

**CRIPPLE CREEK HISTORIC PRESERVATION COMMISSION
MEETING FEBRUARY 23, 2012
MINUTES**

1. Call to Order and Roll Call.

Chairperson Petty called the meeting to order at 5:00 P.M. Commissioners Petty, Maberry, Grainger, Goll, and Veatch were present. Alternates Batson and Schechter were present and were seated. Development Director Manning and HP/Planning/Building Manager Stockton were present.

2. Approval of Minutes from Meeting on February 9, 2012.

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

3. Presentation on Revised Sign Ordinance, Larry Manning.

Staff showed PowerPoint presentation on the proposed changes to the sign ordinance in accordance with a form-based code approach to updating the City of Cripple Creek Development Code and asked for feedback from the HPC. The following items were presented:

- a) Internally lit signs would be allowed in some zones – not downtown historic zone.
- b) Electronic signs are being proposed as an alternative to banners and sandwich board signs to reduce clutter. The size depends on the façade width and would be located inside of windows or in a shadow box.
- c) Limited advertising flags would be allowed.
- d) Elimination of the Historic District overlay – the new zone for Downtown includes all current regulations of the Historic District. Batson stated that there may be legal concerns. Grainger stated that the historic overlay has been confusing to development in the past.
- e) Off-premise signs on vehicles that have historic character to be approved by City Administrator. There has been no objections to off-premise signs on shuttles.
- f) Directional signs are public signs and are exempt.

Staff stated that these regulations are evolving every day and encouraged the commissioners to come into the office to see the document and give their feedback. There was no public comment.

4. Update on 2012 Historic Residential Structure Improvement Program Guidelines.

Staff discussed changes to the guidelines that will be distributed to grant applicants for the 2012 program. The following statement has been added: “For window projects the guidelines for matching funds may be modified to encourage RESTORATION rather than replacement, i.e., increased percentage of owner match may be required for replacements.” A separate scale for matching funds for window replacements was proposed as follows:

- a) Projects with costs between \$0 and \$4,999 require a minimum 30% owner match.
- b) Projects with costs between \$5,000 and \$14,999 require a minimum 50% owner match.
- c) Projects with costs of \$15,000 and up require a minimum 75% owner match.

The commission agreed with these new figures. As a further incentive to restore windows, appropriate storm windows with screens will be considered for funding only

in cases where the historic windows have been restored. A current copy of the Secretary of the Interior's Standards for Rehabilitation will be included with the grant information packet. Staff stated that there have been eleven requests for applications to date. Application deadline is March 30th with recommendations from the HPC to the City Council anticipated in May. Grainger suggested that staff provide a list of structures that have currently reached the \$25K maximum grant amount. Staff will proceed with preparation of such a list. There was no public comment.

5. Update on 2012 Commercial Grant Program Guidelines.

Staff stated that the City Council was receptive to the idea of the 2012 Commercial Grant Program funding being used proactively to restore three historic buildings on E. Carr Avenue. Staff met with Dan Rice, the representative of the owner on 2/21/12 to discuss the scope of work proposed by the owner. At this time the owner intends to obtain an engineered foundation report to assess the feasibility of further restoration. Owner will get back to staff within two weeks. Batson requested that staff set up a tour of the buildings if possible; staff will look into this. There was no public comment.

Meeting was adjourned at 5:55 PM.