

**CRIPPLE CREEK HISTORIC PRESERVATION COMMISSION
MEETING JUNE 6, 2013
MINUTES**

1. Call to Order and Roll Call.

Chairperson Petty called the meeting to order at 5:07 P.M. Commissioners Petty, McDonald, Maberry, Batson, Goll, Veatch and Grainger were present. Alternate Schechter was present but was not seated. HP & Planning Coordinator Stockton was present.

2. Approval of Minutes from Meeting on March 7, 2013.

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

3. Request to Install Marvin Windows (Fiberglass Frames) in Non-Historic and 7 Historic Windows at 232 W. Carr Avenue, Amy Baker, Applicant.

Staff stated that the applicant requests approval of window replacement for all non-historic windows and 7 historic windows that are considered unrestorable due to wood deterioration on the upper story of the historic home at 232 W. Carr Avenue. This structure is "landmarked" until 2017 according to the Historic Grant Agreement signed by the previous owner in 2012 upon receiving a HP Grant from the City. This landmark status requires that any exterior changes to the structure be approved by the Historic Preservation Commission and/or the Historic Preservation Department.

In the proposal that was received by email on 5/15/13, the applicant requests that the replacement windows they will use are Marvin windows that have a fiberglass frame, but look like wood and are able to be painted like wood. To date, replacement windows funded through the HP grant program on historic structures have been wooden windows. As current research has shown, these wooden replacement windows are often unsatisfactory in that they have a short lifespan, often less than 5 years, or are not installed properly. As such these wooden windows may not be the best investment of City HP funds. However, the applicant is NOT requesting City funding for these replacement windows, but rather seeking approval of the window composition and appearance. At a meeting with staff and the applicants earlier this week, the applicant stated that this may be a good test case project to determine the appropriateness of this type of replacement window without any financial liability by the City. Staff would like to defer a decision for approval to the HPC at this meeting.

Applicant was present and passed around samples of the fiberglass frame material that will match the cream paint color on the exterior and is stainable to match the historic woodwork on the interior. There was no public comment. After much discussion, a motion was made to approve the request (to replace all the non-historic and 7 of the historic windows with Marvin Windows that have fiberglass frames) by Grainger, seconded by Maberry and passed 7-0.

4. Update on 2013 HP Grant Program.

Staff stated that the City Council on May 15, 2013 approved recommendations from the HPC for 2 Public/Non-Profit grants and 5 residential grants as follows:

HISTORIC PUBLIC/NON-PROFIT STRUCTURE GRANT AWARDS

#1-400 E. Carr Ave., American Legion Post. \$945 with no owner match for exterior prep and painting of doors (3), windows (4) and trim.

#2-500 E. Bennett Ave (Trading & Transfer Building), Cripple Creek District Museum. \$2,150 with no owner match for exterior prep and painting of doors, windows, sills, fascia, and soffits.

HISTORIC RESIDENTIAL STRUCTURE IMPROVEMENT PROGRAM AWARDS

#1- 409 S. First St., Tulley. No award. (Over \$25K max; have funded paint in past)

#2- 232 W. Carr Ave., Emerson & Baker. Resubmit recommendation for historic window restoration after the 5/20 HPC meeting.

#3- 423 Main St., Carico. \$5,679 for roof with 5% owner match of \$299.

#4- 404 S. First St., Jackson & Fleming. \$10,675 for siding and exterior paint with owner match to cover remainder of siding bid by licensed contractor and paint bid.

#5- 400 S. First St., Jackson & Fleming. No award. (Finish 404 S. First St. before starting this project)

At another meeting on 6/5/13, the City Council approved the recommendations of the HPC for the 8 Commercial grant applications as follows:

HISTORIC COMMERCIAL STRUCTURE GRANT PROGRAM AWARDS

- 1) 246 E. Bennett Ave (**General Store**), Woods. \$14,425 with 50% owner match of \$14,425 for new roof.
- 2) 146 Bison St. (**residential rental**), Fleming & Jackson. \$1,250 with 50% owner match of \$1,250 for exterior painting.
- 3) 200/202 E. Bennett Ave (**historic Bi-Metallic Bank Building**), Century Casinos. \$19,916.50 with 50% owner match of \$19,916.50 for new roof.

Although the remaining five applications were potentially eligible projects, the City Council did not approve awards for the following applicants:

- 1) 123 N. Third St (Imperial Hotel), Imperial Holdings Group. No award for restoration of historic neon sign. (Only 1 bid; owner requested 100% City funds.)
- 2) 313 E. Carr Ave (residential rental), Cook. No award for restoration of 4 bay windows and 2 dining room windows. (Only 1 bid; owner requested 95% City funding with 5% owner match like the residential grant requirements.)
- 3) 131 N. Second St (Gold Rush Marketing Building), Cripple Creek Development. No award for new roof. (Only 2 bids).
- 4) 261-263 E. Bennett Ave (Cottage Inn Buildings), Brockley. No award for water line installation. (Only 2 bids; owner match was only 25%. This type of interior project has not been funded in the past although guidelines state that "certain interior items (furnaces, wiring and plumbing considered dangerous to the structure)" may be considered; HPC determined that the plumbing is not dangerous to the structure in this case as none currently exists.)
- 5) 209 E. Bennett Ave (old Gold Rush Casino) Cripple Creek Development. No award for restoration of 8 historic windows. (Only 1 bid; owner match was only 25%.)

Staff also reported on several other ongoing or upcoming projects that the HPC should be aware of but at this time do not require HPC review:

- 1) Demo of non-historic home behind the new Coffee Barn.
- 2) Wildwood parking lot request.
- 3) Billboard variance request for CC Candy.
- 4) Roof on Bi-Metallic Bank.
- 5) Roof on General Store.

There was no public comment.

Commission Comment:

- Schechter stated that there is very little light from the new streetlight replacements and she is concerned about safety issues.
- Batson stated that the retention of the stairs on Bennett Avenue to the lower street level outside City Hall is not being recommended by the design team in charge of the Bennett Avenue Improvement project. Staff stated that these stairs are not considered historic by the design team although a historic photo documents that some stairs were there in the 1890's. Staff will research this and give Batson a copy of the photo to present at the next design meeting.

Meeting was adjourned at 5:40 PM.