



## GILPIN COUNTY HISTORIC PRESERVATION ADVISORY COMMISSION MEETING MINUTES

August 13, 2019

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

**Call to Order:** Chair Pro-Tem Hidahl called the meeting to order at 5:46 p.m., and noted the start was delayed by 15 minutes to accommodate the applicants for 206 Wonder Trail who indicated they would attend.

**Quorum Call:**

- Present: Chair Pro-Tem Jack Hidahl, Susan Meade, Scott Danfelser, B. Travis Wright
- Absent: Bret Johnson, Sarah Russell
- Staff Present: Deon Wolfenbarger, HAC Consultant; Tami Archer, Secretary

**Agenda Review:** Chair Pro-Tem Hidahl reviewed the agenda and moved to approve the agenda as presented. The motion was seconded by Commissioner Danfelser. The motion passed unanimously.

**Minutes:** The minutes from the July 18, 2019 meeting were discussed. Commissioner Wright moved to approve the minutes as presented and was seconded by Chair Pro-Tem Hidahl. The motion passed unanimously.

**Public Comment:** None

**New Business:** None

**Old Business:**

**A. HAC Field Trip**

The upcoming field trip to Russell Gulch was discussed. The consensus was to schedule for October 5, 2019, meeting at 203 Eureka Street at 12:30 and then proceeding to Russell Gulch. There was some discussion regarding which sites to visit, including the Frontenac headframe, the Oddfellows building and the Russell Gulch Cemetery. Ms. Wolfenbarger indicated she has reached out to local resident Forrest Anderson to be the historian for the tour, and also noted she will invite Kae McDonald from Flattops Archaeology to join us and perhaps speak about the archaeological sites she inventories during the Phase II survey. Secretary Archer noted that the Board of County Commissioners will also be invited. It is expected the tour will be about two hours in length.

**B. Building Permit Application – 206 Wonder Trail**

Ms. Wolfenbarger presented the staff report associated with the resubmitted plans. She noted that these plans are not new but simply have notations added to the plans originally submitted.



The notes are contradictory to the annotated plans. She also noted the elevations show an addition that is not in the plans submitted.

The applicant, Kim Schuler, arrived at 6:09 p.m. Ms. Wolfenbarger suggested that this item could be continued to September if Mr. Schuler wishes to provide the additional required information, or the commission could make a determination and recommendation at this meeting. She also spoke of the survey in Wondervu which was done by Boulder, and indicated that the possibility of a district is not imminent.

The commissioners asked several questions of Mr. Schuler. He was asked to explain the conflict of the notes to the drawings, to address concerns regarding the energy efficiency of the windows, and why a demo permit application wasn't included with the original application. He indicated that the owners have never intended to demolish and they are still reviewing window options. He noted that the roof is seriously failing, however they are open to exploring options to keep existing roof. Ms. Wolfenbarger asked for details regarding the existing walls. Mr. Schuler indicated that they plan to remove the interior walls, but intend to keep all of the exterior walls with the exception of the south wall. The fireplace in the south wall has deteriorated beyond repair, and that deterioration has led to failure of the south wall. Ms. Wolfenbarger inquired about the plans for the exterior siding on the house. Mr. Schuler indicated they only plan to remove the siding on the north wall, which they feel is not visible from the right-of-way. They intend to only replace damaged sections on the remaining walls, and hope to be able to match the existing siding. Ms. Wolfenbarger mentioned the importance of integrity, and how keeping the historic materials is important. If all of the historic materials are removed, the integrity is no longer there. Chair Pro-Tem Hidahl mentioned that the only elevation not visible from the right-of-way is the east side, and that the stucco on the exterior is not as historic as the half-cut logs with the bark on them. He noted that the logs area a key component of the integrity and are a character-defining feature. Mr. Schuler noted that the owners have already investigated the availability of the logs and they found logs at a local timber mill. Chair Pro-Tem Hidahl expressed concerns with replicating rather than rehabilitating the logs. Ms. Wolfenbarger stated it is allowable to do some replacement in-kind, provided very good documentation is kept. This applies to the windows as well – keeping existing windows unless they are severely deteriorated and providing detailed documentation regarding the deterioration and why replacement was the only option. She also noted that the proposed windows on the south elevation are not in their historic location. Chair Pro-Tem Hidahl spoke of the historic significance of the chimney and suggested that options to repair, rehabilitate or replace in-kind should be explored because he feels that removal of the chimney is a significant negative impact to the south elevation. Mr. Schuler indicated the owners are willing to change locations and number of windows on the south wall, but feel strongly that keeping the chimney is not a viable option. Ms. Wolfenbarger noted that it will lessen the impact if half-cut logs are put on the south wall, and three windows that match the existing windows on the west side (6-pane) are installed, spaced similarly to the west wall windows.

Commissioner Meade arrived at 6:25 p.m.

Ms. Wolfenbarger asked what the plan is for the deteriorated porch, and Mr. Schuler indicated that it will be repaired and extended on the south elevation. She also asked for details regarding the proposed addition, noting that as proposed it includes a gable. She requested floor plans that correspond to the provided elevations. Additional elevations are needed for the proposed addition so it can be determined if it has a negative impact as it needs to be complimentary to the existing structure but clearly distinguishable as new. She also noted that much better details




are needed regarding the siding on all elevations, including amounts being removed and replaced, and the condition of the areas being removed. She added that we need similar details and documentation for the windows and exterior doors. Mr. Schuler noted that they intend to replace the porch roof and that the replacement will be slightly steeper. Ms. Wolfenbarger commented that the roof pitch needs to match existing, and Chair Pro-Tem Hidahl added that the proposed gable on the north elevation significantly changes the appearance.

Chair Pro-Tem Hidahl asked if it was the owners' intention to address these concerns and resubmit, and Mr. Schuler indicated it was. Ms. Wolfenbarger noted that if the item was to be continued to September 19<sup>th</sup>, all additional information would need to be submitted to Secretary Archer no later than September 6<sup>th</sup>. Commissioner Wright made a motion to continue the item to September 19, 2019 and was seconded by Commissioner Danfelser. The motion passed unanimously.

**Adjourn:** Commissioner Meade moved to adjourn and was seconded by Commissioner Wright. The meeting adjourned at 6:42 p.m.

Respectfully submitted,

  
Jack Hidahl  
Chair Pro-Tem