

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

October 18, 2016

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

Public Attending: none

Call to Order: Meeting called to order at 7:00 p.m.

Quorum Call:

Present: Chair Bret Johnson, Jack Hidahl, Lolli Hughes, Rick Newman.

Absent: Robert Hatch, LeeAnna Jonas.

Staff Present: Consulting Historic Advisory Liaison Deon Wolfenbarger

Agenda Review: No changes to the agenda.

Minutes: Newman moved to approve the May 2016 minutes, Johnson seconded; motion approved.

Old Business:

Newman was unable to locate the survey priorities list that the HAC had prepared a few years back. It was suggested that Wolfenbarger contact former staff member Ray Rears.

Honorary commissioner position

Newman requested confirmation that Linda Jones had been appointed as a Honorary Board member.

New Business:

Review of draft historic preservation ordinance

Chair Johnson explained that the current ordinance does not contain a mechanism for an owner to voluntarily landmark their property. The commissioners were asked for their comments on the draft ordinance prepared by Community Development Director Tony Petersen; these comments would be returned to Petersen, changes made to the draft, and the HAC will meet again in November 2016 to review the update.

The HAC provided several comments and recommendations, and also had some questions for Petersen. These comments are as follows:

General comments:

1. Main purpose of new ordinance is allowing HAC or property owner to designate individual sites or districts as landmarks without making them have a building permit.
2. We don't have the information (completed surveys) survey to make defensible decisions about new districts, except for perhaps Nevadaville & railroad corridor. HAC also needs sufficient information about properties & their significance in order to make defensible decisions about alterations.
3. Give staff some guidance on how to determine if a building is significant enough to move it onto HAC.



4. HAC prefers to retain the ability to review all buildings built 1950 or earlier (note: the current ordinance does not say "50 years or older." The 1950 cut-off date probably works for the review of non-designated properties, but the 50 year rule should be used to review potential landmarks (post WWII subdivision, architect buildings, etc.)
5. Concerns about the interim period until historic districts are identified; need some safeguards in place to protect.
6. Provide some guidance to staff in the interim period as to what comes before HAC (is it significant) and what constitutes a major alteration.
7. Designating section (2) needs more information; there are several models of designating ordinances.

Recommendations:

1. Check with County attorney before final approval, to ensure HAC has proper review authority. A work session with HAC, BOCC & attorney may be beneficial.
2. Organization: Recommend a single ordinance instead of two. Break out any information that needs to be in by-laws.
3. Make sure the ordinance meets the requirements necessary for the Certified Local Government program.
4. Section 1.6. Penalties. Fine of not more than \$1000, consider whether each day or each ticket for failure to comply is a separate offense.
5. Consider whether gathering oral history could/should be a purpose of the commission – getting histories from long-time residents before it's too late
6. Flow chart makes a good exhibit, but modify this to reflect the current process plus review of designated properties/districts.

Questions:

1. What is the jurisdiction of the county when there is an incorporated city? What is the span of the review? Does not include the incorporated city limits of B.H. & Central City.
2. What are the Secretary of the Interior's Standards & Guidelines?
3. How does staff decide what needs to come before HAC? Does staff have a defensible process or rationale for what to bring to HAC?
4. Appeals: Does this mean that HAC makes the final decision on approval? And if denied, the property owner has the right to appeal before BOCC?
5. District designation: what is the process for a district? Who can submit an application? Is property owner consent necessary or is it like re-zoning?
6. What are the spheres of influence/areas of historic significance for the county? Mining, ranching, tourism, etc.? Would calling out these areas help staff to make the initial determinations of eligibility?
7. What is the difference between a zoning overlay, and a historic district designation (as found in similar Colorado communities?)
8. Who can initiate a landmark designation?
9. If there is a district designation, will HAC have the authority to review new construction? Will this need design guidelines?

Definitions:

1. Add: by-laws, demolition by neglect, demolition, cultural landscape (and all the elements that might fall under this type of designation); character-defining features
2. What do tailings piles fall under: structure, site? Other mining elements?
3. Clearer definition needed for: period of significance; integrity vs. structurally unsound. [if "integrity" is needed for designation, then it needs to be referenced later in document – Part 2.]

4. Define major & minor alterations, and provide a list of examples in the bylaws. Note: the process is tied to a building permit, so paint is not reviewed.

Corrections:

1. Section 1.3, "ration" should be "rationale?"

In general, the draft ordinance represents a future goal, but there needs to be something in place to protect historic properties, which the present ordinance covers. It was suggested that Director Petersen attend the next meeting. The HAC decided to hold the November meeting in the Gilpin County Courthouse.

Certified Local Government grant: Russell Gulch

Gilpin County received a CLG grant for the survey of historic buildings in Russell Gulch, as well as for preparing an archaeological survey plan for the Russell mining district. The project was put out for bid, and awarded to Deon Wolfenbarger and Michelle Slaughter. The project must be completed in the summer of 2017, and it is anticipated that a tour of Russell Gulch will be given for the public and HAC.

Name plaques

Name plaques need to be made for the new HAC members.

Future meetings

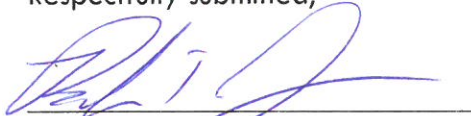
The HAC will hold at least one meeting each quarter in 2017 – January, April, July and October; a meeting schedule was included in the packet. Other meetings may be held as needed, depending on pending applications or new business. All meetings are held on the third Tuesday of each month. It was recommended that commissioners block out these dates.

HAC requested that Director Petersen attend the November 2016 meeting where the commissioners will review any changes or edits to the draft ordinance.

Public Comment: No public comment.

Adjournment: There being no further business to come before HAC, Newman moved to adjourn, Hughes seconded, unanimously voted to adjourn at 9:15 p.m.

Respectfully submitted,



Bret Johnson
Chair

