



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

September 19, 2019

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

**Call to Order:** Chair Johnson called the meeting to order at 6:02 p.m.

**Quorum Call:**

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

**Agenda Review:** Chair Johnson reviewed the agenda, and suggested moving Old Business to be after Public Comment.

**Minutes:** The minutes from the August 13, 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

**Old Business:**

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

Ms. Wolfenbarger presented the revised staff report. The applicant, Kim Schuler, noted that the revised plans call for eliminating the exterior door on the north elevation. Chair Johnson noted that the plans call for board and batten on the new addition rather than horizontal lap siding. Mr. Schuler indicated that horizontal lap would be acceptable for the addition. There was some discussion regarding the location of the historic front entrance. Mr. Schuler indicated that the historic door opening would remain in place.

Chair Johnson thanked Mr. Schuler for the efforts put in to move this forward and maintain the historic appearance of this cabin, and was echoed by Chair Pro-tem Hidahl. Commissioner Wright moved to approve the application with plans as amended and was seconded by Commissioner Russell. The motion passed unanimously.

**B. HAC Field Trip**

The upcoming field trip to Russell Gulch was discussed. The plan for October 5, 2019, is to meet at 203 Eureka Street at 12:30, have a short meeting, and then proceed to Russell Gulch. Forrest Anderson will speak during tour. It is expected that the Board of County Commissioners (BoCC) will also attend. The tour will be about two hours in length.



**C. Historic Preservation Ordinance**

Ms. Wolfenbarger presented the staff report. The proposed ordinance has been revised a couple of times, mostly to try and reduce the size. There was some discussion on potential areas to shorten, as well as arguments against shortening. It was felt that the level of detail is very important to all involved – applicants, staff and BoCC. The section discussing percentage of owners’ consent required for district-level designation was discussed, and the commissioners agreed to recommend 75% to the BoCC. There was also discussion regarding whether the target date to determine eligibility should be a set year or a rolling 50 years, with the commissioners generally agreeing that a rolling 50 years is current best practice across the country.

Commissioner Russell made a motion to recommend approval of the ordinance as presented to the Board of County Commissioners, and was seconded by Commissioner Danfelser. The motion passed unanimously. The next step is to get a first reading onto an upcoming BoCC meeting agenda.

**D. Thorn Lake School**

Ms. Wolfenbarger presented the memo which is proposed to go to the BoCC. There was discussion regarding the possibility of obtaining grants for some or all of the work needing to be done, as well as the option of finding partners for some of the grants. After minimal additional discussion, Chair Pro-Tem Hidahl made a motion to recommend authorization to present the memorandum to the Board of County Commissioners, and was seconded by Commissioner Danfelser. The motion passed unanimously.

**New Business:**

**A. By-laws Update**

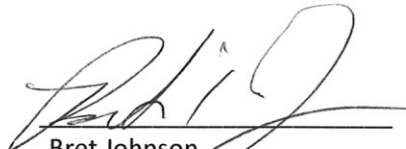
Ms. Wolfenbarger presented the memorandum on the proposed changes to the by-laws. She noted that the by-laws must be approved by the BoCC. There was discussion regarding various aspects of wording. The commission asked Ms. Wolfenbarger to make the suggested edits, and the revisions will be reviewed at the next meeting.

**B. 2020 CLG Grant**

Ms. Wolfenbarger presented the staff report. There was discussion regarding what the grant options are. The commission asked Ms. Wolfenbarger to provide more information on the national forum in Tacoma, Washington.

**Adjourn:** Commissioner Danfelser moved to adjourn and was seconded by Chair Pro-Tem Hidahl. The meeting adjourned at 7:52 p.m.

Respectfully submitted,



Bret Johnson  
Chair Pro-Tem