



GILPIN COUNTY HISTORIC PRESERVATION ADVISORY COMMISSION MEETING MINUTES

July 18, 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, Sarah Russell, B. Travis Wright
- Absent: Scott Danfelser
- Staff Present: Deon Wolfenbarger, HAC Consultant; Tami Archer, Secretary; Stephen Strohming, Community Development Director

Agenda Review: Chair Johnson reviewed the agenda. Commissioner Hidahl moved to approve the agenda as presented and was seconded by Commissioner Wright. The motion passed unanimously.

Minutes: The minutes from the April 25, 2019 meeting were discussed. Commissioner Wright moved to approve the minutes as presented and was seconded by Commissioner Hidahl. The motion passed unanimously.

Public Comment:

Gary M. Jackson, property owner of 31 Pitts Place, Black Hawk Colorado and Niccolo Casewit, AIA, architect for Mr. Jackson, addressed the commission regarding the condition of the historic Zephyr View cabin at 31 Pitts Place in the Lincoln Hills area. Mr. Jackson briefly explained the history of the cabin, built in 1926, noting that it is one of the original cabins built by William Pitts. The cabin has been in Mr. Jackson's family for 93 years, and is suffering from the effects of a failing foundation. Mr. Jackson provided a copy of an engineering report detailing the poor condition of the foundation. The report indicated that the cabin may not survive any attempt at foundation restoration. He also provided a site plan and sample bids for foundation restoration. Mr. Jackson noted that the family feels restoration of the foundation is not economically feasible, especially when there is a real possibility that the cabin would be damaged beyond repair during the process. Lastly, he shared that the family wishes to demolish the existing cabin and rebuild, and to include a family room in the new cabin to showcase the history of the current Zephyr View and William Pitts.

Chair Johnson advised Mr. Jackson of the historic review process, and encouraged him to submit his plans for demolition to get the process started. Ms. Wolfenbarger noted that the Zephyr View cabin was inventoried when Lincoln Hills was done, and she also mentioned that an application for National Landmark Designation was being prepared by the current owners of Wink's Lodge.

Mr. Jackson thanked the commission for hearing him, and also thanked Secretary Archer for all of her assistance.

Community Development Director Strohminger noted that the environmental reports for the Union Pacific work cabins are available and asked the commissioners to review them in anticipation of a discussion item at the upcoming joint meeting with the Board of County Commissioners. He also noted that the Thorn Lake School may come up as well.

New Business:

A. 1072 Nevadaville Road

Ms. Wolfenbarger presented the staff report. She noted that this building is already designated within the Black Hawk/Central City/Nevadaville Historic District and has been inventoried. She reminded the commission that they need to determine if it is still a contributing building and if the proposed repairs would have a negative impact.

The applicant, Jim Dillon, briefly described the condition of the structure. He indicated that the front of the structure is still fairly sound, and he is proposing to tie into the foundation at the front and restore the foundation along the sides to the rear. He is also proposing to repair the failing exterior walls at the rear and to use a cedar lap siding to maintain the historic appearance. Mr. Dillon stated that he is very interested in keeping the building contributing. He also noted that he is interested in restoring the rear addition which has collapsed. Ms. Wolfenbarger called attention to the historic photos of the now-collapsed addition in the staff report. Mr. Dillon shared that his goal is to rehabilitate the structure and to use it as a summer cabin.

Commissioner Hidahl asked about the porch on the east façade that appears in many of the historic photos, and if Mr. Dillon intends to replace it. Mr. Dillon indicated that is not in his current scope of work, but that he would be amenable to that if the commission thought it was important. He explained that the scope of work contains the foundation repairs, wall repairs, roof and siding, and replacement of missing windows. He noted that the extant windows will remain in place.

Ms. Wolfenbarger also noted that she has had some preliminary discussions with Mr. Dillon regarding the tax credit program.

Chair Johnson asked if there was any discussion and there was not. Commissioner Wright moved to acknowledge that the building has historic significance and would be eligible as a contributing building to a potential historic district, that it's loss would negatively impact the overall Nevadaville district, and that the proposed work will not have a negative impact and is necessary to prevent the loss of a contributing building to the National Historic Landmark District of Black Hawk/Central City/Nevadaville. The motion was seconded by Commissioner Russell and passed unanimously.

B. 1109 Nevadaville Road Alteration

Ms. Wolfenbarger and Secretary Archer informed the commission that unpermitted window replacements were done at 1109 Nevadaville Road. The owner had indicated that an after-the-fact permit would be obtained, however that is now in question because the owner has indicated he might sell without following through. This is an on-going incident, and was brought to the commission's attention as informational only at this time. Ms. Wolfenbarger noted that this house could be tied back to the co-founder of the John Deere Tractor Company. Additional updates will be provided as necessary.



C. HAC Field Trip

Ms. Wolfenbarger proposed that the commission plan a field trip to Russell Gulch now that the Phase 2 survey is wrapping up. She noted that field trips have been done in the past and that she feels it's a great opportunity for the commission to get an up-close perspective on historically significant areas of the county. Several dates were proposed, with the commission settling on either September 28 or October 5. Ms. Wolfenbarger will reach out to some property owners in the Russell Gulch area to see what kind of tours could be made, including the Russell Gulch Cemetery.

Old Business:

A. Building Permit Application – 206 Wonder Trail

Robert Haven and Kim Schuler, property owners, were present to address the commission. Mr. Schuler briefly discussed the proposed additional information being requested, including a more concise selective demolition plan. Chair Johnson recapped his site visit, noting that the plans need greater clarification of existing conditions. Mr. Schuler noted that the owners' intent is to not demolish any exterior walls except for the failing wall and fireplace. Chair Johnson noted that the drawings that have been submitted do not accurately depict the intentions of the owners, but rather show basically a complete demolition of the existing structure. Ms. Wolfenbarger noted that detailed exterior plans showing materials, etc. need to be submitted.

The owners expressed a desire to have time to develop the requested drawings and asked for a continuation to August 13, 2019. After additional discussion, Commissioner Meade moved to continue the agenda item to August 13, 2019, and was seconded by Commissioner Wright. The motion passed unanimously.

B. Historic Preservation Ordinance Update

Chair Johnson and Ms. Wolfenbarger met with the Board of County Commissioners (BoCC) for a work session on the proposed update to the historic preservation ordinance. While the BoCC agreed that the ordinance needs to be changed, they expressed concern that the proposed document is too wordy and too long. They seemed interested in the various incentives included in the new document, but expressed concerns related to the applicability of 50 rolling years rather than a set year (currently it is set at 1950 or older). Ms. Wolfenbarger is comparing the length of the three versions that had been supplied to us from History Colorado, looking for ways to shorten the document. She is also developing stronger language to include for protecting archaeological sites.

C. Russell Gulch Phase II Update

Ms. Wolfenbarger gave an update on the status of the survey. The archaeological portion is complete and the survey forms are being reviewed by the state. The building portion is nearing completion, with a few more pictures needing to be taken. Ms. Wolfenbarger is recommending a small historic district be designated, possibly even at the national level, because many of the remaining structures are still intact.



D. Redtail Cabins HSA Update

Chair Johnson noted that the process is nearly complete, he is finishing up the reports and hopes to have them ready to submit soon.

E. Application for Individual Landmark Designation of Frontenac Mine Property

Secretary Archer reported that the BoCC approved the application for the Frontenac Mine. It becomes the 11th Local Landmark Designation.

Adjourn: Commissioner Russell moved to adjourn and was seconded by Commissioner Wright. The meeting adjourned at 8:05 p.m.

Respectfully submitted,



Bret Johnson
Chair