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HISTORIC ADVISORY COMMISSION



GILPIN COUNTY HISTORIC PRESERVATION ADVISORY COMMISSION MEETING MINUTES

April 25, 2019

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 6:02 p.m.

Quorum Call:

- Present: Chair Bret Johnson, Jack Hidahl, Susan Meade, Scott Danfelser, Sarah Russell, B. Travis Wright
- Absent: None
- Staff Present: Deon Wolfenbarger, HAC Consultant; Tami Archer, Secretary; Stephen Strohming, Community Development Director

Agenda Review: Chair Johnson reviewed the agenda. He added the election of Chair to the agenda. Commissioner Hidahl moved to approve the agenda as amended and was seconded by Commissioner Danfelser. The motion passed unanimously.

Minutes: The minutes from the January 17, 2019 meeting were discussed. Commissioner Danfelser moved to approve the minutes as presented and was seconded by Commissioner Hidahl. The motion passed unanimously. The minutes from the April 18, 2019 minutes were discussed. As there was not a quorum present for the April 18th meeting, Commissioner Hidahl moved to approve the minutes as informational. The motion was seconded by Commissioner Wright, and was approved unanimously.

Public Comment: None

New Business:

A. Election of Chair and Chair Pro-Tem

Commissioner Hidahl commented that Commissioner Johnson has done an excellent job in his role as Chair, and made a motion to appoint him to another term as Chair. The motion was seconded by Commissioner Danfelser and passed unanimously.

Chair Johnson commented that Commissioner Hidahl has done an equally fine job in his role as Chair Pro-Tem, and made a motion to appoint him to another term as Chair Pro-Tem. Commissioner Meade seconded the motion and it, too, passed unanimously.

B. Application for Individual Landmark Designation of Frontenac Mine Property

Ms. Wolfenbarger noted that Robert Young Jr, representative of the applicant, was present. Mr. Young briefly discussed the boundary line elimination application for the property which is to be considered at the May 7, 2019 Board of County Commissioners' meeting.

Ms. Wolfenbarger presented the staff report. She noted that there have been several prior inventories of the site, which speaks to the historic importance of the area. She also noted that this is an excellent opportunity to designate some of the extant portions of the Gilpin Tram bed. Mr. Young noted that the owner has funds for various repairs and stabilization of the remaining resources. Ms. Wolfenbarger noted that there are at least two contributing resources which are significant due to engineering, industry and integrity. Mr. Young also briefly spoke of the long-term plan for have a public trail in the area, and noted that they have contracted for an Historic Resources Assessment report.

Commissioner Russell noted that she has been working with Mr. Young and the owners, and recused herself from that portion of the meeting.

Chair Johnson complimented the report, and noted that designating this significant resource is appropriate.

Commissioner Meade noted that encouraging public awareness, coupled with a conservation easement, could help to reduce vandalism. Mr. Young noted that the trail is being engineered, and they are hoping to start actual construction sometime in June.

Chair Johnson closed the discussion, and asked for a motion. Commissioner Meade made the following motion:

The Gilpin County Historic Preservation Advisory Commission finds that the property shown in Attachment B of the staff report for HR 19-01 is eligible for landmark designation based on criterion 1, 4 and 5. HAC recommends that a stay of 120 days be issued for the permit, and that the Board of County Commissioner consider the landmark designation during this period.

Commissioner Danfelser seconded the motion and it passed unanimously.

C. Building Permit Application – 206 Wonder Trail

Ms. Wolfenbarger noted that the applicants, nor their representatives, were present. She presented the staff report. Chair Johnson noted that the submittal calls for significant demolition of the historic fabric. Ms. Wolfenbarger noted that this cabin could fit the criteria for significance in architecture, recreation and integrity.

There was some discussion regarding the 120-day stay in the ordinance. There was consensus among the commissioners that this cabin could be eligible for landmark designation, that the proposed work has a negative impact, and that a 120-day was appropriate.

Commissioner Russell added that it could be beneficial to look at the other extant cabins on the Gilpin County side of Wondervu to see if and how they are altered which could potentially negate the possibility of a district in this area. Chair Pro-Tem Hildahl asked Ms. Wolfenbarger if she would be able to find out Boulder County's thoughts on a potential district that could include cabins on both sides of the county lines.

There was additional discussion on the deteriorated condition of this cabin and how that deterioration has affected the integrity.

Chair Johnson suggested that staff contact the owners to set up a site visit with their engineers present, that we ask for an engineer letter that better describes the existing conditions and justifies the proposed demolition, and that we try to arrange a meeting with the owners to go over tax credits and the Secretary of the Interior Standards. He then asked for a motion.

Commissioner Meade made the following motion:

The Gilpin County Historic Preservation Advisory Commission finds that the cabin at 206 Wonder Trail may be eligible for landmark designation based on criterion 1 and 4. HAC also finds that the work described in the staff report for HR 19-02 would have a negative impact on the property. HAC recommends to the Board of County Commissioners that a stay of 120 days be issued for the permit in order to consider nomination of the building for landmark status, and to develop alternatives to the proposed action which will not have an adverse impact on the historic significance of the building.

Commissioner Wright seconded the motion and it passed unanimously.

D. Joint Resolution with Gilpin County, Central City and Black Hawk – Historic Mining Resources Preservation

There was no discussion for this item.

E. Section 106 Review – Proposed Telecommunications Tower on Miner’s Mesa

Ms. Wolfenbarger presented the staff report. There was limited discussion of any potential visual impact, and the commission took no action.

Old Business:

A. Historic Preservation Ordinance Update

The work-session with the Board of County Commissioners is now scheduled for May 7, 2019. Ms. Wolfenbarger noted that she is looking into additional language to strengthen the archaeological section of the ordinance.

Adjourn: Commissioner Danfelser moved to adjourn and was seconded by Commissioner Wright. The meeting adjourned at 8:03 p.m.

Respectfully submitted,



Bret Johnson
Chair