

**MEETING MINUTES OF THE  
Gilpin County Historic Preservation Advisory Commission (HAC)**

April 19, 2007

The Gilpin County Historic Preservation Advisory Commission convened in the Gilpin County Justice Center, 2960 Dory Hill Road, Central City, Colorado.

**Call to Order:** Meeting called to order at 7:05 p.m.

**Quorum Call:**

Present: Chair Linda Jones, Chair Pro-tem Michelle Saeger, Rick Newman, and Debra Krause.

Also present: Historic Advisory Liaison Ray Rears.

Absent: Secretary Colleen Toth and Steve Staneff.

Michelle Saeger volunteered to assist with minutes.

**Public Attending:** Keith Van Horn

**Agenda Review:** No Changes

**Minutes:** The minutes from the previous meeting were not yet available for review.

**Public Meetings:** None

**Old Business:**

Ray Rears provided an update on the progress of the Thorn Lake School. Rears noted he was working on zoning issues. He hopes to bring the Slingers and the County Commissioners together for a work session to iron out the details.

**New Business:**

**HR 07-01 Demolition / Alteration Review - 655 Pactolus Lake Road - Detached Dwelling & Warming House Alteration Review:**

Ray Rears provided a summary of the staff report.

Discussion followed:

- Newman opined the approved demolition of the icehouse destroys the significance of the remaining warming house (the old bunkhouse) under “manufacturing” historical significance. Only the recreational aspect will be maintained.
- Rears agreed that recreation would remain the primary significance of the structure.
- Van Horn stated he planned to preserve some of the remaining historical artifacts including the old ice skates and possibly some tickets.
- Krause expressed concerns over rooflines and Van Horn assured her that the renderings were conceptual only and not to scale. He indicated he was not planning to change the slope of the roof.
- Rears added the applicant would be keeping existing windows on 3 sides of the structure. Van Horn said the fourth side that was now cinderblock would have windows/door to mirror the opposite side.
- Van Horn noted he planned to use building materials and treatments consistent with what was previously used and already on-site. He will be erecting historical signage on the property.

- Newman expressed concern over the future use of the property and Rears assured the group that the Planning Commission had addressed use issues.

Saeger made a MOTION to recommend to the Board of County Commissioners to not grant the detached dwelling located at 655 Pactolus Lake Road local landmark status and to proceed with the planned demolition. Newman seconded. The MOTION passed unanimously.

- Further discussion on the worthiness of the warming hut structure for historical designation as a stand-alone (since the ice house structure received a demolition permit.)
- Rears noted local landmark status provided potential tax savings for the owner.
- Rears noted the staff recommendation to grant local landmark status and further recommend architectural changes of historic significance.

Saeger made a MOTION to recommend to the Board of County Commissioners to not grant the warming hut structure located at 655 Pactolus Lake Road local landmark status and allow the alterations to proceed. Newman seconded. The MOTION passed unanimously.

**Public Comment:** None

**Adjournment:** There being no further business to come before the HAC, the meeting adjourned at 7:57 p.m.

The next meeting is scheduled for July 19, 2007.

Respectfully submitted,

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Linda Jones  
Chair