

**GILPIN COUNTY HISTORIC PRESERVATION ADVISORY COMMISSION
MEETING MINUTES**

October 3, 2017

The Gilpin County Historic Preservation Advisory Commission convened at the Gilpin Old Courthouse,
Meeting Room, 203 Eureka Street; Central City, Colorado

Call to Order: Chair Bret Johnson called the meeting to order at 7:00 p.m.

Quorum Call:

- Present: Chair Bret Johnson, Jack Hidahl, Tim Casey, Rick Newman
- Absent: LeeAnna Jonas, Jennifer Lolli Hughes
- Staff Present: Deon Wolfenbarger, HAC Consultant; Tami Archer, Secretary
- Public Present: Rose Hosmer

Agenda Review: Chair Johnson reviewed the agenda. Commissioner Newman asked that Emeritus Status be added as an item under New Business. Commissioner moved to approve the agenda as modified, seconded by Commissioner Casey.

Minutes: Chair Johnson presented the April 18, 2017 minutes for review. Commissioner Newman briefly discussed the mention of the news article. Commissioner Newman moved to accept the minutes as presented and was seconded by Commissioner Hidahl. The motion passed unanimously.

Chair Johnson presented the July 17, 2017 minutes for review. There was a brief discussion regarding the Red Tail Cabins. Commissioner Newman moved to accept the minutes as presented and was seconded by Commissioner Hidahl. The motion passed unanimously.

Public Comment: None

New Business:

A. 250 Russell Gulch – Proposed Exterior Alteration

Chair Johnson opened the application by reviewing the process. The staff report was presented in detail by Ms. Wolfenbarger. She noted that this property falls within the survey boundaries of the recently completed Russell Gulch Historic Resources Survey, which has been approved by the State of Colorado. She also explained the different designation possibilities, noting that the current ordinance does not have a mechanism to determine if a building is eligible for local designation.

Commissioner Newman asked if this property has archaeological significance, which it does not. The various landmark criteria were discussed.

Discussion ensued regarding the various photos in the staff report. Points included authenticity, integrity and key defining features. There was some additional discussion on how the HAC could make recommendations to property owners to preserve eligibility. It was suggested that a checklist be developed to assist in determining qualifications of properties with emphasis on key features of the property.

The possible actions available to the commission were reviewed and discussed. Commissioner Hidahl moved that the application for proposed exterior modifications to the property at 250 Russell Gulch Road be approved due to the integrity of the historic structure being lost. The motion was seconded by Commissioner Newman and passed unanimously.

B. Historic Log Workshop

Chair Johnson reviewed the workshop he attended. The class was half day classroom and half day hands-on. Well known wood professional Ron Anthony also addressed the attendees regarding wood science.

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Chair Johnson said it was an excellent workshop and he learned a great deal that will be beneficial to the commission in the future.

C. Emeritus Status

Commissioner Newman requested that the commission discuss the possibility of designating him with emeritus status. Commissioner Newman indicated that he only wants to work on the on-going oral project, and he is proposing to resign in order to get emeritus status. Chair Johnson thanked Commissioner Newman for his contributions and accepted his resignation. He then asked for a motion to name Commissioner Newman emeritus.

Discussion followed, including Linda Jones being the first to receive the designation, and that the designation recognizes long term dedication. Commissioner Hidahl asked for the definition of "emeritus", and Ms. Wolfenbarger explained that a designee has no official role and is not a voting member. Commissioner Newman noted that he feels it will be easier for him to solicit funding for the oral project if he has the emeritus designation. Commissioner Hidahl mentioned that perhaps it could be considered to designate emeritus specifying responsibility for the oral history project.

Chair Johnson suggested postponing this item to the October 19th meeting. Commissioner Hidahl requested that Commissioner Newman submit a detailed letter of explanation of his request which would then be provided to the Board of County Commissioners along with a recommendation from the HAC.



Old Business:

A. Oral History Project Update

Commissioner Newman spoke briefly regarding the project. He noted that the Gilpin County Historical Society provided some funding for the project. He attended one interview and thought it went well. The initiative to get the word out at the fair did not do well. Commissioners Newman and Jonas are looking into the possibility of having another interview date in October, but it will need to be publicized to garner interest.

B. Red Tail Road Cabins

A brief discussion ensued regarding the cabins. The County is still in the process of acquiring both buildings. Once completed, the option of obtaining an Historic Assessment grant will be explored. Landmark status is not needed for the assessment grant, but is required for any additional grants.


The acquisition of the Moffit Cabins was also discussed. Although the US Forest Service is excited to transfer ownership to the County, Union Pacific Railroad remains a sticking point. The cabins' ability to retain integrity during the asbestos abatement is an issue.

C. Russell Gulch Survey Project

Ms. Wolfenbarger presented the completed Russell Gulch Survey. In all, 23 buildings were surveyed, but there are still 14 remaining. There is a great deal of mining resources and archaeology resources present in the area, and could be inventoried in the next phase of this project. She also noted that the deed research for the cemetery has been completed and the parcel has a clear title, which allows for the landmarking process to move directly to the National Register of Historic Places process. Lastly, she explained that the mining resources combined with the eligible buildings could be an excellent candidate for district landmarking. Commissioner Newman commended Ms. Wolfenbarger on the good work she has done with this project.

Adjourn: Commissioner Casey moved to adjourn, seconded by Commissioner Hidahl. Meeting ended at 9:07 p.m.

Respectfully submitted,


Bret Johnson
Chair