



**GILPIN COUNTY HISTORIC PRESERVATION COMMISSION
MEETING MINUTES**

April 21, 2022

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/bblg7waPB>

Call to Order: Chair Johnson called the meeting to order at 6:05 p.m.

Quorum Call:

- Present: Chair Bret Johnson, Vice Chair B. Travis Wright, Jasper Webb,
- Absent: Jeremy Kaiser and Susan Meade
- Staff Present: Tami Archer, Secretary/Liaison; Robert Gutierrez, Community Development Director
- Also Present: Danny Tomlinson, applicant for HPC Vacancy

Agenda Review: Chair Johnson reviewed the agenda. Vice Chair Wright indicated he wanted to briefly talk about new commissioner members and the feedback from the recent CLG review.

Consideration of Minutes: The minutes from March 18, 2022 were reviewed. Vice Chair Wright moved to approve as presented and was seconded by Commissioner Webb. The motion passed unanimously.

Public Comment: Susan Wahl, 42 Wallens Place, Black Hawk CO, offered comments regarding the historic significance of the Fritz Peak Observatory. There was some brief discussion about the possibility of local landmark designation of the building at some point in the future and the protection it could provide.

New Business:

A. Update to Bylaws

Secretary Archer presented the updates for the bylaws. She briefly discussed that the currently adopted bylaws inadvertently omitted several parts of the section for membership/election of officers. She also pointed out that the language regarding terms was omitted. She noted that staff recommends the HPC recommend approval of this update to the Board of County Commissioners. Chair Johnson moved to recommend approval of the updated bylaws to the Board of County Commissioners and was seconded by Commissioner Wright. The motion passed unanimously.

Old Business:

A. Thorn Lake School

Chair Johnson discussed the task of moving the project forward, noting that it has been languishing for some time while the building continued to deteriorate. He gave a brief recap of what happened when the Historic Structure Assessment was done in 2014, noting that part of that HSA was development of a phasing plan that included a focus on the critical issues of the foundation and roof. There was some discussion regarding the need of a soils assessment report. Chair Johnson noted that when the building was "parked" at it's current location it was positioned



incorrectly and that the HSA recommended permanent placement with the entry door facing north. There was additional discussion regarding the original door and window openings and the need for new windows and doors. He then discussed the remaining phases of the project. He also noted that the original HSA included a brief section on potential funding sources. He also noted that there were estimates for the work that were done which are likely lower than what would be current costs. Considerable discussion ensued regarding the potential scope of work for the phases, what the final use of the building could be, funding opportunities, and timelines.

Chair Johnson suggested that it be recommended to move forward with at least phase one, and explore if any of phase two would be possible. It was suggested to explore the option of applying for the October grant round for phase two. There was discussion regarding the grant timing. There was also some discussion regarding the possibility of volunteer contributions for performing some of the work, including HistoriCorps. There was additional discussion regarding the different items in phase one.

It was decided to move forward with recommending implementation of phase one during the summer of 2022 to the Board of County Commissioners. Chair Johnson indicated he would prepare a scope of work. Vice Chair Wright moved to approve the recommendation Chair Johnson provide a scope of work to be presented to the County Manager based on what is outlined in phase one. The motion was seconded by Commissioner Webb and passed unanimously.

Staff Updates:

Vice Chair Wright asked for an update from the annual CLG review in March. Secretary Archer indicated that Dr. Flewelling had not shared those results yet.

Vice Chair Wright also asked for an update on the departure of Commissioner Hidahl. Secretary Archer shared that he had an overflowing schedule, and did not feel he was able to give this commission 100%. She also noted that he was heavily involved in the rehabilitation of the Belvidere Theatre.

Vice Chair Wright also asked for an update on his letter requesting reappointment. There was discussion regarding the need to update the bylaws before it would be considered.

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

Adjourn: Commissioner Webb moved to adjourn and was seconded by Vice Chair Wright. The meeting adjourned at 7:21 p.m.

Respectfully submitted,

Bret Johnson
Chair