

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

January 11, 2018

The Gilpin County Historic Preservation Advisory Commission convened at the City Hall, 141 Nevada Street, Central City, Colorado

**Call to Order:** Chair Bret Johnson called the meeting to order at 6:00 p.m.

**Quorum Call:**

- Present: Chair Bret Johnson, Jack Hidahl, Tim Casey
- Absent: Jennifer Lolli Hughes
- Staff Present: Deon Wolfenbarger, HAC Consultant; Tami Archer, Secretary; Stephen Strohming, Community Development Director
- Public Present: None

**Agenda Review:** Chair Johnson reviewed the agenda. He requested that agenda be modified to add the election of Chair and Chair Pro-Tem as the first order of business, the addition of an update on the Saving Places Conference and Red Tail Cabins under old business, and letters of support for the Russell Gulch Phase 2 Survey grant application and the City of Aurora Section 106 grant application under new business. Commissioner Hidahl moved to approve the agenda as modified, seconded by Commission Casey.

**Minutes:** Commissioner Hidahl moved to approve the minutes from November 9, 2017 as presented and was seconded by Commissioner Casey. The motion passed unanimously.

**Public Comment: None**

**Old Business:**

**A. Emeritus Status**

There was some discussion regarding the long service given to this commission and county by Rick Newman. The commission felt that recognition of this service is important. Commissioner Hidahl moved to recommend approval of Emeritus Status for Rick Newman to the Board of County Commissioners (BoCC), and was seconded by Commissioner Casey. The motion passed unanimously. Chair Johnson asked Secretary Archer to convey this to the BoCC and also to notify Mr. Newman.

**B. Preservation Ordinance**

Consultant Wolfenbarger covered the information pertaining to the preservation ordinance, noting specifically the example of the ordinance from California. There was additional discussion regarding items that need to be addressed in our revised ordinance. Chair Johnson requested that Ms. Wolfenbarger bring a draft of the proposed ordinance to the April 19, 2018 meeting, and stressed the urgency to get the new ordinance in place.

**C. 2018 Saving Places Conference**

Secretary Archer shared that we have been awarded a grant to cover registration costs for attendance. Chair Johnson and Commissioners Hidahl and Casey are registered and will be attending a good mix of offerings.

**D. Red Tail Cabins**

Secretary Archer provided an update on the Red Tail Cabins. The county officially closed the purchase on January 10, 2018. The next step is to apply for the historic assessment grant from the State of Colorado. Chair Johnson and Ms. Wolfenbarger are working on putting it together. This type of grant requires a match amount from the county. There was some additional discussion about the cabins and possibilities for future use.

Everyone agreed this was great news.

**New Business:**

**A. National Register of Historic Places Nomination – Bain-Levine Cabin**

Chair Johnson covered the process to be followed for this type of nomination. He noted that our recommendation is due to History Colorado by January 16, 2018.

Ms. Wolfenbarger presented the staff evaluation memo. She noted that the eligibility falls under Criterion A, under Entertainment/Recreation:

Bain Cabin is significant under Criterion A as an exceptional example of a structure built during the US Forest Service’s Recreational Residence program.

In addition, the structure is significant under Criterion C for Architecture as a good example of the Rustic style applied to a recreation residence and for its integration into the site through the use of natural materials. In particular, the stone elements show a level of craftsmanship not often found in this type of structure. The cabin’s design was also well integrated with the stone outcropping beneath it.

Photographs provided to us in the nomination packet clearly show this cabin is eligible.

Ms. Wolfenbarger concluded her presentation noting that staff recommends support of this nomination.

Discussion ensued regarding the submittal. Commissioner Hidahl noted he made a site visit and it is his opinion this cabin is an amazing structure. Additional discussion included whether or not to submit the memo provided by staff as part of our response, noting this cabin is an excellent and unusual example. Ms. Wolfenbarger was asked to enhance the memo and include it with the response.

Ms. Wolfenbarger will send a draft for review prior to the submission deadline.

Commissioner Hidahl moved to recommend approval of the nomination for the Bain-Levine Cabin as it meets Criterion A and Criterion C. The motion was seconded by Commissioner Casey and passed unanimously.

**B. Applicants for Vacant Commission Positions**

Scott Danfelter was present and introduced himself to the commissioners. He told the commissioners about himself and his background, and about his interest in serving on this board. Chair Johnson gave an overview about the certified local government, training and some of the duties associated with the HAC.

There was additional discussion regarding both applicants, and Chair Johnson asked for a motion. Commissioner Hidahl moved to recommend to the Board of County Commissioners the appointment of both applicants with no preference on which is alternate and was seconded by Commissioner Casey. The motion was approved unanimously.

**C. Letters of Support for the Russell Gulch Phase 2 Survey Grant Application and the City of Aurora Section 106 Grant Application**

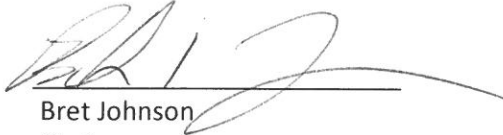
Ms. Wolfenbarger presented drafts of the letters for the Russell Gulch Survey grant and the City of Aurora Section 106 grant. There was discussion among the commissioners about the importance of Russell Gulch and the need for the grant. There was also discussion about the importance of educating CLGs about Section 106.

Commissioner Casey moved to approve the letters of support as written and was seconded by Commissioner Hidahl. There was no further discussion and the motion passed unanimously.

Prior to adjournment Commissioner Hidahl brought up the topic of tax reform and the effect it could have on tax credits related to historic preservation. There was some discussion on potential impacts and the importance of the tax credit program in preservation, and the Belvidere Theater was mentioned as a good example.

**Adjourn:** Commissioner Hidahl moved to adjourn, seconded by Commissioner Casey. Meeting ended at 7:10 p.m.

Respectfully submitted,



Bret Johnson  
Chair

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HISTORIC ADVISORY COMMISSION  
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