

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

April 19, 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 6:03 p.m.

Quorum Call:

- Present: Chair Bret Johnson, Jack Hidahl, Scott Danfelser, Susan Meade
- Absent: Jennifer Lolli Hughes, Tim Casey
- Staff Present: Deon Wolfenbarger, HAC Consultant; Tami Archer, Secretary; Stephen Strohming, Community Development Director
- Public Present: Mark Rodman, Chief Preservation Programs Officer, Deputy State Historic Preservation Officer – History Colorado
Patrick Dey, Nevadaville Masonic Temple

Agenda Review: Chair Johnson reviewed the agenda. Commissioner Hidahl moved to approve the agenda as presented, seconded by Commissioner Meade.

Minutes: Commissioner Hidahl moved to approve the minutes from January 11, 2018 as presented and was seconded by Chair Johnson. The motion passed unanimously.

Chair Johnson then welcomed the two new commissioners, Scott Danfelser and Susan Meade. Roundtable introductions were made. Chair Johnson provided additional comments about the purpose and duties of this board. Ms. Wolfenbarger also provided a brief history and explanation regarding historic districts and contributing buildings and archaeological remains.

Public Comment: Nevadaville Masonic Temple – Patrick Dey

- A. Mr. Dey addressed the commission regarding the Masonic Temple. The owners are interested in rehabilitation/restoration and are hoping to obtain tax credit incentives for the work. Once they have plans for moving forward they will bring them to a meeting.

New Business:

- A. Certified Local Government (CLG) quadrennial review - Mark Rodman, Chief Preservation Programs Officer, Deputy State Historic Preservation Officer, History Colorado

Mr. Rodman gave his presentation for the CLG quadrennial review. He noted that it is a National Park Service requirement. He gave history on the State Historic Preservation Office (SHPO) and discussed past and current preservation activities for SHPO. He explained that the process will be starting for the 2030 plan, and that the first meeting for it will be at the Saving Places Conference in 2019.

Mr. Rodman presented an overview of the CLG purpose, noting that it must meet the Secretary of the Interior's standards. He noted that SHPO is keen on public comment and workshops, celebrations and other activities that promote preservation. There is an education requirement and grants are available to help cover the costs. He pointed out that simply attending a meeting of a different CLG can meet the education requirements. Lastly, he spoke about the required annual report which is due August 1st of each year. He briefly discussed the evaluation process and noted we would be notified of the results within a couple of weeks.

Mr. Rodman discussed the tax credit program, touching on the various components available to both residential and commercial properties.

He discussed the residential tax credit program at length. He noted that the tax credit reviews are done locally, must adhere to the Secretary of the Interior Standards, and that it is required by law to review both exterior and interior rehabilitation proposals. The entire project must comply with the standards. Additionally, the State of Colorado has the right to audit the program, and if the audit fails the State will come back to the county to recoup the tax credits.

It was noted that Gilpin County does not review applications associated with commercial properties.

Lastly, Mr. Rodman noted that the current funding for the credits expires at the end of 2019. History Colorado is working with the State of Colorado to renew the credits until 2029. He also spoke briefly about the State Historical Fund, noting that the grant money comes from gaming revenues, they are available to non-profits and local governments, and most require a 25% match. Local governments are allowed to sponsor private grant applications provided the project demonstrates public benefit.

B. State Rehabilitation Tax Credit – local review of projects

There was discussion regarding our role in the review of rehabilitation tax credits. Chair Johnson noted that our current resolution only applies to credits under the expiring grant funding. If the intent is to continue to be the reviewing authority, we need a new resolution. Mr. Rodman noted that the State will send us a copy of the suggested resolution after the funding bill passes. Commissioner Hidahl moved to continue this item until we have further information and was seconded by Commissioner Meade. The motion passed unanimously.

C. Training Opportunities

Ms. Wolfenbarger covered the upcoming NAPC Forum and the training opportunities it presents. There was discussion about requesting a grant for attendance in 2020.

D. Commissioner online notebook vs. hard copies

Secretary Archer covered the Google Shared Drive which has been created for the commission. In addition to the information which has previously been provided in the hard copy handbook form, there is a lot of good and current information to assist commissioners.

Old Business:

A. Saving Places Recap

There was discussion regarding the Saving Places conference. Chair Johnson and Commissioner Hidahl shared information on the sessions they attended, and Commissioner Hidahl noted he felt the conference was inspiring and interesting. Chair Johnson shared the story of the Stanley Aviation redevelopment. There was additional discussion about the 2019 conference, notably that a CAMP session will be offered in 2019.

B. 2018 CLG Grant: Russell Gulch Phase II Survey Grant Award

Ms. Wolfenbarger shared that our grant request was approved. There were only 7 grants available, so it is quite an honor to have been awarded it! Phase II will be looking at all of Russell Gulch.

C. Revised Historic Preservation Ordinance: 2019 CLG Grant Application

Ms. Wolfenbarger noted that the State is currently assembling model ordinances for use by the CLGs. The level of detail will range from bare bones to all the bells and whistles. They are currently being reviewed by state attorneys, preservation professionals and the Colorado Municipal League. They should be ready in August for us to use as a jumping off point for our own ordinance revision.

D. Emeritus Status

Chair Johnson noted that the Board of County Commissioners approve emeritus status for Rick Newman.

E. Moffit Tunnel Work Cabins

Chair Johnson noted that he visited the cabins recently. Although they are clearly abandoned, he believes they are in fairly decent shape and could be worth restoring. The Board of County Commissioners is interested in acquiring them. We believe they are owned by Union Pacific and that the land they sit on belongs to the National Forest Service. Union Pacific believes they would have to go through asbestos abatement before ownership could change, and they seem to think the abatement would destroy the cabins. Chair Johnson is pushing Union Pacific for reports that support their claim. He believes they have potential for rehabilitation and they are good candidates for local landmarking.

F. Redtail Cabins Update

Ms. Wolfenbarger gave an overview of the history of the two cabins. She noted that a request for a grant to assess the cabins requires a 25% match, and that the Board of County Commissioners will be asked to approve it on April 24th.

Adjourn: Commissioner Hidahl moved to adjourn, seconded by Commissioner Danfelser. Meeting ended at 7:57 p.m.

Respectfully submitted,



Bret Johnson
Chair