

**CRIPPLE CREEK HISTORIC PRESERVATION COMMISSION
MEETING NOVEMBER 8, 2012
MINUTES**

1. Call to Order and Roll Call.

Chairperson Petty called the meeting to order at 5:05 P.M. Commissioners Petty, Veatch, Grainger, McDonald, and Batson were present. HP & Planning Coordinator Stockton was present.

Staff and commissioners welcomed visitors Holly Bennett and her mother. Bennett is a student from the University of New Mexico who is working on an Honors thesis; Cripple Creek is one-third of the content.

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

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

Commissioner Maberry arrived at 5:20 PM.

3. Request for New Bench Design in the Downtown Zone, Tim Braun, Applicant.

Applicant stated that the benches along Bennett Avenue should have bases that account for the steep grade of the street to make them level. The current benches are in bad shape and he would like to see a consistent style throughout the downtown zone. He showed a photo of a bench available from Home Depot that has the feature of custom bases on each side that can keep the seat of the bench level. The HPC agreed that the current benches need to be replaced. Staff stated that new benches will be part of the 2013 Streetscape project along with new wastebaskets; work will begin early Spring 2013. After much discussion, a motion to approve the concept of new benches that are adjustable for the grade of the sidewalk, but with a more historic appearance was made by Grainger, seconded by Veatch, and passed 6-0. There was no public comment.

4. Discussion of Grant Program Topics for Possible Changes for 2013.

Staff presented a list of topics generated from the 10/17/12 work session with City Council and the HPC and requested a vote and formal recommendation to Council on each item as follows:

1. Raise the dollar amounts for all HP grant ranges i.e. \$500 to \$1500 range increased to \$1000 to \$2000, etc. **Commissioners agreed that the dollar amounts should be increased and that the match requirements should be changed. Each commissioner will email staff with their recommendations.**
 2. Determine if a "Needs test" should be developed and applied for grant applicants. **Consensus that this should be on a case-by-case, informal basis with top priority given to full-time, owner-occupied properties, then summer residents, and rentals considered under the Commercial Program.**
 3. Consider establishing/defining grant categories i.e. Residential, Commercial, Non-profits/Public.
 4. Establish a prioritization protocol for funding projects i.e. Owner Occupied, Rental/Seasonal occupied, Non-profits/Public, Commercial.
- Combined items 3 and 4: Residential category should be maintained with top priority to owner-occupied properties (See #2 above). Suggestions were made for establishing a**

11/8/12

new “Non-Residential” category instead of Commercial to include request from rental property owners and businesses.

5. Establish a minimum number of bids required for residential and commercial grants applications. All agreed that three bids are preferable, but if not possible, a minimum of two bids is acceptable. Projects with three bids will have higher priority for funding.
6. Increase HP grant program public awareness through better advertising/marketing. Ideas suggested were for the City to do a bulk mailing regarding the grant program separately or added to the quarterly water report mailing; start advertising on the water bills in January; staff to send press releases to all local newspapers including Gold Camp Journal, TMJ, and Courier; or for commissioners to write Letters to the Editor of each newspaper. (McDonald volunteered to do this).
7. Conduct structure survey to identify specific buildings or areas in need. Plans for a survey update are being coordinated with History Colorado and any commissioner who is aware of a need should bring that to the attention of the HPC.
8. Establish protocol for consideration for projects of special merit. Same as #7.
9. Incorporate both majority and dissenting HP committee opinions into staff reports to council. HPC directed staff to clearly carry forward their opinions on issues to City Council. Commissioners stated that they would like to be better informed when City Council agendas contain HP issues. Staff will email agendas to HPC.

5. Consideration of 4 Requests for Funding from the 2012 Commercial Grant Program.

Staff stated that there were four requests for funding from the 2012 Commercial Grant Program that were pending due to the status of the Carr Avenue Boardinghouse restoration project. Since that project did not go forward, and because a new direction for approving grants was discussed at the City Council work session with the HPC on 10/17/12, these requests need to be considered as follows:

- 1) Imperial Hotel Neon Sign - \$10,334.16 - WITHDRAWN
- 2) Hotel St. Nicholas – roof repair/window restoration - WITHDRAWN
- 3) Bronco Billy’s Hotel – masonry restoration - \$6K – WITHDRAWN
- 4) Johnny Nolon’s Casino – new roof - \$15,494.00

This request is for 50% of the new roof (lowest of 3 bids) on the historic portion of the casino only. Applicant states that they had no knowledge of the condition that no work can begin before the grant is awarded. They had the work done due to necessity and to avoid damage to the interior and now are asking to be reimbursed.

Staff stated that the first three requests have been withdrawn due to the short time remaining in the year to finalize bids and complete the work. The request from Johnny Nolon’s Casino is still pending. After much discussion and primarily due to the fact that the work was done before the grant was awarded, a motion to deny the request was made by Maberry, seconded by Grainger, and passes 6-0.

Public Comment: Holly Bennett stated that she appreciated the time spent at the meeting.

Meeting was adjourned at 6:40 PM