



## GILPIN COUNTY HISTORIC PRESERVATION COMMISSION MEETING MINUTES

April 16, 2020

The Gilpin County Historic Preservation Commission convened virtually Zoom Meeting; no physical meeting was held.

**Call to Order:** Chair Johnson called the meeting to order at 6:00 p.m.

**Quorum Call:**

- Present: Chair Bret Johnson, Vice Chair B. Travis Wright, Jack Hidahl, Susan Meade and Scott Danfelser
- Absent: Sarah Russell
- Staff Present: Deon Wolfenbarger, HPC Consultant; Tami Archer, Secretary/Liaison
- Additional Attendees: Kim Grant, Director, Most Endangered Places Program

**Agenda Review:** Chair Johnson reviewed the agenda. Vice Chair Wright requested to add CLG Training under old business.

**Minutes:** The minutes from the January 16, 2020 meeting were discussed. There was a brief conversation regarding the change from Chair Pro Tem to Vice Chair. Vice Chair Wright moved to approve the minutes as presented. He was seconded by Commissioner Meade. The motion passed unanimously.

**Public Comment:** None

**New Business:**

**A. East Portal Work Camp Cabins Strategic Site Plan**

Kim Grant, the Director of the Most Endangered Places Program, introduced himself. He recapped the nomination and process and the research done as part of that process. He provided background on the Endangered Places Program and history.

The discussion turned to the East Portal Work Camp Cabins. He noted that they are eligible for designation but have not yet been nominated. He also noted that the main threat is the rapidly deteriorating conditions of the cabins. The site is large and complex, and may require multiple phases for the restoration process. Mr. Grant also noted that the site is a good candidate for State Historic Fund grants, and a brief discussion of additional possible grant sources ensued.

Mr. Grant noted that the first step in the process is to secure landmark designation, starting at the local level. Progress on designation is being slowed by the fact that ownership of the cabins still belongs to the Union Pacific Railroad. Once that issue is resolved, designation can be completed and followed up grant applications, tax credits, and possibly a conservation easement. He suggested meetings with Union Pacific, National Forest Service and Gilpin County to move the process forward. He offered to assist in setting up those up.

There was brief discussion regarding potential uses. Consultant Wolfenbarger thanked Mr. Grant for his assistance in setting up partner meetings. She also spoke of the nomination challenges due to the ownership issues. Mr. Grant suggested that County representatives approach Union Pacific and ask for the cabins to be donated to the County. He also suggested starting the conversations

with the State Historic Preservation Office (SHPO) regarding the possibility of a planning grant. There was additional discussion regarding the current economic situation due to the Covid-19 pandemic, and how that is affecting grant matches. Mr. Grant indicated he will follow up with SHPO and discuss Historic Structure Assessment (HSA) grant possibilities. Chair Johnson noted that SHPO had indicated they wanted to see a single HSA for the entire site, and Mr. Grant suggested investigating mini-grant opportunities as well. Chair Johnson also noted concern that the Board of County Commissioners (BoCC) might not be as eager to move forward, citing the recently withdrawn funding for the Thorn Lake School repairs. Mr. Grant said that if the County is successful in obtaining ownership the entire site could be mothballed to buy additional time. He indicated that Colorado Preservation, Inc. has a small budget that could assist with the costs of mothballing, hoping that could incentivize the commissioners to continue their support of the project. It was suggested that perhaps HistoriCorp could offer labor to help secure the site.

**Old Business:**

**A. CLG Training**

Vice Chair Wright discussed the CLG training annual training requirements, noting that at least one commissioner must attend one session per year. He shared that he has attended two sessions this year so far. The first was a Secretary of the Interior Standards refresher on rehab and reuse, and the second was on Preservation Plans and Planning.

**B. Historic Preservation Ordinance Update**

Secretary Archer noted that the new ordinance has been officially adopted as of February 4, 2020. She noted that the new ordinance has changed the title of "Chair Pro Tem" to "Vice Chair". Commissioner Danfelser moved to change the title from "Chair Pro Tem" to "Vice Chair" and was seconded by Commissioner Meade. There was no discussion and the motion passed unanimously.

**C. Saving Places Luncheon Recap**

The group recapped the luncheon. Chair Johnson noted he attended a session on applying building codes to historic buildings, and Vice Chair Wright noted he attended a session on using drones and balloons for historic resources assessments.

**D. 2020 Forum – Tacoma**

Secretary Archer shared that we received a grant to allow 3 people to attend the 202 Forum. She noted that it is still questionable if the event will be held due to the pandemic. There was some discussion regarding turning the grant back in, however it was agreed on to wait and see if it is held. Chair Johnson indicated his willingness to attend if it is not cancelled. Secretary Archer will monitor the status as it gets closer to the July event date.

**E. Thorn Lake School**

Director Strohminger provided an update that the Board of County Commissioners postponed the planned funding of repairs to the school until the 2021 budget cycle.

**F. Historic Preservation Work Plan and By Laws Update**

Consultant Wolfenbarger noted that the by laws update is done and just needs to be recommended to the BoCC for adoption. Secretary Archer will send the by laws to this commission for review, and

add the approval to the next HPC agenda. Consultant Wolfenbarger also shared that we might be able to get Dan Corson (formerly with SHPO) to do a virtual presentation regarding economic hardship as one of the work plan items. It was discussed to have each commissioner chose which of the work plan items they would like to champion. Secretary Archer will send the list out to everyone, and add it to the next agenda as well.

Chair Johnson noted that there was no additional business to discuss and asked for a motion to adjourn to a work session to discuss the work plan.

**Adjourn:** Vice Chair Wright moved to adjourn and was seconded by Commissioner Meade. The meeting adjourned at 7:23 p.m.

Respectfully submitted,



Bret Johnson  
Chair

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HISTORIC ADVISORY COMMISSION receipt #44273 Page 3 of 3