

**STEAMBOAT SPRINGS HISTORIC PRESERVATION COMMISSION
MINUTES
March 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, March 13, 2019 in Room 113-114, 124 10th Street, Steamboat Springs, Colorado.

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

Absent: Bradley

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

Jan Kaminski attended as a historic preservation consultant from Mountain Architecture.

2. APPROVAL OF Minutes: February 13

Commissioner Adams moved to approve the February 13, 2019 meeting minutes.

Commissioner Staib seconded the motion.

The motion carried unanimously.

3. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None.

4. Public Hearing: Demolition of Eligible Resource

228 Missouri Street

APPLICANT PRESENTATION

Ryan Spaustat:

The house sits on a cinder block foundation with stucco on the outside. The cinder blocks are just set on the ground. The main source of heat in the house is a wood stove. The electrical system is far below today's code. The waste plumbing lines are lead. A lot of the water lines are galvanized, which corrodes over time.

So when you look at the totality of the issues we would need to address in remodeling and rehabbing the house, it really would become a complete reconstruction where we feel like we're just replicating the existing house. New foundation, bring everything up to

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structural code, redo all plumbing and wiring, new siding, central heating system, new windows, the list goes on and on.

Stettner: Are there parts of the house that have any reusability?

Spaustat: We brought Home Resources out; they said that they would take the wood stove. There were three doors inside that they were interested in. They could possibly find a rancher that would want the metal roof; they said typically ranchers use them for securing their horse trailers. Beyond that, they did not really see any value in the house or its components. They were going to contact a couple of salvage contractors to see if they were interested.

All the drywall, the flooring and some of the insulation has asbestos in it, so the first step in demolition would be abatement. I'm not sure how much would be left after that.

QUESTIONS FROM COMMISSIONERS

Stettner: I would say this is a dilemma where you have a historic house that has merit architecturally and historically but has issues in terms of its materials. It's not the first time that we have had to look at an application where everything is so compromised. How does one deal with it with the intention of wanting to preserve the building and then dealing with materials that are challenging? Because if you preserve the building in some small way, you're going to have to abate the asbestos; if you demolish it, you have to abate the asbestos. The foundation is not a surprise; you would know that from the get-go. Almost all the early houses in Steamboat except for a few probably have foundational issues. Some of them have that old-fashioned wiring. The wiring can be replaced with what meets today's code. But this is a challenge. Tell me about the floors?

Spaustat: A portion is pine. The remainder is concrete because part of it used to be a garage at one point. A portion has a false wood floor that sits on top of the concrete, and carpet was put on that.

The floor was one of the few things we could save in the main part of the house, but to put in any sort of central heating system was going to require pulling up the floor. There's a crawl space, but it's a real crawl space.

We struggled with this for a long time.

Stettner asked staff for any concerns.

Hewitt: When Ryan first brought this to us, he was bringing it in prior to demo permit; now it's submitted for permit, so we are under that time constraint.

If they were to do all the work to this house to try and save it, they may not be able to get financing when they were done. With all the work that needs to be done to house to bring it up to code and the cost to do, banks aren't willing to finance.

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Spaustat: The layout of the house is not super-efficient. The bank's formula is pretty simple, building x square feet multiplied by what it's worth. The house is about 1600 square feet. There's about 325 square feet under six feet in height. Appraisers will not include anything under six feet in their square footage. So from an appraisal standpoint, it's about 1300 sf.

Hewitt: That in and of itself is a little concerning. When you're presented with trying to do something to a property and you can't because financial institutions won't finance, and construction costs have gone up so much.

Adams: Are there other similar vernacular wood frame, unattached front gable houses in the neighborhood? Is this cookie cutter, or is this unique?

Hewitt: It's really similar to Pine Street which we reviewed a couple meetings ago. When I was writing the description, it was almost identical.

Adams: How does it compare to other homes on the street? Are there new builds? Are there primarily historic homes like this one varying in style?

Spaustat: It's pretty eclectic. James Crawford built a house on our street for his daughter; that's two houses down. There's a number of Mount Harris cabins on our street that have been re-sided and reconfigured.

Stettner: Those are more modest in scale.

Adams: And they don't have the charming horizontal siding around the gables and the front door. The trim work is cute.

Stettner: If it were the only house like this, this could be a challenge for our discussion. If you have multiples of a similar character, then you know you haven't lost something that speaks to the neighborhood.

Adams: I think it plays a very important role on the streetscape; I think it fits in well but not too well to be overlooked. I think it helps tell the story. I've walked the street most of my life. We've been looking at your house for three generations. This area is a big deal; it's a big deal to your neighbors, the continuum of the history that you now play as being owners is remarkable. Since 1948, people have been living and transforming it and writing their history in here, and you guys get to play a part in that, which is pretty unique. So for me to think that could end is disappointing because it's not suiting the current story for your life, because it has played an important role and I believe still can play an important role for your neighborhood and that downtown community. Why did you purchase the home in '04?

Spaustat: We moved in in '03 as renters. The owners had indicated to us they were going to sell. We love living downtown near Soda Creek and the walkability and sense of community. That's the reason we really don't want to move.

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Adams: But I'm sure you were aware of what you were taking on when you purchased a historic home.

Spaustat: Yeah. We actually went through a pretty extensive remodel design. Our neighbor was really opposed to it. They really want the house brought into conformance with the current setback standards. So aside from the financial and infrastructure challenges, we'd still be undertaking the project against their will.

Stettner: Were your project to go forward as proposed, have you resolved the setback issues?

Spaustat: Yes, it would be brought into conformance with current city zoning.

Stettner: So much of Old Town was built before the current setbacks were in place.

Adams: It's not surprising that the foundation is made of cinder blocks; a lot of them around there are made of river rock. But a lot of those have been successfully reutilized without demolishing the building. I can think of two examples on 7th Street that had cobblestone foundations that still exist and are still holding the extra pop-up weight and taking on the new standards for weight bearing. So of course it needs to be rewired; thank goodness we have new standards for wiring because that is atrocious. Redoing all the wiring and the plumbing is just what you kind of understand when you buy a historic home. We rewired our 1300 square foot home for \$2,000. These costs, while they add up, happen every day. Homes around here are getting this maintenance. To me, this isn't a demolition; it's a case of deferred maintenance for a long time, and it's making a cumulative cost for you. I'm sympathetic, but it doesn't deem this unworthy as an eligible resource.

I'm thinking of it as an insurance agent with a car: Has this been totaled? Should we just send it to the impound? I don't think so.

Is it a lot of work? Yes, but this is an eligible resource, and I think that it really tells an important story. Asbestos? Gross. It's in all the buildings. The mitigation costs will actually be larger for you for a demolition than if you leave things undisturbed, so I don't consider that a hardship because it's in all the homes and people are dealing with it every day.

I don't want to be preachy, but I'm pleading.

Spaustat reiterated all the items that would need to be replaced as well as adding central heating, and asserted that very little of significance would be left when everything was done.

Adams: As you can see by your neighbors, they all are still successfully running by preference their wood-burning stoves. A lot of people choose that over other heat. That's a personal thing, but it's not a good enough reason for a hardship in my eyes. Is this not right for you anymore? Maybe. Is it hard to let go? Totally. Are there people out there who would want to save this given the opportunity? I think most likely. This is a

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very charming structure in a great location. You bought it for \$369,000; I'm guessing it's worth double that now. That's a good amount to use in a relocation, and that's why I recommend denial.

Staib: I feel given the housing market and the value of the vernacular to the area, I'll have to endorse Katie's recommendation for denial. If there weren't so much attraction and the ability to market the historic viability in this area, it might be another consideration. You guys got in at a great time. I feel like it could be an opportunity rather than an impediment. As Katie mentioned, there would be plenty of parties willing to keep it as it stands.

Stettner: Our role as Historic Preservation Commission is to do the best we can to help property owners preserve and update their historic properties given the resources available to them and to the community. This resource speaks to what Steamboat has been over the years. It's unfortunate that your needs are such that you would need something different. At the same time, history is irreplaceable, and this is an important landmark – a modest landmark because we have a modest history. It wasn't lumber barons in Steamboat; it was regular folks doing what they could. I find it unfortunate that the solution you propose requires demolition. I think these things could be remedied. Maybe there are banks that are more open-minded; maybe locally-based banks that have a broader view of how to help the community than other banks that are not based here. I appreciate the effort you've made to come before us, and I appreciate your needs. But I would be going against the mission of this particular commission to say that this project should move forward with our blessing. It really can't. Don't take it personally. This is speaking to a larger picture, which is preserving what Steamboat is about and the historic character of our downtown.

Adams: It seems that our job is to determine if this building is dangerous or if it qualifies for Community Development Code, Section 112H, Hardship Exemption. Has the applicant demonstrated that there are no feasible measures that can be taken to ensure this building? I think we disagree.

MOTION

Commissioner Adams moved to deny this application for demolition for the eligible resource located at 228 Missouri Street because the applicant did not adequately demonstrate Section 112H, the hardship exemption. Since this is voluntary, and you are seeking a demolition permit anyhow, I would like to add a condition that the applicant hire a consultant to provide complete documentation and photographs of the site before deconstruction begins.

Commissioner Staib seconded the motion.

Hewitt: Would it count if he has as-builts?

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Adams: Yes. I think it also requires some sort of narrative description to help describe how the rooms worked – some sort of history of this place’s unique use in addition to the photos, I would appreciate.

Hewitt: If he used his existing architect and put the narrative together himself, would that be appropriate? Or do you want him to hire someone separately?

Adams: If you’ve been looking into it for a long time and you feel like you can speak to the history of the home, then yes; if not, then no.

Stettner: Fortunately, we have a good cultural resource survey that gives us a really good building block for what is here. But any other fill-ins.

Adams: I agree. I think with the as-builts and this survey and the photos, I think we have the bulk of what we need. But if anyone could help us neighbor-wise fill in what this place was – because this is it for us. This is our one chance, and then it’s over; we have ended the history. I just want to make sure we’re thinking things through before it’s gone forever.

Spaustat: We have a lot of documentation from Board of Adjustment and City Council hearings from the remodel.

Hewitt: Ryan provided a lot of photos of the interior.

The motion carried unanimously.

Stettner: Because of the way the language is written, it’s a motion from us to deny the demolition, but you can still go ahead and do it after 30 days. You will be proceeding with your project...

Adams: But you don’t have to! Sleep on it.

Stettner: Thank you for following up with the additional documentation. You can give it to Erica or Rebecca or Karen, whoever your point person has been in this process.

5. Public Hearing: Proposed Relocation of An Eligible Resource

1111 The Boulevard -> Corner of 12th and Crawford

STAFF PRESENTATION

Hewitt: The Crawford family is proposing to relocate the Crawford Barn from its current location at 1111 The Boulevard to a parcel owned by the City which is adjacent to the Crawford House at the corner of 12th and Crawford Avenue.

Some of the options they looked at were: a pocket park on the City parcel; the City retains the parcel and Crawford maintains the barn; Crawford acquires the parcel from the City and personally undertakes the project.

At this time, it's still in development and discussion. The owners are coming before HPC tonight; at a later date they will take this to City Council. They are looking for the Commission's support.

APPLICANT PRESENTATION

Jan Kaminski:

Jim came to me about nine months ago and said he talked to Larry Freet, and he has a letter from Larry Freet that says that developers have been approaching him; and he was unsure about being able to maintain the barn himself. So he approached Jim and asked him if he wanted to take the barn. The place where Jim thought the barn could reside would be this triangular corner.

We talked to the City about whether they wanted a pocket park. Parks and Rec said they already have enough parks. Then we thought about the City owning the property and Jim taking care of the development costs, and we run into the same issues that we did with Arnold Barn.

So Jim's proposal was to acquire the parcel from the City and move the barn into the location. I put some 2x4's up in the approximate location to show where it would be. We decided that it was a City Council item. I didn't want to go to City Council with a historic preservation project without the HPC looking at it, and that's why we're here today.

It really steamrolled in the last couple weeks. That was due to Jim deciding that he wanted to move forward with it. We got together with Rebecca, and where we are in the process right now is we are going to HPC and proposing to go to City Council probably the first or second meeting in April if we can get past HPC. What we're actually looking for is conceptual support of this unusual process so we can go to City Council and ask them if they are amenable to this project.

We notified property owners within 300 feet just to see what kind of comments we would get, and of course we got some response. We have some letters of support; we have some letters of opposition.

QUESTIONS FROM COMMISSIONERS

Stettner: What are the dimensions of the barn?

Kaminski: 16' x 24' with a peak height of 18'.

Adams: What's the feasibility of moving this? Can you talk about the foundation? What's the floor made of? What's its integrity?

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Kaminski: It's a dirt floor with wood boards on it. I think it's a cobblestone foundation which is just set on the ground.

Adams confirmed that the foundation would not come with the barn.

Adams: What kind of work is Jim going to need to do to prepare the new site?

Kaminski: We're going to have to do some dirt work – two feet down on one side and two feet up on the other. There will be a foundation for it, but there will not be a slab. The floor will come with it.

Adams: Are there rooms within the barn?

Kaminski: Yes, and a loft.

Staib: So the current property owners want to get rid of it, right?

Kaminski: I'll read Larry Freet's letter:

At this point in time, the barn needs some major stabilization and maintenance work. We do not have the resources to do so. Also, when the time comes for us to sell our property, we're concerned that the barn will be destroyed by a developer.

Adams: Have there been any significant changes or updates to the barn? Have the current owners done any maintenance or changes?

Kaminski: They've done some maintenance on it but no changes.

PUBLIC COMMENT

Richard Grant, 346 12th Street, Next to Crawford House Driveway:

It's going to block our views of just about anything. It's going to increase traffic on Pine Street, 12th Street, people stopping to take photos. There's no parking, so people are going to have to park on the street. The construction is going to be a big disruption. They're going to have to put footings down. It's just not appropriate for that residential neighborhood. I have nothing against historic preservation; I support it; but not in this location.

Robert Ellsworth and Sarah Katherman, 329 12th Street, Across from Crawford House, and 1238 Crawford Avenue:

1238 Crawford was built in 1897 also by the Crawfords, and we're very proud of it. I'm not going to reiterate all the points I made in my letter: traffic, parking, views, zoning, and a few other issues.

One thing that came to mind to me is that it would be very un-historical to locate that barn directly next to what is this jewel of the historic property. The Crawfords built that house not as a farm house next to their barn; they built that as a monument to their success in this community. It's really inappropriate to put this barn next to that house. I

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think it would detract from everything that's wonderful about that house to put that barn next to it. I think it would be historically inaccurate and misrepresent what farms and ranches in this community were like at the time. I think the barn should be preserved; I do not think it should be put there.

Jonathan Coles, 1105 Pine Street, Caddy-Corner from Crawford House:

I'm also a member of Steamboat Park Association which owns that triangular piece of land. I completely agree with Sarah that this is an inappropriate representation of what that property was like. There's a reason why the two buildings were not built by the original family adjacent to one another.

The job of this commission is to preserve the character of the town. The character of our neighborhood is very much residential and has been since its inception. So I think the Commission has a responsibility to the residential occupants of the neighborhood in considering this application.

I concur with the traffic issues. We see a lot of problems with traffic on 12th Street as it is. Just this winter there was a city bus that slid backwards down 12th Street. I think Richard is absolutely right; what we're going to see is people pulling up and wanting to take pictures because this is a designated historic site. I think that would create danger in general but also for those of us who walk our dogs in the neighborhood, who use the neighborhood for walking and exercise, this would really be a detriment to everybody who lives in the neighborhood.

It just really would be a big change to the character of the neighborhood. I see the role of this commission as protecting the character of the town, not just the individual buildings within it.

Stettner: From the time that the Crawford House was owned by the Crawfords and they put an interpretive sign in front with the parking pullout for cars, what changes have you noticed?

Katherman: There are a lot of people that stop there.

Stettner: Is it a detriment? Do you find that it's a bother?

Ellsworth: While I can't predict how many people will come there, I can predict that more people will come there. What the impact will be I don't know, but I know there will be increased attention to that area and traffic. It is a future of congestion that we're facing now as they put more houses on Soda Creek Alley, so that intersection is going to get a lot of focus and I worry about the increase in traffic.

ADDITIONAL DISCUSSION

Staib asked about the proximity of house to barn historically.

Kaminski: This barn was built by Jim Crawford's grandfather John. John built a house just to the south of where the barn was at. When it was subdivided into the parcel that

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goes to Boulevard and the one that goes to Crawford, they tore that house down. That's why it's in the location that it is.

Adams: So it wasn't the barn of the mansion.

Stettner: Most people who lived here in the late 1800's up until about World War II often had a milk cow because groceries weren't so easy to find. They might have had some hens, and in the earlier days, a horse. And most everyone had an outbuilding or a barn in the backyard. It was probably near the outhouse. Some of those buildings still exist from the earlier chapter of the community; some are long gone as people have built garages or secondary dwelling units. It's just how things evolved. In terms of this barn, it's an interesting barn for a couple of reasons.

There are not many barns with vertical siding, so the construction of this barn is unusual. It's nice to see a barn of this era maintained. Where it goes from the Freet's house to its next destination, we hope it will be maintained.

Staib: Is the triangle park not being considered?

Katherman: That's private property.

Stettner: It's shared by the neighbors, and I think the community is very grateful for that. It is not our role to determine the merits of a particular location; it is our role to talk about this project in terms of preservation and the initiative of a private citizen to spend their own money to preserve this barn in a way that's sensitive to the resource and in the most appropriate way. It's good for people to speak about this and let their concerns be expressed. We can talk about our concerns around preserving a historic resource and the dilemma that we're posed with when things change. This project has merit because it is saving a building in a sensitive way.

Katherman asked Bessey if a zone change would be required to put the barn on that property if it were transferred to a private owner; Bessey could not say definitively whether such a change would be required.

Bessey: I think there are some opportunities where there could potentially be a combination of those two parcels, in which case it certainly would not require a zone change.

Katherman: In the handout that Jan provided, that was discounted as an option.

Kaminski: I would like it to be two parcels.

Katherman: If it is a separate parcel, and Jim Crawford decided to sell it, then what happens?

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Kaminski: The zone change is only intended to offer more protection for the resource. If it's zoned OR, it's less likely that it will be developed. We're proposing a preservation easement that would guarantee in perpetuity that the maintenance and ownership of the barn and that parcel would also be the owner of the Crawford House, and it would be their responsibility to maintain it.

Bessey: I would imagine as part of any ownership transfer there could be further restrictions placed on that. I think there's plenty of tools that could be used to ensure that it doesn't have the potential to be developed as a residential lot in the future.

Grant asked why it was given to the City in 1960; Kaminski said he is trying to determine that.

Kaminski: If it is a right-of-way, then it can only be vacated; if it is a parcel, the City has the opportunity to sell it.

Bessey: Research will have to confirm that it was not designated as a park; the City can't dispose of a park without a vote.

Kaminski: We've been trying to find a paper trail to see if there was any deed restriction on it prior to now. We're not coming up with anything, but we're not done looking yet.

COMMISSIONER DELIBERATION/MOTION

Adams: To me, this is a very unique piece of property, but also the barn is really unique. It's one of the few structures fixed to Jim Crawford's history and his work that we have a lot of information on and we know how the family interacted with it. As someone who does this type of work 40 hours a week for eleven years now, I know how rare that is. The story in these little pieces of wood is amazing, and I fully support Jim's efforts to save this.

Staub: I'm open to any options for how we navigate this, but keeping this eligible resource maintained is first and foremost. I sympathize with the neighborhood; working at CMC I understand the traffic you guys have to deal with. I really do appreciate the dialog we're having of how we interpret, manage and maintain this history.

Stettner: I think as a community we are very fortunate to have a family like the Crawfords that have made such a commitment to preserving the history of both the built environment and all the ephemera, and Jim Crawford has been very generous with the research he has done to help us know our own community better. I think I speak for the whole Preservation Commission that his willingness at his own expense to preserve this barn and to find a suitable location for it are to be commended. The devil is in the details. I hope that the community working together can find a solution that makes sense that doesn't negatively impact all of you who made the effort to share with us your concerns so that we have an asset that we can all enjoy.

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I don't see Mr. Crawford advertising or promoting his barn, but wherever it ends up, it will be a visible story so we can all understand how people lived in those days. And I hope that with all the good energies that everyone is putting into this project, and whatever City Council chooses to do, a solution will be worked out. It may not be where it is proposed; that is yet to be seen; but conceptually, we support Mr. Crawford's efforts to do this.

Katherman: Is the proposal the preservation or the relocation?

Kaminski: Relocation.

Stettner: It doesn't say where. There's a proposed location. But we have a whole other set of regulations that we need to look at in terms of what happens when you relocate a historic building. Should we relocate a historic building? In some cases, you don't do that because it will lose its historic context. With the relocation of the Arnold Barn, it caused us as a commission to do research into what other communities do regarding relocation of their historic resources. Some of them in the face of demolition are appropriately relocated and put in a context that makes sense. And we know from our own community, the Utterback house was relocated to become an annex for the Tread of Pioneers Museum. The main Museum building, the Zimmerman house, was relocated when the courthouse had to expand. So moving buildings is kind of part of the Steamboat Springs character, but we have to do it in a very thoughtful way. Is there a need? What are the terms? What would happen to the building if it weren't moved? We have some policy documents that help guide us through that process.

Hewitt: What Jan is presenting does propose moving a barn to a specific location. So, I wonder should you clarify that you support continuing the efforts to save the barn generally, or are you supporting this specific location?

Staib: Would the Crawfords be amenable to considerations for other locations?

Kaminski: I couldn't tell you that.

Adams: We only know that he owns his own property.

Bessey: I think Jan brought this over to get some initial HPC feedback for consideration by Council. I imagine to move that barn they're going to need some sort of permit. So when the permit comes in, it will go through our regular channel of historic review. So what it sounds like at this time is that you are in support of efforts to preserve the barn and that you're in support of Mr. Crawford moving forward with conversations with Council. You could potentially weigh in later on the merits of that specific location.

Stettner: This is not in its final form. We don't want to cloud the effort by specifying a location. The effort that we're supporting is moving the barn in order to preserve it.

Staib: We're endorsing Mr. Crawford's effort to proceed with City Council.

Kaminski: We'll go to City Council, then we'll probably get the appraisal on the property and see if he's even interested in buying the property from the City if they're willing to sell it to him. Beyond that, we would have to go to Planning Commission for the subdivision and possibly for the zone change if we do a zone change; there's also a variance for a setback that needs to happen. One parcel is the National Register parcel and one is the Steamboat Springs landmark. We would like to get a landmark, too.

Stettner: And we support that.

Kaminski: So we will be seeing each other plenty.

Katherman asserted that the barn would block the view of the Crawford Mansion from 12th Street.

6: Subcommittee Reports

Arnold Barn

Stettner: Katie and I and some other people from our committee will be working to create the interpretive signs that will be on the barn site. Ski Corp has agreed to make the signs for us, and Save Arnold Barn will pay for them. That probably won't happen until mid-summer.

Downtown Plan

Stettner: The Plan will be discussed by Planning Commission tomorrow night and by City Council April 2. I encourage commissioners to attend either or both of those meetings.

We want to make sure the language reflects the recommendations of the consultants.

Adams said she will attend the April 2 meeting.

Staib asked for an email reminder of the April 2 meeting.

7. Staff Updates

Structures at Risk of Demolition

Adams: The old stone Pilot building has been sold. It's perhaps one of the most character-defining features of our community.

Hewitt: They sold the back, and it's now a coffee roaster.
Hewitt said she would check into it.

Adams wondered about the Boomerang building.

Laurel Street School:

Hewitt: I talked to the architect working with the owners. He said it wasn't sold. They're not looking at necessarily demolishing all of it. They're still researching ideas. It sounded like they've abandoned the idea of tearing down the whole thing.

Historic Preservation Month

Bessey: We've formed a small group that includes members of HPC, The Tread of Pioneers, Historic Routt County, Main Street Steamboat. We've identified a couple of actions that we want to try to take. Some of them include: Main Street banners; some social media posts that Historic Routt County is going to run daily; Katie is going to be working on a self-guided downtown walking tour coordinated with First Friday Art Walk at the beginning of May.

We're also working toward creating a local This Place Matters campaign which would tie in with the tour as well.

Stettner: And inviting Dana Crawford, the woman who was the force behind saving Larimer Square.

Adams: There's a preservation award named after her.

Hewitt: She's considered the mother of preservation in Colorado.

Stettner: And she's coming to Steamboat Springs. She will be at the Chief May 20.

Adams thought it would be impactful to gather a large group for the Preservation Month proclamation on May 7 at City Council.

Tree Protection

Staib: I sent some notes to Amy. I have some students doing some preliminary work right now given the situation with the Selbe property. They're going to do some comparative research so we have more data. I would anticipate that by the summer we'll gain a little bit better traction as far as objective and scope.

I sent three or four bullet points to Amy as far as how do we do comparative analysis; what do we designate as an eligible resource; how do we proceed.

My students are also going to try to propose a marketing campaign around historic preservation.

Adams: Have them come sooner than later because we're working on that right now.

Staib highlighted the need to get younger people involved with preservation from the ground level rather than at the 11th hour as with the Selbe property.

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Adams: Maybe this “This Place Matters” campaign is a good way to get them onboard. We already have this cool toolkit; it has this logo built in; we need so much help just getting people taking photos. We don’t even care what place matters; just a photo with a little text as to why they picked it. Getting your students onboard I think would be really cool and would be an obvious way to make the CMC community connection, make the community feel more connected to CMC and vice versa. It would help us in our campaign.

Hewitt will send Staib the toolkit when completed.

Hewitt: I talked to the County about This Place Matters. They’re very supportive, and they want us to present to commissioners, which I think we would do for Council, too. They do not have a social media person over there.

The next group meeting is March 22 in Room 113-114.

Someone from CMC will attend.

8. Other Business

Legacy Businesses

Stettner: Maybe this is next year’s launch during Preservation Month.

Agenda Reorganization

Hewitt: We are reworking a few things on the agenda. Karen is going to take over putting this together and putting it in the format that the City currently uses for its publications and agendas.

The approval of minutes will be at the end as with Planning Commission.

If there’s anything on here that you want to see us change, speak now.

I know in the past the request was to keep everything under Subcommittee Reports on here as a reminder. If you wanted to rename any of these items just let us know.

The new changes will be next month.

Bessey: If you have any thoughts, just shoot them to me or Karen.

Stettner: We may have to move approval of the minutes around if someone needs to leave prior to the end of the meeting.

CLG Audit

Hewitt: Rebecca and I had a meeting with Erica the State’s CLG Manager. Every four years they have to do an audit of the Commission and our processes, etc. She is going to come for the May meeting. Additionally, we asked her to come and do some trainings. We wanted input from you as to the types of trainings you’d want.

3/13/19

Final

One option we discussed was re-orienting everybody with the ordinance and guidelines; another was re-orienting ourselves with the HPC book and how we run our meetings. The idea was maybe come a little bit earlier on May 8th, say at 4, do an hour of training before the meeting, and at 5 start the official meeting which Erica would then observe.

Stettner: I don't think any of you have been able to take advantage of training from our official CLG person.

Hewitt: The meeting is May 8; this would be the meeting that it would be super-important for everyone to be at. And it'll be the first with our new commissioners.

Adams wanted a recap of Roberts' Rules of Order and speaking with the public and what happens when, which will be part of the May 8 training.

Adams: As we saw tonight, there's a certain amount of relaxation that takes place in this room, which I like, but it also carries us a little bit away from normal order.

Stettner: The setting determines a lot, too. I don't know if we can be in another setting.

Bessey: We had thought about at some point in time trying to hold the meetings in the big room. I think Tim Keenan would greatly appreciate it. I think the recording would be a lot better. And I do think that while sometimes it's okay to be informal, it can easily get out of hand. When you're sitting at a table like this, there's a sense that you can jump in and ask questions whenever. In a big room, that happens, too, but when you're speaking at a podium, you have your time and sit back down, and there's not that same expectation of a dialog.

Parks and Rec Commission meets in there two Wednesdays a month; Court is also in there on Wednesday. So it would probably require shifting days to Monday. So that will take some logistics. I'm not committing to that right now.

But that was something we thought would help, especially if we get to a point where we have more teeth in our ordinance.

It will be more important that you're conducting your business in a fashion that is more authoritative.

Adjournment

Commissioner Staib moved to adjourn the meeting at 7:00 p.m.

Commissioner Adams seconded the motion.

The motion carried unanimously.