



**GILPIN COUNTY HISTORIC PRESERVATION COMMISSION
MEETING MINUTES**

September 17, 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 6:04 p.m.

Quorum Call:

- Present: Chair Bret Johnson, Vice Chair B. Travis Wright, Jack Hidahl, Susan Meade and Scott Danfelser
- Absent: None
- Staff Present: Tami Archer, Secretary/Liaison
- Additional Attendees: Kim Grant, Director, Most Endangered Places Program

Agenda Review: Chair Johnson reviewed the agenda. No changes were made.

Minutes: The minutes from the August 20, 2020 meeting were discussed. Chair Johnson moved to approve the minutes as presented. He was seconded by Commissioner Danfelser. The motion passed unanimously.

Public Comment: None

New Business: None

Old Business:

A. Availability of Grants for Surveys

Chair Johnson shared his conversation with Erica Duvic of History Colorado regarding the availability of grants. Ms. Duvic indicated that there will be upcoming opportunities to obtain CLG grants for surveys. The discussion turned to areas that need to be surveyed. It was suggested that Apex, Tolland and Lincoln Hills be considered. There was some discussion on the previous railroad corridor survey that was done in 2009, and noted that a table of eligible properties in Lincoln Hills was created as part of that work. It was also noted that there is not much left of Apex.

B. Moffat Work Cabins

Chair Johnson provided an update on grant availability. He noted that HSA grants are not favored, and that this project is too large for a non-competitive grant without the required 50% match. He noted that ownership continues to be an issue. There was some discussion on the costs for structural engineering assessments. He also noted that any mothballing has to be approved by the owners. There was additional discussion regarding the condition of the foundations and costs associated with both assessing and repairing. Chair Johnson indicated he would reach out to several structural engineers he knows to get estimates for the assessments.

Mr. Grant suggested exploring the possibility of obtaining a preservation plan CLG grant, and suggested that the structural assessment piece could be included in that. He noted that should not be the primary focus, but emphasized the importance of this site. He also suggested that perhaps it could be phased, and that additional analysis is needed. There was also some discussion on the timing of the grants.



Chair Johnson indicated he would contact Ms. Duvic regarding these ideas for the preservation plan grant. There was additional discussion regarding the importance of having Union Pacific on board with these plans, and noted that liability associated with any work done on the site is a major concern for them. It was also suggested to have County Attorney Benning join the October meeting to provide an update on the negotiations to transfer ownership to the county. There was additional discussion on the timing of grants (next year at the earliest). It was suggested that a planning exercise for ultimate use could be beneficial. The community that the cabins were part of in the 1920s was thoroughly planned, and it was suggested that perhaps we could enlist the help of college students to do some of the groundwork and help with the assessments, possibly even with some of the mothballing work. We need to look for ideas that have not yet been thought of, and develop viable uses. Mr. Grant noted that a feasibility study would be good, and cited the success of the Tabor Opera House effort which did result in grant funding. Commissioner Meade asked Mr. Grant for specifics on training availability for grant writing. He noted that she should start with introductory classes. Chair Johnson suggested History Colorado and the CLG department at the state for assistance, as their goal is to help grants be successful. Mr. Grant also noted that most grants are good for two years.

C. Virtual Meetings

Secretary Archer noted that the direction from the county manager is to keep the meetings virtual until further notice. This was discussed at a recent Board of County Commissioners meeting. Commissioner Hidahl noted his objections, stating that the upcoming reviews in October will be difficult to do in person and even more so virtually. Vice Chair Wright noted that he will be attending the National Nomination meeting on September 18th, and perhaps we can get some pointers on best practice for virtual reviews from that meeting.

D. Bates Hunter / Golden Gilpin Mill Tour

Commissioner Hidahl shared that he has been in touch with the operators, and they are very enthusiastic about providing the tour. The date is proposed for October 10th at 1:00 p.m. He also noted that there is OSHA paperwork which will need to be done and that completing the paperwork is time consuming.

Upcoming Applications:

A. Zephyr View Cabin

Secretary Archer provided a brief overview of the background for the Zephyr View application, noting that she had made a site visit with the owner and his architect. Chair Johnson also met with the owner and architect. Deon Wolfenbarger will interview the owner's family and prepare the staff report for review at the October meeting. Chair Johnson also provided a very brief overview of the proposed rehabilitation and addition plans.

B. Phyllis Wheatley House

Secretary Archer provided a brief overview of the proposed rehabilitation to the house at 103 Phyllis Wheatley Way, noting that Ms. Wolfenbarger will also be preparing the staff report for review at the October meeting.

Chair Johnson also mentioned the application for demolition of the structure at 100 Stone Cliff Circle. Although the building was constructed in 1961, it appears to be in extremely poor shape and likely not savable. He suggested that Ms. Wolfenbarger make a site visit, or that the owner provide additional photographs to help make the determination.

Chair Johnson also noted that we have not yet received any letters of interest for the vacancy left by the resignation of Sarah Russell, and that he remains hopeful we will get some soon.

Commissioner Hidahl brought up the subject of grants, and suggested that we consider how to make all extant mining structures in the county designated. Chair Johnson suggested investigating the possibility of a "Multiple Resource Nomination". There was some discussion, including on how our new ordinance would address this. There was discussion on how to encourage voluntary inclusion from current mining resource property owners, and the possibility of finding the resources and encouraging voluntary inclusion.

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

Adjourn: Vice Chair Wright moved to adjourn and was seconded by Commissioner Meade. The meeting adjourned at 7:20 p.m.

Respectfully submitted,



Bret Johnson
Chair

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PLANNING COMMISSION



