

**CRIPPLE CREEK HISTORIC PRESERVATION COMMISSION
MEETING MARCH 7, 2013
MINUTES**

1. Call to Order and Roll Call.

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

2. Approval of Minutes from Meeting on February 14, 2013.

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

Staff welcomed Councilman Steve Zoellner who was attending at the request of Batson. Also in attendance were Dan Corson and Patrick Eidman of the Office of Archaeology and Historic Preservation, History Colorado. They were conducting a review and evaluation of our proceedings in accordance with the Certified Local Government (CLG) program that Cripple Creek is part of.

Staff informed the Commission that City Council approved the appointments of all four commissioners (McDonald, Goll, Batson and Veatch) whose terms had expired on March 1, 2013.

3. Request for Certificate of Appropriateness at 253 E. Bennett Avenue, Pioneer Group, Applicant.

Staff stated that the applicant requests approval of demolition and new construction where a single story historic building exists at 253 E. Bennett Avenue. The historic building has been approved for demolition with conditions, first in 2002 and again in 2007 although no work was done at either time. At this date the building condition has deteriorated to the point that it is a safety hazard. Replication of the historic façade is to be a part of the construction; the brick parapet and the brick vertical columns are historic, but not the windows according to the 9/13/07 staff report. Staff outlined previous concerns from the 2007 plans that are addressed in the current plans as follows: headers above windows and awning will be stepped as original historic design; wooden kick plats on front doors will provide more historic look; and the rear façade will have a varied setback to reflect the historic configuration. Staff recommended approval of the request with the condition #1 - that any recommendations/revisions by the HPC and/or City Council be considered in the final plans. Staff stated that the requirement of a performance bond was a condition of the previous demolition approval and should be considered at this time also. Applicant was present and requested that no bond be required at this time. Applicant questioned how soon demolition could begin if approved; staff stated that final approval would be decided on by City Council on March 20 and after that the applicant should discuss the process with the Building Department. Applicant stated that they are aware of the timeline for the new Bennett Avenue streetscape project and have been involved in meetings with the engineers on that project. Architect Chuck Severance stated that the new construction will use new brick since the historic bricks are deteriorated and painted with several coats of paint; the intention is to avoid “faking history” by reusing the original bricks.

There was no public comment. A motion to approve the request with staff condition #1 and with no performance bond required was made by Maberry, seconded by Grainger, and passed 5-0.

4. PowerPoint Presentation Regarding Certified Local Government (CLG) Obligations and Benefits, Dan Corson of History Colorado to present.

Dan Corson presented an informative program on the Certified Local Government Program and answered questions from the HPC. Patrick Eidman, new preservation planner with History Colorado, offered services to partner with the City to provide educational workshops and assistance in new survey plans for the City. Corson urged commissioners to attend the next CLG training workshop which will be in the Fall in Durango; discussed with staff earlier today about a possible Spring training here in Cripple Creek. There was no public comment.

5. Discussion of Council Decision regarding Recommendations from HPC on 2013 Grant Program Revisions.

Staff distributed copies of the HPC recommendations for grant program revisions memo that was presented to City Council on 3/6/13; Council tabled this item until the HPC could amend their recommendations per suggestions from Council. Councilman Steve Zoellner was present and stated that his concern with the prior recommendations was that residential rentals be eligible under the Commercial Program as a single category, not giving a higher priority to a property owner that had a single rental vs. one that had multiple rentals. Commissioners agreed with this and will revise their recommendations to City Council which will be on the 3/20/13 council agenda. There was no public comment.

6. Commission Comment.

- **Grainger** – Regarding the HP Grant program - Asked if commercial looking buildings qualify for residential grants if they are used as a residence. Discussion by the HPC was that the current use of a structure determines the program it would be eligible to apply for.
- **Petty** – asked if HP commissioners can apply for HP grants. Staff stated that there is no policy that specifically prohibits this, but it is important to consider the perception by the public.

Meeting was adjourned at 6:22 PM.