

**CITY OF BLACK HAWK
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
TUESDAY, FEBRUARY 21, 2017**

1) CALL TO ORDER

The regular meeting of the Historic Preservation Commission was called to order by Chairman Hailey at 2:00 p.m. in the City of Black Hawk Council Chambers, 211 Church Street, Black Hawk, Colorado.

Commission Members Present: Lynnette Hailey, Chairman
Curtis Linder, Commissioner
Tom Gish, Commissioner
Larry Linker, Commissioner

Absent (Excused): Patricia Torres, Vice Chairman

Staff Members & Elected Officials Present: Cynthia Linker, Community Planning & Development Administrator
Sara Lang, HPC Secretary
Deon Wolfenbarger, Historic Preservation Consultant
Scott McClelland, City's Owner's Representative (NV5)

Public Present: Mark Rodman, Preservation Technical Services Manager (History Colorado)

Chairman Hailey noted for the record that a quorum was present.

2) CONFLICTS OF INTEREST

A. None

3) APPROVAL OF MINUTES

A. HPC Meeting Minutes – January 24, 2017 and February 7, 2017

Chairman Hailey opened this item for approval and requested a motion to approve the meeting minutes from January 24, 2017 and February 7, 2017, as submitted. Commissioner Linder moved to approve the minutes as submitted, and was seconded by Commissioner Gish. There was no discussion and the motion passed unanimously.

4) CONSENT AGENDA

A. None

5) HISTORIC GRANT APPLICATIONS

A. Grant Project Updates:

Administrator Linker provided updates on the current grant projects:

- **241 Dubois St.** – The Certificate of Appropriateness will be reviewed during today’s HPC meeting and a recommendation will be provided to City Council on March 8th. If approved, the project will then go out to bid. It is a complicated project.
- **211 Horn St.** – This project is even more challenging, especially with regards to taking the exterior appearance back to the original footprint, and the difficult site work required. Concept designs are being drafted. The Certificate of Appropriateness should be ready for HPC review towards the end of May. The City is working diligently to stay on schedule.
- **121 Marchant St.** – The City was notified that the Homeowner experienced a sudden death in the family. It has not yet been decided if they want to stay in the Program or be moved to the end of the queue.
- **187 Clear Creek St.** – The estate is due to be transferred over to a new trust by March 31st. At that point, the City will ask the new trust manager to complete the necessary paperwork so an initial site visit can be scheduled.
- **Exterior Paint Program** – The City has received 3 completed applications so far and there are a few others that may still apply. The deadline for applications is April 1st. The projects will go out to bid in April with painting being done from June to September.

B. City Hall Exterior Paint Removal: Now that the Local Landmark Designation Application was approved by City Council, the next step is for Public Works to submit a CofA to HPC, likely in April, proposing to have the paint removed from City Hall, restoring it back to its original masonry finish.

6) CERTIFICATE OF APPROPRIATENESS

A. 241 Dubois Street Rehabilitation

The applicants, Derek and Dawn Blake, are requesting approval of a Certificate of Appropriateness (CofA) for full exterior rehabilitation of the historic dwelling and site improvements for the property at 241 Dubois Street.

Administrator Linker noted that due to the complicated projects coming up, Staff has revised the format of the Staff Report into a binder to make it easier to understand. She also recommended Commissioners that it is very helpful if they visit the site being reviewed prior to the HPC meeting. Chairman Hailey concurred. Ms. Wolfenbarger added that a project-specific picture glossary is also included.

Chairman Hailey recognized Historic Preservation Consultant, Deon Wolfenbarger. Ms. Wolfenbarger gave an overview of the scope of work.

- 241 Dubois is considered a “contributing” building to the National Historic Landmark District. The ell-shaped building dates back to at least 1875 and is a folk Victorian (similar to a Queen Anne style with elaborate siding and bay

window and fretwork on porch).

- Originally a one-and-a-half story building with side gable, but over the subsequent years, a front story two-gable wing and a second story were added, and the unique siding was installed. By the turn of the century the front two windows were changed into one large front window, patching the siding. A one-story addition on the east side was also added.
- By about 1900 this building had this present shape. In 1996 the one-story addition on the east side was reconstructed, moving the entire addition forward, which caused a window in the area to be lost. It is proposed that this addition will be reconstructed back on its original footprint and the original window opening will be restored. Other non-historic additions were added in 1996.
- At rear of the building, there was a historic one-story stone addition. A second story was added, but they removed the stone. It is proposed that the addition be kept, but in order to reconstruct the appearance, the stone be replaced back to the one-story level.
- Ms. Wolfenbarger instructed the Commissioners to review this, and any CofA application, both to see if it meets the Secretary of Interior Standards as well as if the proposed alterations would have a negative impact on the National Historic Landmark District.

SITE WORK:

1. Existing Site Conditions:

- a. The proposed rehabilitation will maintain the historic building and outbuilding in their original locations.
- b. The topography will be maintained throughout the site, with the exception of slight grading around the house.
- c. The natural rock outcroppings on the west and behind the house will be undisturbed.
- d. The land that is disturbed by construction will be seeded in native grass, with the exception of the strip in front of the gable-front wing.

2. Exterior Street Stairs: This site has always had a set of steep stairs. It is proposed that these non-historic (Trex) stairs be replaced with a weathering steel frame with heavy timber treads. The simple rail will also be made of weathering steel. Recommendation: Replace stairs as proposed.

3. Concrete Walkways: The proposed plan is to primarily replace existing concrete sidewalks (though there will be some slight modification to width). There will also be some new construction concrete. Chairman Hailey asked if the concrete could be colored and Administrator Linker explained that that would be at the Homeowner's expense.

4. Stone Retaining Walls:

- a. Atkinson-Noland did a stonewall survey for this property. In addition, a site evaluation was conducted by the structural engineer, civil engineer, architect and City Staff.

- b. The stone walls that serve as the back & side wing walls of the shed are in good condition and will not be replaced.
- c. Above the shed is a dry-stack stone wall which is proposed to be replaced as a grouted wall with a dry-stack appearance. Administrator Linker noted that photographs of the original wall will be provided to the Contractor and a mock-up will be shown to the City before work begins on the walls.
- d. A few of the stone walls on the west side of the property will be enlarged slightly to help stabilize the slopes.
- e. City Representative McClelland noted that the stone wall just adjacent to the west side of the house would be patched and repaired since the earth around that wall would have to be disturbed during construction.
- f. A concrete retaining wall is proposed for the rear of the house. These will not be visible from the front of the property. The portion of this wall which wraps around the house and would be visible will be done in a stone veneer.

5. Fencing:

- a. The wood picket fence along the front of the property line is proposed to be replaced with decorative weathering steel fence. Ms. Wolfenbarger noted that wrought iron is a material that is allowable under the Design Guidelines.
- b. The remainder of the property will have woven wire fence, which is compatible with other fences that have been used on previous projects in the City. Commissioner Linker questioned the angle of the fence along the stone wall on the far west side of the property. Mr. McClelland stated that the angle may need to be reevaluated once the project begins. Sourcing this wire fencing may be an issue down the road. If so, any change in fencing would be reevaluated by HPC and City Council.

HISTORIC RESIDENCE AND OUTBUILDINGS:

6. Roofs/Gutters & Downspouts:

- a. When an addition was added to the rear of the house, a standing metal seam roof was added to the house. This existing metal roof does leak. The proposal is to replace the metal roof with a new metal seam roof in a dark gray color. Mr. McClelland shared a sample of the material with the Commissioners.
- b. The gable front & wing will be retained. The east addition originally had a shed roof, but a salt box roof was added at some point. It is proposed that the roof on this addition be taken back to the original shed roof.
- c. On the non-historic rear addition, being paid for by the Homeowners, additional dormers will be installed.
- d. Ms. Wolfenbarger also noted that existing aluminum gutters will be replaced with non-painted half-round gutters, as was historically found.

7. Siding & Trim:

- a. The siding on this house is unusual and unique. The architect discovered that the quoins on the corner of the house are one single piece of wood from top to bottom. Also the tongue-and-groove flush siding has vertical grooves made to look like a masonry block. The siding on this house is a key character defining feature.
- b. According to the wood investigation that was conducted, the nails used suggest it was built post-1900. The photos that show the larger front window

suggest this siding has been on the house since prior to the window replacement.

- c. The construction on the 1996 addition reflects that they attempted to replicate the masonry-block type siding on the main house.
- d. The wood investigation report noted that the siding on the east, south & west elevations (which can be seen from the street) showed moderate to severe weathering & there is evidence of moisture intrusion on the east elevation.
- e. The architect proposes to replace all of the siding. Ms. Wolfenbarger noted that the Design Guidelines state that siding should only be replaced if it is too deteriorated to repair. Chairman Hailey noted that when she inspected the siding on her site visit, there was a great deal of old caulking.
- f. Ms. Wolfenbarger stated that the siding under the porch appears to be in visual decent condition.
- g. Mr. McClelland noted that the tongue-and-groove siding adds another level of complication when it comes to renovation. He also summarized that the wood expert suggested that based on the nails used, the siding is not likely original, but is definitely old.
- h. The City asked the architect for options with regard to the character-defining siding. He noted that the existing siding is weathered with many layers of paint and caulk which has begun to obstruct the depth detail of the siding. The architect offered three options and the pros and cons of each. The proposal is for full replacement of the siding with in-kind materials (replicating the masonry brick look and quoins).
- i. The proposal for the east addition is to return it to the original lap siding with 4" reveal and on the new addition on the rear, to use lap siding with 3" reveal.
- j. Administrator Linker added that Staff could not find any guidelines which state a level/percentage of deterioration which would justify replacement. Chairman Hailey noted that, in her opinion, having looked at the siding closely, the majority of the siding needs to be replaced. After further discussion, the remaining Commissioners agreed.

8. *Permeation Grouting (Stone Foundation) & Concrete Foundation:*

- a. The masonry work, a mortared random ashlar fieldstone foundation, is visible from the front of the house except under the bay window.
- b. Some repair work would need to be done to the front corner of the porch.
- c. Atkinson-Nolan did an investigation of the foundation. The proposal is to use a permeation grouting technique to stabilize the foundation, as was used in previous City rehabilitation projects.
- d. It is proposed that a stone veneer be installed to the rear addition on the west side of the home to replicate the historic stone wall that was originally there.
- e. The foundation on the east addition will be a concrete foundation. Due to a building code requirement, a colored metal sheathing (matching the house trim color) will be installed here and on the top of the concrete foundation located at the bay window to provide a separation of the foundation and any possible moisture that could cause the wood to rot.

9. *Doors:*

- a. There are two historic front doors on the main porch. On one door, the glazing has been replaced. The other is a non-functioning door with no hardware on it.

It is proposed that the functioning door continue to be used as a front door, but to transfer its historic hardware onto the non-functioning door and install new hardware on the functioning door.

- b.* On the reconstructed east addition, it currently has two windows and one door. Originally it had two doors and two windows. It is proposed that once the addition is moved back to its original location, the second door be added back on. The doors would be four-panel doors (two large upper panels with two smaller panels on the lower) so that they complement, but do not attempt to replicate the historic doors. The same door style would be used on the rear of the house (not visible from public right-of-way).
- c.* On the west elevation, the applicant has proposed replacing the existing window with a door. The trim above the door will be maintained and the door will be of that general size. For now it will have a guard across the door, but eventually the goal is to grant access from the kitchen to a deck. Generally this is not acceptable, but it is not visible from the public right-of-way. The homeowner will pay the difference in cost.
- d.* All doors are proposed to have storm doors with full glass and metal frame so door style will be visible through the storm door. This is allowable under the Design Guidelines.

10. Windows:

- a.* The main front window was originally two tall narrow windows, but was enlarged into one big window circa 1900-1910. In 1996 all the windows were replaced, including the front window. The applicant had the choice of returning the front appearance to two tall narrow windows or maintain the current large window and they have chosen the latter, but the number of window panes will be reduced to match what was there originally.
- b.* On the reconstructed east addition, it is proposed that the original window opening which was omitted when the addition was moved forward will be restored when the addition is moved back to its original location.
- c.* The windows on the historic portion of the building will be 1:1. The windows on the east addition will be 6:6. The windows on the new rear addition will be 4:4. They will be wood windows with metal cladding. They will have simulated divided lights.

11. Porch: The front porch is a character defining feature of the house. It has decorative fretwork (Victorian period). One column has a base that does not match the others—it is shorter. It is proposed that it will be replaced with a base to match, but the rest of the columns, bases and fretwork will be retained. The decking material and ceiling will be replaced due to poor condition.

12. Paint: The colors chosen by the applicant were chosen from the historic palette.

13. Additions: The house has undergone multiple additions over the years.

- a.* The one-story east addition was moved forward a few feet in 1996, the roofline was raised, a window was omitted, a different type of roof and siding

were added, one door was replaced with a 6:6 window. It is proposed that the addition be moved back to its original location and the shed roof line be recreated. The application also proposes to restore the window that was originally omitted. Finally, the door which was replaced by a window will be restored, but will need to shift 12-18" to the west in order to accommodate the necessary foundation footer without encroaching on the neighbor's property line.

- b.* The non-historic second story rear addition, constructed in 1996, will be removed and reconstructed at the applicant's expense. It is proposed that a gable be added, but it will not be visible from the public right-of-way. The windows in the dormer will be 4:4. The siding on this addition will be a clabbered 3" reveal siding in order to distinguish it from the historic siding.
- c.* The one-story rear stone addition on the northwest corner, which was partially reconstructed in 1996, will be reconstructed with a stone veneer on the west elevation. Above the veneer, 3" lap siding will be installed. A cornerboard will delineate the line between the historic and non-historic siding.
- d.* Square footage of the house will remain the same, but roof alterations will make the space more useable.

14. Historic Accessory Structures:

- a.* Shed: Remove roof and plywood front wall, leaving stone wing-walls exposed. Applicant may do alteration to this structure at a later date at homeowners expense.
- b.* Outhouse: Will be painted to match now exterior colors of house.

15. Lighting:

- a.* Exterior light fixtures are compatible with what was found historically and meet City's Light Code.
- b.* Light pole at the bottom of the stairs is being removed.

Ms. Wolfenbarger urged the Commission to:

- Discuss the questions listed at the end of each section
- Discuss whether the proposed treatments negatively impact the character defining features of the historic property
- Discuss whether the property will remain contributing to the historic character of the district
- Decide if HPC should recommend to City Council that this application, as submitted via the Staff Report, be approved, approved with conditions or denied.

After further discussion, Chairman Hailey asked for a motion to recommend to the Board of Aldermen **APPROVAL** of the Certificate of Appropriateness for exterior rehabilitation and site work at 241 Dubois Street based on the criteria set forth in the staff report dated February 13, 2017. The Certificate of Appropriateness application for 241

Dubois Street will meet the intent of the criteria outlined in the Guide to Programs, Section 16-368 of the Black Hawk Municipal Code, and Sections 2, 3, 4, 5, 6 and 7.4 of the City of Black Hawk Residential Design Guidelines.

Commissioner Linder moved to approve the Certificate of Appropriateness and Commissioner Linker seconded the motion. All Commissioners voted in favor of approval of the application as submitted.

7) RECOMMENDATIONS FOR LOCAL HISTORIC DESIGNATION

A. None

8) COMPREHENSIVE PLAN AND/OR OTHER PLANS

A. None

9) COMMUNITY OUTREACH AND EDUCATION

A. Annual Historic Preservation Symposium: Landscape Shapes History (May 13th)

- Administrator Linker shared a workshop opportunity with the Commissioners.

B. Annual City-Wide Clean-Up Day to Celebrate National Historic Preservation Month (May)

- Staff has begun planning for this year's Clean-Up Day. Secretary Lang will send an email to the Commissioners to poll the best dates to hold the event in May. Once a date has been decided upon, Chairman Hailey will notify BID members. The schedule for the day shall remain largely the same. The City will ask the casinos to provide breakfast items, the City will have lunch catered and will purchase door prizes and gift certificates for the raffle drawing.

10) OTHER BUSINESS

A. Gift Basket/Item for Silent Auction at Downtown Colorado Inc.'s Annual Conference:

Chairman Hailey has reached out to the BID directors to ascertain if any of them would like to donate an item for this cause.

B. Special City Council Meeting April 19th:

Chairman Hailey announced that the Mayor plans to do a special presentation on the history of the City of Black Hawk at the April 19th City Council meeting at 3pm. She encouraged the Commissioners to try to attend. Staff will send out an email with the agenda/details. Commissioner Linder will be out of town and unable to attend.

11) COMMISSIONER COMMENTS

A. None

12) PUBLIC COMMENTS

A. CLG Audit

- a. Mr. Rodman took this opportunity to address the Commissioners and Staff.
 - i. All CLGs are reviewed every four years, including an observation of an HPC meeting. Mr. Rodman was impressed with the thoroughness of the staff report and discussion.
 - ii. Mr. Rodman had one question about the decision on the fencing on the property.
 - iii. The National Park Service suggests that on our HPC agendas, an opportunity for public comment be added either at the beginning of the agenda or after the Conflicts of Interest item.
 - iv. Mr. Rodman will review with Secretary Lang and Administrator Linker regarding how the public can access HPC information.
 - v. A letter will be sent to the National Park Service and the City of Black Hawk with his findings and recommendations.
 - vi. He also reminded the Commission of the CLG obligations.
 - vii. Mr. Rodman shared some printed materials with the Commission, as well, including information on tax credit opportunities. Chairman Hailey asked Administrator Linker to look into whether or not the Program applicants would be able to take advantage of these credits with regards to the money they put into escrow.

13) ADJOURN

With no other business, Chairman Hailey requested a motion to adjourn the meeting. Commissioner Linder moved to adjourn the meeting, seconded by Commissioner Gish at 4:04 p.m.

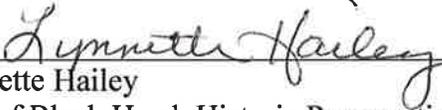
RECOMMENDED AND APPROVED:

BY:



Sara Lang
HPC Secretary

BY:



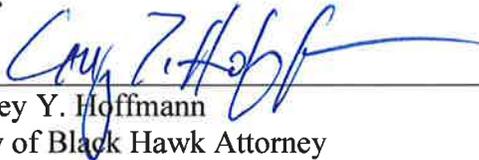
Lynnette Hailey
City of Black Hawk Historic Preservation Commission - Chairman

BY:



David D. Spellman, Mayor
City of Black Hawk Board of Aldermen

BY:



Corey Y. Hoffmann
City of Black Hawk Attorney