

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

May 17, 2016

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

Public Attending: 2

Call to Order: Meeting called to order at 6:57 p.m.

Quorum Call:

Present: Chair Bret Johnson, Robert Hatch Chair Pro-tem, Rick Newman

Absent: Linda Jones

Staff Present: Consulting Historic Advisory Liaison Deon Wolfenbarger

Agenda Review: Additions to the agenda: New HAC applications & emeritus designation; topics for upcoming meeting; executive session. Newman moved, Hatch seconded the agenda changes; motion unanimously approved.

Minutes: Newman moved to approve the October 2015 minutes, Hatch seconded; motion unanimously approved. Newman moved to approve the April 2016 minutes, Hatch seconded; motion unanimously approved.

Old Business:

HR 16-01: 277 Russell Gulch Road – Historic Eligibility and alteration review

The HAC opened up the agenda item postponed from the April 2016 meeting. Wolfenbarger summarized the two issues before HAC: is the property significant under the Gilpin County Code, and are the proposed alterations detrimental to its eligibility? The applicants presented revised plans and answered questions about the door selection on the façade. The doors shown on the addition's east elevation are no longer proposed; windows are instead proposed. Siding for the new addition will match that on the house; window and door locations for the addition were shown on the plan. The window openings/sizes on the historic frame building will be retained; if too deteriorated to repair, the applicant proposed new windows that match the configuration of the existing windows.

There were no questions from HAC regarding the significance of the property, presented at the April 2016 meeting in the Historic Eligibility Report memo. Newman moved to that the building at 277 Russell Gulch Road was significant under Gilpin County Criteria I, III, IV, and VII, Hatch seconded; motion unanimously approved.

HAC discussed the proposed new doors with vertical window sashes, and stated that other door styles would be more in character with the building's period of significance. The applicant would like the option to increase the historic door size from 28" up to 36". HAC advised looking for a salvaged door; staff will also send sample compatible door designs to the applicant. The applicant also requested the option to cover over the door transom with siding; HAC requested that framing be retained so this alteration could be reversed in the future.



Hatch moved that the following alterations to the building at 277 Russell Gulch Road were not detrimental; Newman seconded; the motion passed.

- Demolition of stone addition (does not date from period of significance)
- New addition on west side and rear, siding & openings as shown on plans
- New corrugated metal roof over historic building; same roof on addition
- Replacement windows, if necessary, on historic building to match existing configuration
- New front door on historic building; staff to approve door style to be compatible with historic character
- New front porch as shown on plans

New Business:

HAC applications for new members

The commissioners recall reviewing pending applications in the past and providing comments to the Board of County Commissioners. HAC would like to see these pending applications to ensure that new commissioners have an interest in Gilpin County History. There are currently two vacant positions and one alternate position that should be filled.

Emeritus commissioner position

Discussion was held on establishing an emeritus position as a way to recognize the higher ideals exhibited by Linda Jones during her many years of service to Gilpin County History and historic preservation. Newman moved and Hatch seconded the following resolutions; the motion was passed unanimously.

- Resolved: HAC recommends that the Board of County Commissioners establish an “Emeritus” position for the Historic Preservation Advisory Board;
- Resolved: HAC recommends that the Board of County Commissioners recognized Linda Jones for her outstanding efforts on the Gilpin County Historic Preservation Advisory Board and her years of dedication to further the cause of Gilpin County History and historic preservation.

Newman moved, Hatch seconded, to request that HAC receive a complete agenda and packet one week before each HAC meeting. The motion passed.

Topics for future meetings

If there are no pending building applications, Wolfenbarger informed HAC that the next meeting will likely include review and comment on the draft for changes to the historic preservation ordinance; the following meeting would be the final review and approval of changes to the ordinance. Johnson noted that the present ordinance does not separate the ability to landmark a property from a building or demolition permit.

Newman requested that the annual site visits continue, and suggested visiting multiple sites from the list of survey priorities that HAC established in the past. Newman will provide that list to staff prior to the next meeting.

Public Comment:

No public comment.



Adjournment: There being no further business to come before HAC, Newman moved to adjourn, Hatch seconded, all in favor at 8:57 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Bret Johnson", is written over a horizontal line.

Bret Johnson
Chair