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**GILPIN COUNTY HISTORIC PRESERVATION COMMISSION**

**MEETING MINUTES**

October 21, 2021

The Gilpin County Historic Preservation Commission convened virtually Zoom Meeting; no physical meeting was held. The recording of this meeting can be found at:

<https://stories.opengov.com/gilpincountyco/published/bbIg7waPB>

**Call to Order:** Vice Chair Wright called the meeting to order at 6:01 p.m.

**Quorum Call:**

* Present: Chair Bret Johnson (arrived at 6:20 p.m.), Vice Chair B. Travis Wright, Jack Hidahl, Susan Meade, Jasper Webb and Jeremy Kaiser
* Absent: none
* Staff Present: Tami Archer, Secretary/Liaison; Jennifer Wahlers, ARCH Professionals

**Agenda Review**: Vice Chair Wright reviewed the agenda. No changes were proposed.

**Public Comment**: None

**Old Business:**

1. **Demolition Application DMO-21-1 – 20542 Highway 119**

Vice Chair Wright gave a brief recap of the item discussion from the September 23, 2021 meeting, noting that a motion was approved to postpone the consideration of this item until Ms. Wahlers had time to do a complete site report of the property to determine if there is sufficient integrity to justify historic designation. He also noted that the completed evaluation report was included in the packet for this meeting. Commissioner Hidahl noted that he felt the report was excellent, and commented that he felt this commission had no choice but to recommend denial of the demolition permit. Secretary Archer asked Ms. Wahlers to discuss her findings related to the second report. She noted she assessed the remaining buildings on the property, and felt that the conditions of the individual buildings did not diminish the overall integrity of the site. However, she did note that some of the buildings likely did not meet the requirements for individual integrity. She concluded by noting that overall, the site is likely contributing. She offered additional comments regarding the tourist element from the 1950s.

The applicant, Kent Bartlo, discussed at length his thoughts on the individual buildings as well as the entire site. He noted many of the challenges he has been facing with maintaining the property over the many years he has owned. He noted he is very cognizant of the historic significance of the property.

Vice Chair Wright thanked Mr. Bartlo for his comments and contributions, and noted that if the existing structures were demolished, the current grandfathered status of the property would likely be lost. Secretary Archer clarified the zoning and briefly explained the uses by right for that zoning classification. There was additional discussion regarding zoning matters.

The discussion turned to the demolition application, and the task at hand regarding the integrity of the overall site. There was discussion about the significance of the time period in Gilpin County’s history, and how this site was a significant historic resource. After a lengthy discussion, the consensus was that the site has maintained sufficient integrity to be considered a contributing resource.

The discussion then focused on the demolition application. Commissioner Hidahl noted that if this board recommends denial of the application to the Board of County Commissioners, it triggers a stay. Secretary Archer noted the stay is for 120 days. There was additional discussion regarding a district, as well as how the ordinance applies to this application. Chair Johnson discussed the two phases, first whether the property is eligible for designation and second if the demolition of the building would negatively affect the eligibility. He noted that the stay would be in effect for 180 days to give the parties time to explore alternatives. There was additional discussion about exploring options. Mr. Bartlo’s associate, Matthew Stackpole, also offered some comments regarding options. The discussion turned to the possibility of a district and how that might impact what Mr. Bartlo is trying to achieve.

After some additional discussion, Mr. Bartlo indicated his desire to withdraw the demolition application.

**New Business:**

1. **Grant Opportunities – Save America’s Treasures and Underrepresented Communities**

Secretary Archer introduced the notification from History Colorado regarding these grant opportunities. There was some discussion with Commissioner Webb promising to further explore these opportunities, and how this could be used to benefit the East Portal Cabins. There was some brief discussion on the status of the cabins and possible transfer of ownership from Union Pacific to the county.

The discussion turned to a broader scope for pursuing grants, and it was decided to meet again on December 2, 2021 to further discussions.

**Staff Updates:**

Secretary Archer introduced April Nielsen, the new permit technician/code enforcement official.

Chair Johnson noted that there was no additional business to discuss and asked for a motion to adjourn.

**Adjourn**: Commissioner Meade moved to adjourn and was seconded by Commissioner Webb. The meeting adjourned at 8:25 p.m.

Respectfully submitted,

Bret Johnson

Chair