly spurred by Arianthe's ideas that I think we should revisit. One of the things I wrote was that: On the Selbe public hearing item, we said in our motion that a cultural survey should be conducted by the developer. I think we should take it one step further and say that there's a \$1,000 fee for that to be done instead of putting it in their hands. Because as we all know, we've asked this before and not a single word or photo has ever been put forward by a developer. So I'm interested in trying to see how we can encourage them a little bit more strongly.

Hewitt: Since we discussed the concern about not getting photos, we have gotten them for both projects reviewed. 7<sup>th</sup> Street: The owner is a photographer and provided pictures.

For Pine Grove, I took the pictures.

Bessey: I was confused by your statement in your letter. In this case, I don't think we have anything to worry about. I assumed your comment about never getting it had to do with residential demos, in which case there's no way to compel them. In the case of a development plan that we just saw for the Selbe property, we attached three conditions to it which they need to fulfill prior to building permit. So they will not get a building permit until they submit to the city and comply with all of their conditions.

Adams: Do we want to see if we can push a fee, too?

Bessey: As the government we can't just charge a fee. We have to make sure we're following the rules in place.

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Hewitt: They would have to be laid out in the Ordinance.

Adams: In the condition, we didn't lay out specifically how to document or that we would want a professional to do so.

Hewitt: I think next time you can give them more specific requirements, but I did meet with the Owners and Toby, and they asked all those questions.

Adams: Can we spell this out in a policy going forward?

Bessey: Define what we mean by "documentation" and "survey" so when we add that is a condition, we can say this is what we mean.

I think we would often have leverage on development applications like this. They could have put up a fight, but they knew it was to their benefit to agree to do these things.

In the case of single-family homes, I think in order to require that we'll need to do some Code changes. I think that's a great idea.

Adams: We could have different policies for commercial and residential.

Hewitt suggested including a note with the request for residential demos.

Adams: We need a formal way to file these things and to create a system for it.

Staib confirmed that there is no way under current Code to attach conditions to a demo permit.

Bessey: To do that, we would require a Code change; I think that's probably achievable. We do have incentives in the Code for people to preserve a structure, but maybe if we can't get a "shall" in the Code we can find a way to offer incentives for people to document.

Hewitt: In Denver and Boulder, third parties can landmark properties. The owner can object, but it can be landmarked without their consent.

In Boulder when a demo comes in and they believe there's probable cause that the building might be eligible, they make them come in for a demo review and charge them \$1,500.

Stettner: How long would it take to do a Code modification to allow something like this to happen?

Bessey: Even if it sailed through, no less than three months. But I know there's sentiment out there to open the whole thing up and do much more work, so I think that's something we have to weigh about what is more advantageous.

Bessey suggested creating a one-page description of documentation and an inventory/survey which the Department can distribute to relevant applicants.

Hewitt: When I was on HPAC, each commissioner was asked to come up with two valid points against or for or comments back to the applicant per review. Especially with the upcoming demo reviews, this would be important for our current commissioners to do.

Adams: There is a grassroots committee building between Historic Routt County and the Museum; Arianthe and myself are on it. I want to make sure that we have a say in what is happening because I think HPC is the best direct line to Council because we're already part of the system.

I think that ad-hoc committee could be the working group for this commission, because I think it would be very difficult for this group to accomplish crafting a historic ordinance on our own. I think this ad-hoc group could really do a good job of bringing in some experts and creating this. I don't think the two groups should be divorced by any means. I just want to let everyone know that that's happening and see what we should do.

Hewitt mentioned that the State has grants for creating ordinances for the City.

Staib: Is this an advocacy group?

Adams: Sure.

Bessey: That's what I was going to ask. I feel like writing an ordinance is not hard. There are models out there; we do it all the time. It's building the support in the community.

Adams: It's selling the benefits of historic preservation that we all know but clearly council members don't, and planning commissioners don't and the general public doesn't.

Stettner: I think it's because we're using the wrong language. How do we reframe our language to speak to the next generation?

Staib: I think an advocacy group might have more leeway in what they're able to say versus this group as a governmental entity.

Stettner: I think part of what we can do is speak to what fuels the economic engine of the community, which is its character – the way it looks and feels. How do we retain those qualities that mean a lot to us? It has to start somewhere, and it has to be grassroots advocating. We can start talking this talk without talking regulatory overreach. But say: This is one way you can do it. We have carrots to help you do the right thing. If you get listed, you can get tax credits; the tax credit program starting in 2020 is hugely generous; 35% tax credits in rural communities.

Adams: It's not going to help if these two groups aren't aligned.

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Stettner pointed to a particular article on how nonprofits and preservation commissions can complement each other that she said she would find and send to staff to send to the group.

Bessey: If we get to the point where we're making changes to the Code, that work would be here and with Planning Commission to get to City Council. You are the body that would want to reach out and get public input. It's making policy recommendations like the percentage of property owners who are required to sign on to a historic district. Right now it's 100. I think this group is the appropriate place for that to happen.

Adams: But the speaker and the sounding board and the education could be this other group.

Bessey: Absolutely. Policy changes occur when the community says that's what we want. So I think that works.

I wouldn't suggest that the Planning Commission and the Council doesn't believe in preservation. I think the box they were in for the Selbe project, they didn't feel like they could – it wasn't their role...

Adams: Because there's no ordinance. But there were a lot of comments that made me think we need some more education. Preservation kind of had a negative feel, especially regarding individual property rights – and it doesn't have to. Maybe they're not aware that there are specific developers that specialize in historic buildings because none of them have been to Steamboat. I got the impression that they didn't realize that historic buildings could be utilized.

### **Preservation Month Preparation**

Stettner: One of the things we talked about in a couple settings was scheduling a work session with Council as part of our May Preservation Month outreach to have a Preservation 101; call it Community Character workshops where we can help people to be more aware and help our elected officials to appreciate what we have.

Erica had suggested getting the National Trust signs that say: This Place Matters. Everybody gets one of these, and we invite elected officials, planning commissioners, city staff to choose a place that matters to them in Steamboat Springs, see what they pick, and post it to celebrate Preservation Month.

Hewitt: I was thinking do that prior to preservation month and use that as our advertisement for it, and then in May the community picks their places that matter. That could lead into legacy businesses.

Bessey: I wanted to create a core group where we get a head start on thinking about leading up to and then celebrating Preservation Month and using the energy that's out there in a positive light for some education and outreach. I think I heard back from everybody I emailed that it sounded like a good idea. We just have to pick a date and get going on that.

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I wanted to use that as a forum to come up with a game plan. I thought let's reach out to all the preservation-minded groups and make this a wider community engagement.

Commissioners were supportive of making this Preservation Month bigger than it has been in the past.

Bessey said staff will add Preservation Month to the next two meeting agendas.

### **Newsletter**

Stettner: I've been remiss in writing anything for the Building Department. However, some of us had a meeting with Larry Lucas, the architect for Main Street. Because he's an architect, we asked if he would consider writing something for that newsletter regarding working on historic buildings. He said sure, he has a bunch of articles already written. So I'm sure we'll be seeing something from him soon which we can shoot over to Todd.

I've been too wrapped up in other things to write my article on interior storm windows.

### **CPI Recap**

Stettner: Lots of intriguing, useful sessions. Erica, Rebecca and I were there; we just couldn't clone ourselves to go to all of them.

Bessey: I found it really interesting; I learned a lot; I was disappointed I had to leave given the sessions that I missed.

The tax credit and ordinance sessions were particularly informative.

Hewitt: My goal was to attend sessions that would help give us ideas on how to do more with nothing. I got a lot of great ideas. That's where I came up with the Places That Matter.

Another idea is to do a scavenger hunt of old buildings with some of the school kids. Take pictures of the historic buildings and send them out to find the pictures.

Adams: We pretty much have that already created at the Tread. We have a couple different versions: You find architectural features and take a picture; or you just do a scavenger hunt based on the historic plaques.

I can feed you some of that. We can all work together.

Bessey suggested tying that into Preservation Month.

Bradley thought this could be integrated into the tour of the City buildings that the schools do.

Bradley: We should talk to the teachers now while they're planning their field trips.

### **Legacy Businesses**

Stettner recapped the concept to recognize legacy businesses. Property values in San Francisco became so high that some of these businesses needed help and were able to

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receive a small voter-approved stipend plus recognition, which can be used as a marketing tool.

Stettner: It's not just the business; it's the people over the generations.

Adams: I found an ad for Steamboat Motors from 1927. Maybe that name has just carried on. Farrell Gas, Steamboat Powersports, others that are off the beaten path.

Stettner: I'll bring a brochure.

Staib talked about finding ways to turn the positive sentiment for local brands into a passion for proactive preservation in addition to supporting historic local businesses.

Staib: Something to encapsulate appreciation of the businesses, places and culture. True Steamboat. Some sort of moniker sort of like the Winter Carnival button challenge.

Stettner: Something that would get across that preservation isn't just for the old people.

Staib: It's progressive as opposed to anti-progress. It's visionary.

### **National Historic District Sign Toppers**

Bradley: It seems like most people in town don't know that we have a National Historic District.

Stettner: I uncovered your sign toppers, and I plan to go over to Steamboat Specialties to see if they can make them. I think this may qualify for some kind of mini-grant.

Bessey: Main Street was really interested in pursuing that as well.

Stettner: I was looking to see if this can be done locally.

Bradley will take over this project.

Stettner will send the digital file.  
Keep it simple.

### **Adjournment**

Commissioner Bradley moved to adjourn the meeting at 6:30 p.m.

Commissioner Adams seconded the motion.

The motion carried unanimously.