

**CITY OF BLACK HAWK
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
TUESDAY, APRIL 19, 2016**

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
Tom Gish, Commissioner
Larry Linker, Commissioner

Absent (Excused): Patricia Torres, Vice Chairman
Curtis Linder, Commissioner

Staff Members & Elected Officials Present: Cynthia Linker, Community Planning & Development Administrator
Sara Lang, HPC Secretary
Deon Wolfenbarger, Historic Preservation Consultant

Public Present: None present.

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 – March 15, 2016

Chairman Hailey opened this item for approval and requested a motion to approve the meeting minutes from March 15, 2016, as amended. Commissioner Linker moved to approve the minutes as amended, 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. None

6) CERTIFICATE OF APPROPRIATENESS

A. 400 Chase Street Rehabilitation

The Historic Preservation Consultant provided an overview for the Commissioners:

- House was originally built in 1898. There were no permits issued back then.
- FOUNDATION: The house's foundation will be firmed up using a permeation grouting technique. This process was successfully used on 351 High Street. Administrator Linker suggested this could be a good training opportunity for the HPC Commissioners.
- PORCH: It has been concluded that the front porch addition is not historic, so it is recommended that the porch be cut back to the historic footprint (in line with the original stone foundation). Chairman Hailey expressed concerns as to whether or not the remaining porch would be big enough to safely open the front door with clearance for the person coming up the steps. After reviewing the construction drawings, the Commissioners felt the amount of space remaining was adequate. The new railings should be reconstructed at a higher height than the historic railings in order to comply with building code regulations.
- WINDOWS:
 - On the west side elevation, evidence of a larger historic window opening was uncovered during demolition. This area will be the site of a bathroom, so it was recommended that frosted glass, rather than transparent, be used in this window. Since this window cannot easily be seen from the street, Ms. Wolfenbarger agrees with the recommendation.
 - The evidence as to whether the existing windows are historic or simply older replacement windows where the glazing was replaced at some point is inconclusive. Ms. Wolfenbarger's recommendation was that they be repaired rather than replaced.
 - The proposed replacement windows do not have true divided lights, but false muntins. In order to have true divided lights on a modern double pane window, the muntins are so thick, it does not look historic. False muntins more closely simulate the historic look.
- DOORS: The historic front door opening is not three feet wide (current standard), but the new replacement door in the rear of the house will be.
- ROCK WALLS: A few portions of the rock walls in the yard which have collapsed will need to be repaired using a repointing process, but the rest are in good condition.

- SIDING: The current siding on all but the south elevation has been determined to be historic (although likely not original) and in generally fair to good condition. It is recommended that this siding be reused on the main house and on the historic outbuilding, whenever possible.
- OUTBUILDING: Other than replacing some of the deteriorated siding on this structure, the window will be replaced and a new lock will be installed.

Chairman Hailey commented that the Historic Preservation Consultant's report was very comprehensive. The Commissioners then discussed the findings and recommendations within the report.

Chairman Hailey then asked for a motion to recommend to the Board of Aldermen **CONDITIONAL APPROVAL** of the Certificate of Appropriateness for exterior rehabilitation and site work at 400 Chase Street based on the criteria set forth in the staff report dated April 6, 2016. The Certificate of Appropriateness application for 400 Chase Street will meet the intent of the criteria outlined in the City of Black Hawk Historic Restoration and Community Preservation Fund 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, when the following conditions are met:

- A. Due to inconclusive evidence of the limited window survey, the preference is for new uniform window types with durable exterior finishes that most closely resemble historical windows with true divided lights. The City of Black Hawk staff shall administratively approve final determination of use of either modern thermopane true divided lights or false muttoms, whichever most closely resembles a historic window in accordance with the City of Black Hawk Residential Design Guidelines;
- B. Allow frosted window at back bathroom since it is not visible from the street right-of-way; and
- C. Repurpose the existing house siding still in good condition to repair/replace the deteriorated siding on the shed/carriage house and to replace the existing siding on the house with new uniform period style siding.

Commissioner Linker moved to conditionally approve the Certificate of Appropriateness and Commissioner Gish seconded the motion.

7) RECOMMENDATIONS FOR LOCAL HISTORIC DESIGNATION

A. None

8) COMPREHENSIVE PLAN AND/OR OTHER PLANS

A. None

9) COMMUNITY OUTREACH AND EDUCATION

A. *City Wide Clean-up Day*

The annual City Wide Clean-up Day is scheduled for Wednesday, May 18th, with a weather postponement date of Thursday, May 26th. Chairman Hailey will take the printed flyers to the next BID meeting and ask that they be hung in the break rooms to advertise the event. Secretary Lang will also send an email to the Facility Managers. We hope to get as many volunteers from the casinos, local businesses and residents as possible. Participation by City employees is mandatory.

This year:

- The teams will be subdivided into 14 smaller areas.
- CDOT will coordinate with the City to provide safety measures for roadside clean-up along Highway 119 from the south end of the city to the Coyote Motel.
- There will be no donated gift items for the raffle drawing, but instead the City will purchase multiple \$25 and \$50 gift cards.
- The City will not be purchasing a specific give-away gift, but instead will have participants choose a gift from a table containing a variety of City of Black Hawk branded items. Next year it was suggested that the City have one major give-away gift (perhaps an overnight trip package).
- The casinos will be asked to donate hot breakfast items, beverages and desserts. Lunch will be catered by JKQ BBQ and will be Italian fare and salad.

B. *Joint Educational Session – Gilpin County and Central City*

Administrator Linker met with Ray Rears (Gilpin County Planner) and Tony Peterson (Clear Creek Planning Director) to discuss the possibility of a Joint Educational Session to be held sometime in the summer of 2017. The cost and workload would be shared between the three entities. The HPC should plan to budget for this event. Ideas for possible topic will be discussed in upcoming HPC meetings.

10) OTHER BUSINESS

A. *Public Officials Liability Training: April 27 at 2:00 pm*

There will be mandatory Public Officials Liability Training in City Council Chambers at 2:00 pm on Wednesday, April 27th. All Commissioners are required to have this training. Vice Chairman Torres and Commissioner Linder will be unable to attend and will need to complete the training at another time in the month of May.

B. *2016 Grant Projects Updates:*

- Exterior Paint Program: The City received a total of 7 applications for the Exterior Paint Program for 2016. The bids will go out in May.
- 400 Chase Street: On April 15th, the bid for 400 Chase Street's complete rehabilitation was posted on Rocky Mountain Bid Net to over 370 contractors. The City has received a few responses already. There will be a mandatory bid walk next Tuesday, April 26th.

- 241 Dubois Street: The introductory meeting was held with the homeowners on March 15th. Additional research and site visits have followed to determine what is and is not considered historic on the property. All parties are now in agreement. Next the City will schedule an appraisal, survey and title reports.
- 211 Horn Street: The homeowner has signed the revised Guides to Programs and Partial Subordination of Rights paperwork and sent it to the mortgage company. Once signed, Administrator Linker will schedule the introductory meeting and the project will begin.
- 301 High Street: The project is complete and renters have moved in. The City is working with the General Contractor on remaining close-out items. Five thousand dollars of retainage funds will be withheld until the Contractor does the asphalt patch. It must be completed by June 30th or the City will keep the \$5K and self-perform the work. A 3-month extension to the end date (to September 12th) was granted by City Council. In the upcoming projects, it will be written into the Contractor's agreement that the project must be completed within 30 days of Substantial Completion.
- 401 Chase Street: The City has advertised for retainage. Seven thousand dollars of retainage funds will be withheld until the Contractor does the asphalt patch. It must be completed by June 30th or the City will keep the \$7K and self-perform the work. A 3-month extension to the end date (to July 14th) was also granted on this project by City Council.

C. Residential Design Guidelines

This project is due to be completed by the end of 2016.

D. CLG Handbook

Administrator Linker received a copy of the newly updated CLG Handbook from Mark Rodman. She will put a copy of it in the Dropbox and Secretary Lang will mail a hard copy to Vice Chairman Torres and Commissioner Linder for HPC review.

11) COMMISSIONER COMMENTS

A. None

12) ADJOURN

With no other business, Chairman Hailey adjourned the meeting, seconded by Commissioner Linder at 3:03 p.m.

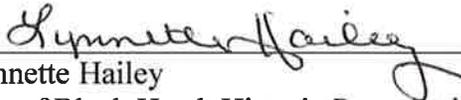
RECOMMENDED AND APPROVED:

BY:



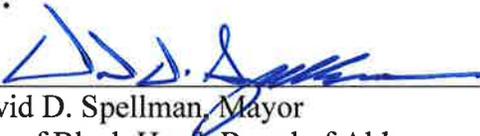
Sara Lang
HPC Secretary

BY:



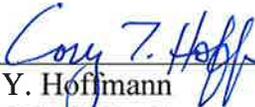
Lynnette Hailey
City of Black Hawk Historic Preservation Commission - Chairman

BY:



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

BY:



Corey Y. Hoffmann
City of Black Hawk Attorney