

**CITY OF BLACK HAWK  
HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
TUESDAY, SEPTEMBER 6, 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  
Patricia Torres, Vice Chairman  
Tom Gish, Commissioner  
Larry Linker, Commissioner

**Absent (Excused):** 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 – August 2, 2016*

Chairman Hailey opened this item for approval and requested a motion to approve the meeting minutes from August 2, 2016, as amended. Vice Chairman Torres 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. None*

**7) RECOMMENDATIONS FOR LOCAL HISTORIC DESIGNATION**

**A. Local Landmark Designation for City Hall**

Chairman Hailey commended Historic Preservation Consultant Wolfenbarger on the work she did compiling the application for local historic designation of the City Hall building. Consultant Wolfenbarger thanked the Chairman for the outside research she and Mayor Spellman did on the topic. Chairman Hailey noted that there is one outstanding question on a reference within the document that Administrator Linker and the Mayor would discuss.

Chairman Hailey moved to recommend to the Board of Aldermen APPROVAL of the local landmark designation for the property at 201 Selak Street, historically known as City Hall. The property meets the Criterion A, J, L, M and N as outlined in Sections 16-425 of the Black Hawk Municipal Code and presented in the staff report dated June 13, 2013. The motion was seconded by Commissioner Linker.

**8) COMPREHENSIVE PLAN AND/OR OTHER PLANS**

**A. None**

**9) COMMUNITY OUTREACH AND EDUCATION**

**A. Masonry Restoration Workshop Update**

Secretary Lang provided an update on the preparations for the Masonry Restoration Workshop which will take place on Tuesday, September 20<sup>th</sup> from 8:00 am to 4:00 pm. The workshop was advertised via email on August 3<sup>rd</sup> and has received a great deal of interest. As of this date, 34 participants from around the state had registered to attend the workshop. Secretary Lang continues to work closely with the contractor, Walker Restoration Consultants, on finalizing details for the event.

The Commissioners discussed the possibility of hosting another workshop in 2017. Chairman Hailey asked that staff research options and report back to the Commission.

**B. CPI Saving Places Conference 2017**

Administrator Linker explained to the Commissioners how a decision was reached to increase the City of Black Hawk's sponsorship level to "Platinum" in 2017:

- Chairman Hailey and Administrator Linker met with the new CPI Executive Director, Jennifer Orrigo Charles, at her request on August 12<sup>th</sup> to discuss past issues and future opportunities.
- 2017 will be the 25<sup>th</sup> anniversary of gaming in Black Hawk. This is an opportunity to highlight how gaming has contributed to historic preservation within the City and throughout the state.
- With the increased sponsorship level, the City will be spotlighted:
  - with the 25 year anniversary logo branded on the conference bags
  - with a special presentation and speech by the Mayor or City Manager
  - with an information table at the event, as well as a large exhibit booth at the Marketplace event

Administrator Linker noted that a new backdrop banner would need to be created (a new banner stand has already been purchased), the brochure created last year will

need to be updated, branded give-away items will need to be researched and purchased and the Commission may want to consider purchasing larger televisions for the larger exhibit space at the 2017 CPI Saving Places Conference.

Chairman Hailey asked that staff distribute the 2017 CPI Saving Places Conference program as soon as it is published. The Commissioners will then determine who will attend the conference.

## **10) OTHER BUSINESS**

### **A. Grant Project Update:**

Administrator Linker provided updates on the current grant projects:

- **401 Chase St. & 301 High St.** – Both projects are completed except final asphalt work which was not done by the contractor. This asphalt work will be performed by Big Valley Construction no later than the end of the year.
- **400 Chase St.** – Big Valley Construction has made amazing progress on this project. The house is nearly dried-in. They are reconstructing one of the chimneys and then will get the new roof installed. Siding will be going on soon and they plan to paint before winter arrives.
- **241 Dubois St.** – Administrator Linker will be reviewing the architect's bid with the City Manager and then it will be put on the next City Council meeting agenda for approval. The various surveys and investigations have been scheduled. She noted that the homeowners will work directly with the architect on a scope of work and separate contract for the non-historic portions of the property they wish to keep and rehabilitate.
- **211 Horn St.** – The masonry investigation of the foundation and rock walls will take place on September 8<sup>th</sup>. The homeowner has agreed to vacate the property by October 1<sup>st</sup>. The environmental testing has been scheduled for the following week. Administrator Linker noted that the homeowner will need to obtain a contractor to assess the electric portion of the non-historic portions of the property. The City asked various consultants to perform this task, but they have all declined.
- **121 Marchant St. & 187 Clear Creek St. 121 Marchant St. & 187 Clear Creek St.** – Both of these properties have been included on the 2017 Budget request.
- **251 Church St.** – Big Valley Construction evaluated the rock wall reconstruction project and stated that it was much more complex than originally anticipated. The homeowner has agreed to change the classification from an emergency grant to a site grant. It has been added to the bottom of the list of grant projects.
- **Exterior Paint projects** – All of the properties in this year's Program have been completed. Final paperwork is being processed. A few homeowners have shown interest in having their properties be included in the Program next year. The

funding for the Exterior Paint Program will likely be reduced next year, though Administrator Linker noted that the current paint contractor's bids have been very competitive and there has been ample money to pay for the number of houses that have been included in the Program in the past few years.

**11) COMMISSIONER COMMENTS**

*A. None*

**12) ADJOURN**

With no other business, Chairman Hailey requested a motion to adjourn the meeting. Commissioner Linker moved to adjourn the meeting, seconded by Commissioner Torres at 2:30 p.m.

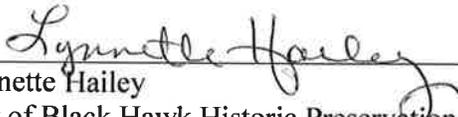
**RECOMMENDED AND APPROVED:**

**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