

## Minutes of the Historic Preservation Commission

June 21, 2001

Members Present: Mitch Evans, Dave Primus, Lyda Hardy, Mac McGraw,  
& Harley Tripp

Guests Present: Ian Billick, RMBL in Gothic

Mitch Evans, chairman, officially opened the regular meeting. He asked if there were any changes to the minutes. Mitch then asked if there were any additions to the agenda. There were none, and the minutes were approved.

### New Business:

Ian Billick of the Rocky Mountain Biological Laboratory in Gothic was asked to do his presentation. He brought packets for our board members. The overview of his project is this: the RMBL was formed in 1928, as a non-profit organization using buildings of a mining town built in the 1880's. Other buildings were built in the 1910's and 1930's. The possibility of historic designation during the 1970's did not work well when Crested Butte was getting their district designation, because of the vast acreage. The priority at RMBL right now, is to do renovations. The managers of RMBL were told to have an historic assessment done, before restoring. Their budget has been determined for this. The County historic designation could be the first step to be eligible for CHS funding for this project. They also have been told that they would be more successful in getting State designation as a district, rather than in designating individual buildings. The RMBL group has received a grant from the State of \$10,000 to do an historic assessment on 6 of the buildings. It will be very hard for them to determine what area and buildings should be included in the district, for designation. Lyda suggested to try to simplify the process, and not designate a large area that has multiple landowners. Mitch said that whatever the boundaries end up as, if most of the buildings are 50 years and older, go for the designation. He also asked if they would have their own governing entity, like other districts have? Or would they have to come through the county directly for any alterations?

Harley said because of the district idea and this being an old mining town, that would be 2 avenues to pursue for National designation. It would be considered

favorable for designation, and the County application could have them working towards the National criteria. Ian thought the National regulations were very restrictive. He said that his group would include with their County application detailed information for each structure. They are using Chris Johnson, the son of the founder and historian of RMBL, to put together the information. Harley suggested they need lots of pictures.

Two of the problems that Ian has found in doing this, is that they are having a hard time tracking down the original owner, and the various architectural styles. Harley said to use the 'non-descript' term for that. The HPC board members present agreed that the original ownership was not critical to put in the application. Mitch suggested that they research the deeds. Ian told everyone that they do have the original plat.

Mitch said that we may have to do some homework on designating a district, and maybe even visit with the County Attorney for some guidance. Lyda said she believes that in our charter, we have the allowance for districts to be designated. Harley asked if there were any buildings moved. Ian said that in their master plan, produced in the 1980's, they were going to move buildings out of the wetlands areas. But that the State may not approve funding for moving or already moved buildings. Mac said there would be problems with remodeling &/or changing the looks on the outside. Mitch said as of now, we don't have any inside criteria for designation. He also explained what a CLG is, and that we are working towards getting that distinction. Dave said we would have more say as to where funding goes, and that we would be able to help more projects get funds needed, once we are a CLG. Harley suggested that RMBL apply for individual building fundings, in a series, because a district may be delayed for up to 2 years before being approved. Mitch also suggested that they have matching funds, because that helps in getting grants.

Some of our board members told Ian how our process works for designation. Ian's questions were: Could they still have new construction on building sites inside a district?, If the outside appearance of a building was maintained, could the interior be remodeled?, and Could ineligible buildings inside the district be removed or exteriors changed? Mitch explained that we don't totally know what a district means within our guidelines, or if we need to have some sort of monitoring system in place. But that everything else sounded ok, except if they were to build a structure within the district that doesn't comply with all the other buildings' criteria. Mitch said we

were very positive on promoting preservation on old buildings. He suggested that the group may need to have a 'BOZAR' in place, for their own guidelines to be followed for many years to come. Dave suggested adding a section in the application on having their own guidelines. Harley said that the 'worse case scenario' would be to get booted off of the County Register. Everyone encouraged Ian to go ahead with the application. A tentative date was set for September 15, for the board to meet with Ian up there, and to see the layout of all the buildings. He may have a map of the possible lines for the district by then. Ian then thanked everyone for their time on this matter.

Then, Dave reported on the railroad brochures. He said they are being printed, and should be done soon. The cost was discussed, and we lowered the price significantly by having only a two-color brochure.

Our next item discussed was Mac's presentation. Mac wants to wait until September to do his presentation. He would like to have it on a Saturday. Of the many people and groups he spoke with, they all felt like June was just not going to work. Last time he did a presentation in April, the halls of Quigley were filled with many people who were interested in seeing this. We need to publicize it, but not too soon. It was tabled until August to talk about it. Dave and Lyda reminded everyone about the tours coming up: July 14 going up Quartz Creek with Ruth, and August 11 to Tincup & Union Park with Dave & Mac. Kathy will publicize it. Harley suggested having the Museum and/ or Library help us with the advertising of our tours. It may help to increase the turnout.

Next, Mac wanted to talk about having a tour to 2 or 3 mining towns. He mentioned Vulcan, Midway, Spencer and Dubois. The Dubois mine was heavily mined, until they got too much water, and that caused it to be abandoned. Some of the mines in those areas were very successful. Mitch suggested having that tour in August or September. Dave suggested that we wait to see what our turnout is like on the ones coming up, to see what and when we do more. Also, Dave said for all the organizations who are promoting historical education in the County, it would be better if we all cooperated on these efforts. Mitch suggested that we think of ideas and talk about it next time. Lyda agreed that because there is a lot of duplication and frustration, we should pursue this.

Mitch went over the mail. The State has approved the CF&I Superintendent's House in Crested Butte for the State Register. Also, the Depot was approved. Lyda suggested that we send the owners a letter to put these on our County Register. It was also suggested to hand out our packets at any public programs, to continue to get public awareness and interest to those who don't know about us (& maybe get more sites on our Register). Then, Mitch declared that the meeting was adjourned.

#### Bin Items:

The next regular meeting will be held on July 19 at 5:15 pm.

We will have a continued public hearing for the Ohio City Jail mailboxes on July 26 at 5:15 pm. Please come for that also, so we can have a quorum for a vote.

#### AGENDA ITEMS FOR JULY 19 MEETING:

1. Ohio City Jail mailboxes Public Hearing
2. Combining with other entities for publicity?
3. Handing out packets at other programs?
4. Go over mail