

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

November 15, 2011

The Gilpin County Historic Preservation Advisory Commission convened in the Gilpin County Library, 15131 Hwy 119, Black Hawk, Colorado.

Call to Order: Meeting called to order at 7:01 p.m.

Quorum Call:

Present: Chair Bret Johnson, Chair pro-tem Linda Jones, Secretary Barbara Thielemann, Rick Newman & Ken Reed

Absent: Herman Gaines, Alternate

Also present: Historic Advisory Liaison Ray Rears

Public Attending: 0

Agenda Review: Newman requested discussion regarding the historic preservation ordinance added to new business, seconded by Jones and the motion passed unanimously.

Minutes: Jones moved to approve the October 18, 2011 minutes with corrected grammatical errors, seconded by Newman and the motion was unanimously approved.

New Business:

HR 11-03 – 1091 Nevadaville Road – Reseigh House - Alteration Request – Owner: Helen Rebecca Lewis

Staff presented their staff report and recommendation. Staff is recommending to the HAC that the building is eligible for local landmark designation under criteria 1, 4 & 7 and that the work be performed in a manner consistent with the Secretary of Interior Standards. The following condition is recommended:

- 1) The overall design shall be consistent with the structures period of significance from 1880 – 1900 and that any exterior change made shall be done in a manner in line with this period. Specifically, siding should be repaired before replaced and any replacement shall be consistent in design, material and workmanship with what is on the building presently or earlier.

The applicant, Ms. Rebecca Lewis sent an e-mail supporting the Commission's work.

Discussion ensued regarding the history and high level of integrity of the structure and proposed changes. Newman moved to recommend to the BoCC option #2 to designate this structure a local landmark and that the recommended conditions of approval in line with Secretary of the Interior Standards be imposed, seconded by Reed and the motion passed unanimously.

Historic Preservation Ordinance Discussion

Newman suggested that the new ordinance define integrity, that it provide protection to the structure and address neglect. Discussion ensued regarding revision to the historic preservation ordinance. Rears mentioned that integrity will be addressed by the new ordinance and that County has the maximum level of protection it can impose, short of freezing the property from

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any further permits. Rears mentioned that a neglect ordinance is complex, difficult and expensive to enforce at times. Rears expects to have the revised ordinance back to the Commission by January for comment.

Old Business:

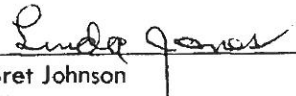
Thorn Lake School:

Rears updated the commission regarding the school. Rears discussed conversations he has had with both Deon Wolfenbarger and Bret Johnson to gauge their level of interest in performing a structural assessment grant for the school house. Given they both are very familiar with the structure and both have the ability Rears felt the County would get the best arrangement and level of commitment to the project if they did the work. Discussion ensued if this was appropriate for a member of the Commission to perform the work. No one expressed concern with such an arrangement. Rears mentioned given that the selection of the consultant is the duty of staff, the Commission or members of the Commission would not be placed in a questionable position. Newman moved to request Bret Johnson and Deon Wolfenbarger to pursue a grant for the Thorn Lake School or preservation plan, seconded by Jones and the motion was approved by unanimous consent.

Public Comment: none

Adjournment: There being no further business to come before the HAC, Newman moved to adjourn, all in favor at 8:01 p.m. The next meeting is scheduled for January 17, 2012.

Respectfully submitted,



Bret Johnson
Chair