

**CRIPPLE CREEK HISTORIC PRESERVATION COMMISSION  
MEETING FEBRUARY 14, 2013  
MINUTES**

**1. Call to Order and Roll Call.**

Chairperson Petty called the meeting to order at 5:00 P.M. Commissioners Petty, Grainger, McDonald, Maberry, Batson, and Veatch were present. HP & Planning Coordinator Stockton was present.

**2. Approval of Minutes from Meeting on January 24, 2013.**

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

**3. Request for Certificate of Appropriateness at 427 W. Carr Avenue, Sandra Chapman, Applicant.**

Staff stated that the applicant requests approval of a COA for new construction of a drive-up coffee business at 427 W. Carr Avenue. Applicant has submitted an original Improvement Location Certificate showing a historic barn and other agricultural elements on the property, a site plan, façade elevations, and a sign request which are attached. No building permit is required for the structure which is an accessory building to the existing historic residential structure on the property. No renovation or alteration of the existing structure is planned at this time. The structure will be a 16' x 10' barn that will provide a walk-up counter for service in the interior and a drive-up window on the west façade. An 8' x 12' ground-level wood deck will be on the south side with slate/patio pavers to the east of the deck. A historic water trough will be used as a flower planter and a replica hitching post will be erected to add historic ambiance to the barn design. Applicant was present and stated that she had spoken with Jeff Kurka, Building Inspector; the building will be a temporary structure on skids and could be easily moved since the property is for sale. A circle drive will provide traffic flow to the drive-up window and ingress/egress to the business. Although the main use is for drive-up service, the applicant proposes two customer parking places on the SW corner of the property and one employee parking space behind the building. The front (south) façade shows a double barn door with a wall sign. The east façade features no openings but will feature a future display of historic and current brands from area ranches. The north façade will be solid except for a one door. The west façade features two windows and a serving ledge with a menu board sign next to the window. In general the façade uses the features of the former historic barn structure but will be a modern structure with wooden siding and a metal roof. The proposed signs will be wooden (white trim and barn red to match the structure) and the lettering will resemble a historic brand design; wooden trim pieces be cut and painted black to form the letters. Staff feels that overall the building and sign designs are compatible with the guidelines and the location. It is a typical philosophy to insure that new construction can be identified as distinct from historic, yet with historic characteristics. Staff recommends approval. Petty asked about ADA requirements; applicant stated that she is willing to comply with any requirements necessary such as designated parking and site preparation. Applicant has contacted health department and will follow their recommendations. Paint color was discussed and approved. There was no public comment. A motion to approve the request was made by Grainger, seconded by Maberry, and passed 6-0.

4. **Commission Comment.**

- **Petty** – Asked if there was any feedback from the CPI Conference, Feb. 6-8:
  - **Stockton** – Great conference again this year – about 800 attendees. Highlight was spending Friday morning at the State Capitol and meeting State Senator Kevin Grantham.
  - **Veatch** – On Friday, met the lady from the South Park National Historic Area; she presented a session on historic preservation on a budget. Attended session on restoration of a ghost sign in Ft. Collins and learned a lot about this process which could be valuable in Cripple Creek for our historic wall signs.
  - **McDonald** – Attended session on contemporary infill for Commercial Historic districts: Lessons learned:
    - 1) Coordinator for historic design review makes sure there is a clear process for applicant.
    - 2) Provide a checklist for applicant of grant process
    - 3) Involve area residents
    - 4) Discuss area characteristics with applicantsShe will work with staff to develop a checklist for our grant programs. Also attended an interesting presentation by Black Hawk on their historic preservation showing historic homes that have been preserved.
- **Petty** – asked about the status of the 2013 HP grant programs; staff will present revisions to City Council on March 6 for final approval.
- **Batson** – Has not heard from Jim Blasing of any more design meetings regarding the Bennett Avenue Streetscape project. Staff stated that contact information was given to Blasing and that she would contact Batson if there is a meeting announced.

Meeting was adjourned at 5:22 PM.