

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

July 21, 2009

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 7:01 p.m.

**Quorum Call:**

Present: Chair Rick Newman, Secretary Colleen Stewart, Steve Staneff and Barbara Thielemann.

Also present: Historic Advisory Liaison Ray Rears

Absent: Chair Pro-tem Linda Jones (excused), Debra Krause (resigned)

The July 16, 2009 meeting was rescheduled to today to accommodate the commission and the applicant.

**Public Attending:** 3

**Agenda Review:** Thielemann moved that the duplication of Promoting Historic Preservation Locally Discussion in new business be removed from the agenda, seconded by Stewart and the change was unanimously approved.

**Minutes:** Stewart moved to approve the May 21, 2009 minutes with minor grammatical corrections, seconded by Staneff and the minutes were unanimously approved.

**Special Public Meeting:**

HR 09-01 - 81 Russell Gulch Road - I.O.O.F. (Odd Fellows) Building - Alteration of front wood facade - Owner/Applicant Ed DeCicco

Ed & Anne DeCicco provided an overview of their proposal to replace the existing wood facade. They plan to replace the wooden portions of the lower store fronts because the existing wood was rotten from decades of direct exposure and neglect. They are also proposing to replace the existing windows with thermal pane glass, to lower the heating cost of the building. They are also now requesting a six panel configuration, which would more closely match the original configuration. The existing configuration is a four panel configuration, which was installed sometime prior to 1970, but was not original to the building. The applicants also mentioned that the installation of the windows can be done from the inside, thereby limiting the visible impact of placing new windows into the reconstructed wooden facade.

Staneff asked if the applicant wanted to be locally designated, and Mr. DeCicco responded in the affirmative. Staneff complemented the applicant on the maintenance of the structure. Further discussion ensued regarding the proposal for the wood, the condition of the existing wood and proposal for the doors as well. It was agreed that the reconstruction would recreate the existing structure as it appeared in 1895.

Rears presented his staff report, where staff was recommending that the structure be designated a local landmark under criteria 1, 4 & 7, with a condition. Discussion ensued regarding the wording of the condition.

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Staneff moved that they recommend to the Board of County Commissioners that the Russell Gulch I.O.O.F. building be designated a local landmark under criteria 1, 4 & 7 and that the work be performed in a manner consistent with the Secretary of the Interior Standards and as described in the following condition.

That the exterior wood facade be reconstructed in a manner consistent with the appearance of the structure in the attached photograph (Exhibit A). Mill work and material should closely match the original structure. The six panel window configuration, versus the existing four panel configuration should be used.

Seconded by Stewart, and the motion was unanimously approved. Rears informed the applicants and HAC that Board of County Commissioners will make their final decision within two-weeks.

#### **Old Business:**

##### Promoting Historic Preservation Locally Discussion

Newman discussed the need for the commission to be proactive versus reactive with historic preservation in the community. Discussion ensued regarding if that was the role of the commission and if it could be part of our change in the revised ordinance. It was decided to table this discussion of a later meeting.

##### Thorn Lake School

Newman requested an update to the Thorn Lake School, from its present location on a trailer along Main Street Rollinsville. Rears informed the commission that he has not heard any word from the new owners of the school, Rollinsville Area Historical Society of their plans. The County has waived all fees associated with the relocation of the school, including a rezone of the property it was proposed to be placed on. Newman requested if more could be done. Rears will contact the Slinger's, who represent the RAHS, to see if any other assistance could be granted them in order for the structure to be placed on the approved site.

#### **New Business:**

##### USFS - Proposal to remove two cabins along Lump Gulch - Comment Requested

Rears presented a letter received from the US Forest Service requesting comment from the County regarding the demolition of the Stackow Cabin (5GL1832) and the Thompson Cabin (5GL1958). Rears also provided photographs of the structures he had taken of the sites. Discussion ensued regarding the previous demolition of structures in Gilpin County and the loss already suffered to the mountain experience. It was mentioned that the commission had no information to base a recommendation on and that the demolition should be reviewed like any other in the County. Questions arose regarding the FS plans for the demolition. Staneff moved that a letter requesting addition information from the FS be sent and that they postpone their demolition until HAC has had a chance to review their proposal, seconded by Stewart and the motion passed with unanimous consent.

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Rollinsville Mountain Man Festival

Newman discussed the festival, which was held last weekend. He described it as well attended, as did Thielemann. This event was sponsored by the Gilpin County Historical Society as well as trips to Winks Lodge. This used to be an annual event in Rollisville.

**Public Comment:** None

**Adjournment:** There being no further business to come before the HAC, Thielemann moved to adjourn, all in favor at 8:25 p.m.

The next regularly scheduled meeting is set for October 15, 2009.

Respectfully submitted,

  
Rick Newman  
Chair

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