

**CRIPPLE CREEK HISTORIC PRESERVATION COMMISSION
MEETING FEBRUARY 9, 2012
MINUTES**

1. Call to Order.

Chairperson Petty called the meeting to order at 10:15 A.M. Commissioners Petty, Maberry, McDonald, Grainger, Goll, and Veatch were present. Alternates Batson and Schechter were present and were seated. Special guest, Councilperson Zoellner, Development Director Manning and HP/Planning/Building Manager Stockton were present.

2. Welcome and Introductions.

Chairperson Petty welcomed all to the extended meeting (10 a.m. – 2:00 p.m.) which was held at the Cripple Creek Heritage Center. Each person introduced themselves and gave a short history of their involvement with historic preservation and Cripple Creek.

3. Approval of Minutes from Special Meeting October 6, 2011.

Maberry moved to approve the minutes as written, Grainger seconded, and motion carried unanimously.

4. Presentation by Joe Saldibar, Architectural Services Manager, History Colorado.

Saldibar was unable to attend the meeting due to transportation issues. Staff will contact him at a later date for advice as needed.

5. Feedback from CPI *Saving Places 2012 Conference: Preserving The Places That Matter* on Historic Windows Solutions Session.

Manning stated that the presenters of this session confirmed that previous funding by the State Historic Fund has been given for projects requesting storm windows and screens. Goll stated that the units he saw that are produced by Phoenix Windows for windows and storms are well made and function well. He also talked to Tom Higgins of Superior Products about their interior storm window product which is approximately \$20/sq. ft. Grainger attended another session on wood restoration that featured a 1903 historic home in Telluride with original storm windows from the time period which establishes a historical dating for the use of storm windows. Staff stated that local authority has the power to decide criteria for funding grant projects not state or federal. After much discussion, the consensus of the commission is that our programs will allow funding for **appropriate** storm windows and screens. There was no public comment.

6. Discussion of 2012 Historic Residential Structure Improvement Program Guidelines.

Consensus of the HPC is that the main objective for window projects is to restore original windows if possible and to consider replacement only if there is no other alternative. Staff will develop a sliding scale for percentage of owner match to grant funding with greater City funding for true restoration projects. There was no public comment.

7. Discussion of 2012 Commercial Grant Program Guidelines.

Consensus of the HPC is that they wish to take a more proactive approach to the Commercial Grant Program in 2012. Alternate uses of the \$30,000 available this year were discussed, such as:

- soliciting projects from non-profit organizations in historic structures such as churches,
- using different criteria for projects from gaming vs. non-gaming applicants,
- using a percentage of available funds for proactive projects designated as a desired project to pursue and leaving the remainder of funds for other projects submitted by owners,
- approaching properties that are in poor condition and very visible
- turn program into a low interest loan program to owners to develop historic properties into low income lofts due to current large demand for rentals or offer tax incentives
- lift restrictions that exclude interior projects on historic structures such as the Victorian Lady so that the “highest and best” use could be realized
- funding offered to the owner of three historic structures on E. Carr Avenue across from the Imperial Hotel parking to restore these buildings to provide rentals to ease the current rental housing shortage. The commission discussed suspension of any advertising for the Commercial Grant Program for 2012 until staff can discuss this project with owner.

There was no public comment.

8. Discussion of Historic Preservation Commissioner Term Expiration and Reappointment.

Staff stated that a resignation letter was received from Commissioner Burcaw effective 1/31/2012 which leaves one vacancy on the commission and the terms of five commissioners expire on March 1, 2012. The following recommendations will go to the City Council at the March 7th meeting:

- 1) Deborah Petty, Chairperson, has a 2-year term and desires reappointment.
- 2) Reed Grainger, Vice-Chair, has a 2-year term and desires reappointment.
- 3) Nancy McDonald has a 1-year term and desires reappointment.
- 4) Jack Maberry has a 3-year term and desires reappointment.
- 5) Steve Veatch has a 1-year term and desires reappointment.
- 6) Alternate Les Batson is willing to serve as a regular member to fill the vacant 1-year term.

There was no public comment.

Meeting was adjourned at 2:15 PM.