

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

July 19, 2018

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

Call to Order: Chair Bret Johnson called the meeting to order at 6:01 p.m.

Quorum Call:

- Present: Chair Bret Johnson, Jack Hidahl, Tim Casey, Scott Danfelser, Susan Meade
- Absent: none
- Staff Present: Deon Wolfenbarger, HAC Consultant; Tami Archer, Secretary
- Public Present: Cody Anderson, Ginger DeRay, Gilpin County Commissioner Gail Watson,
Patrick Dey

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 April 19, 2018 as presented and was seconded by Commissioner Meade. The motion passed unanimously.

Public Comment (opened at 6:03):

A. Russell Gulch Cemetery Grant – Cody Anderson

Mr. Anderson gave an update regarding the State Historical Fund grant for the first phase of the cemetery survey. The grant application was sponsored by the Gilpin Historical Society. The goal of the grant is to perform a full surface survey. The work will be performed by Metcalf and Associates. A second phase would include the use of ground penetrating radar equipment provided by the Colorado School of Mines to discover any unmarked graves. It is hoped that these surveys will help to reduce vandalism and encourage better stewardship of the cemetery. Commissioner Hidahl commented that it would be nice to incorporate the results of these surveys into the Russell Gulch projects the county is doing.

B. Harris Detour Cabins – Ginger DeRay

Ms. DeRay explained that she recently purchased the two historic cabins on Harris Detour with the intent to rehabilitate them. She shared some of the challenges she has encountered while trying to tighten them up to get through the winter. Ms. Wolfenbarger mentioned that the work can be performed first, and that the application for tax credits can come later as long as Ms. DeRay keeps detailed records of her expenditures and the work performed. She briefly explained the county's preservation ordinance, and noted that roofing is exempt from the ordinance. She also discussed the process for tax credits and also for landmark designation.

Chair Johnson closed the public comment at 6:26.

New Business:

A. Rollinsville Historical Park – Gail Watson, Gilpin County Commissioner

Commissioner Watson updated the commission on the proposed park. The park was recommended by the Board of County Commissioners (BoCC) in 2007 as a result of the Thorn

Lake School being temporarily moved to Rollinsville. The idea was to include the school and the Assay office on land owned by the county to create the park. A Historic Structure Assessment has been done on the school. Several ideas have been discussed, including adding a restroom and using the site as a visitor's center. Commissioner Watson explained that the residents of Rollinsville really want to see something done with both buildings. The project is progressing in phases, and she noted that the BoCC is keen on moving forward. There was additional discussion on the possibility of including the Redtail Cabins and Moffat Tunnel work Cabins as part of a larger park.

B. Moffat Tunnel Roof and Wall Repair Building Permit Application

Ms. Wolfenbarger presented the staff report for the proposed Moffat Tunnel Repairs. She discussed the steps outlined in the preservation ordinance, and how the proposed roof repairs would have no negative impacts to the historic structure. However, the proposed walls repairs could have negative impacts. Chair Johnson noted that walls are character defining, and the repair method being proposed would essentially cover the walls up. He also noted that a 120-day stay would allow Union Pacific Railroad time to research historically appropriate methods of restoration for the walls only, as the propose roof repairs can move forward.

There was additional discussion regarding the historic status of the tunnel, including it possibly being an Endangered Place (according to Colorado Preservation, Inc. criteria), eligible for grants for the needed restoration, and the possible need for review from the State Register Review Process. Commissioner Hidahl commented that the county should require the State of Colorado, in their capacity as owners of the property, to apply for and obtain permits for this work pending State of Colorado review. There was more discussion regarding continuing the wall portion of the project application. Commissioner Hidahl moved to continue item HR 18-01 until the application is complete with owner permission and after review under the State Register Review Act. Chair Johnson seconded the motion and it passed unanimously.

C. Section 106 USFS Programmatic Agreement

Ms. Wolfenbarger discussed the request from the US Forest Service to have a representative from Gilpin County serve on the Cultural Resource Stewardship Group. This programmatic agreement could be tailored so that we are advised of all potential work on any USFS-owned property, essentially streamlining Section 106 requirements. The commissioners agreed that it would be good to have Ms. Wolfenbarger be our representative for this. Commissioner Hidahl moved to request Ms. Wolfenbarger take the steps necessary to become the Gilpin County representative, and was seconded by Commissioner Meade. The motion passed unanimously.

D. Section 106 Review and Comments – Extension Claim Cabin Demolition

Ms. Wolfenbarger presented the request and supporting documentation from the US Forest Service regarding the proposed demolition of the Extension Claim Cabin. Discussion ensued, including the possible importance of this cabin to the history of Central City because it is associated with Fred Kruse and John Best (key figures in early Central City history). Although the USFS report refers to the building as a "shack", it is actually representative of mining living conditions at the time it was constructed. Everyone agreed that additional, more in-depth research is needed for this cabin. Additional items discussed included eviction of the squatters, the compromised integrity of the cabin, the cross marker mentioned in the report and the possibility of additional, unmarked burial sites. It was suggested that the deconstruction of the cabin be documented.

E. Lolli Hughes' Resignation

Secretary Archer reported that Commissioner Hughes has resigned due to health issues. The vacancy will be advertised in the Weekly Register-Call and also on the county website.

Old Business:

A. Revised Historic Preservation Ordinance – Draft Sample Ordinance

There was discussion regarding the three sample ordinance versions from Mark Rodman of History Colorado. Chair Johnson suggested a work session to determine what the Gilpin County version will be. Ms. Archer will determine a date in August to have a work session.

B. Redtail Cabins Update

Ms. Archer provided an update on the open house event held July 12th. There were several members of the Barney and Gilfillan families present, as well as county employees and members of the community. The event concluded with a rain shower!

Adjourn: Commissioner Meade moved to adjourn, seconded by Commissioner Danfelser. Meeting ended at 8:47 p.m.

Respectfully submitted,



Bret Johnson
Chair