

**CITY OF BLACK HAWK
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
TUESDAY, SEPTEMBER 5, 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
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

Public Present: None

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

2) CONFLICTS OF INTEREST

None

3) PUBLIC COMMENT

A. None

4) APPROVAL OF MINUTES

A. *HPC Meeting Minutes – August 15, 2017*

Chairman Hailey opened this item for approval and requested a motion to approve the meeting minutes from August 15, 2017, as submitted. Commissioner Linker moved to approve the minutes, and was seconded by Commissioner Gish. There was no discussion and the motion passed unanimously.

5) CONSENT AGENDA

A. None

6) HISTORIC GRANT APPLICATIONS

A. *Grant Project Updates:*

Chairman Hailey asked if all of the grant projects were on track and Administrator Linker confirmed they are. Chairman Hailey asked that a detailed report be postponed until the next HPC meeting.

7) CERTIFICATES OF APPROPRIATENESS

A. *197 Clear Creek Street: Certificate of Appropriateness: Accessory Structure*

Administrator Linker noted for the record that this is to review the architect of the structure only and not the proposed location of the placement of the shed.

ACCESSORY STRUCTURE: This review is for a prefabricated “Tuff Shed” (manufacturer’s specifications provided by applicant) to be located at 197 Clear Creek Street. Administrator Linker shared photos of what the property looked like in 1986 and how it looks today.

She noted that in the National Parks Survey of 1986 it did not mention whether the property was considered contributing or non-contributing, but in the 2010 Survey conducted by the Historic Preservation Consultant, it was assumed that it had been considered contributing by the NPS since they hadn’t called it out as non-contributing. In the 2010 re-survey of the District, the Historic Preservation Consultant deemed the property to be non-contributing due to the exterior alterations including:

- Stained siding (no historic material left on the house)
- Enlarged window openings
- Bay window
- Wrought iron fencing
- Modern door

If the HPC approves this application as minor work, the proposed accessory structure would not require a public hearing before the Board of Aldermen. If HPC deems this major work, it would need to go before City Council.

Staff reviewed this application against the City’s Municipal Code, the Secretary of Interior’s Standards and the Guidelines for Rehabilitation and the Residential Design Guidelines. Administrator Linker noted that this is not a grand-funded project, but will be funded solely by the applicant.

Homeowner’s Proposed Scope of Work:

1. Construction of a new Tuff Shed which is 10’ W x 18’ L x 10’2” H.
2. The accessory structure will have no electricity.
3. The accessory structure will utilize asphalt shingles which match the color of the existing shingles on the home and other existing accessory structures.
4. The foundation of the proposed outbuilding will be constructed of 8x8 treated timbers.

5. Homeowner will side and stain the new accessory structure to match home and other accessory structures.

Staff reviewed the homeowner's proposed scope of work against the Secretary of Interior's Standards for Rehabilitation #9 which states:

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Administrator Linker noted that there is no historic material left on the house. She then reviewed the Recommended and Not Recommended Guidelines for Rehabilitation.

Staff also reviewed the application against the Residential Design Guidelines #9.2: Accessory Structures, which states:

Minimize the visual impact of new accessory structures.

- a) ***New accessory structures should generally be located at the rear of the lot.***
Administrator Linker reflected that it is probably not possible to put it in the rear of the lot due to the steep terrain.
- b) ***New accessory structures should be subordinate to the house and garage in size and scale.***
- c) ***Materials should be compatible with those found on the primary structure and those found throughout the district.***

Commissioner Linker stated for the record that he did not agree with this proposal and felt this shed should have to be located up on Miner's Mesa at the lot available for storage for City residents. He acknowledged that it would be an inconvenience for the homeowner to have to drive 2.5 miles, but that it would solve all the problems.

Staff Findings and Discussion:

After a lengthy discussion the following was noted by the Commission:

1. Staff found the scope of work for the accessory structure in accordance with the City of Black Hawk Residential Design Guidelines. Administrator Linker clarified that this is true to an extent, except for locating the accessory structure in the rear of the lot, which she and Chairman Hailey pointed out is not possible because of the topography.
2. The Commission established the new pre-fab accessory structure would be subordinate to the house in size and scale.
3. It was also noted by the Commission that pre-fab units have previously been approved in the Historic District.
4. Administrator Linker noted the applicant's primary structure has not retained the historic materials, lost its historic integrity and is now considered non-contributing to the Historic District. She also pointed out that historically you would not have seen a historic structure with stained wood on it.
5. Chairman Hailey brought up another historic property in the district which has an outbuilding on the side of the house, but Commissioner Linker noted that that

particular outbuilding is painted to match the house, not stained and Chairman Hailey pointed out that both that outbuilding and main house have retained their historic integrity and are significant structures.

6. Commissioner Linker suggested the applicant take advantage of the City owned storage area for Black Hawk residents and employees located on Miners Mesa outside of the Historic Residential District.
7. Administrator Linker noted that if approved as presented, the materials will be compatible with the primary structure, even though the materials on the primary structure have lost their historic integrity. Although the staff report mentioned the stained siding did not meet the Secretary of Interior Standards, the majority of the Commission agreed that the primary structure is considered non-contributing and that the Secretary of Interior Standards should not apply in this particular case.
8. Chairman Hailey reiterated that this application is difficult because the property in question no longer has its historical significance since they remodeled it. Administrator Linker posed the question "Will it have an impact on the rest of the district?" The majority of the Commission agreed that due to the location of the primary structure and the proximity to other structures in the Historic District there would be no impact to the District.
9. A discussion ensued regarding the number of accessory structures a resident is allowed to have on the property. Administrator Linker explained how the City does a formulation of their land size so that only a percentage of their property is taken up with accessory structures, but that in this particular case, the HPC is not looking at the location.

Hearing no further questions, and based on what she had heard, Chairman Hailey entertained a motion to either APPROVE or DENY a resolution of the Historic Preservation Commission for a Certificate of Appropriateness for minor work for the construction of a new accessory structure for the property located at 197 Clear Creek Street.

Commissioner Gish moved to **APPROVE** the resolution, as read. Chairman Hailey asked for a second. Hearing none, she seconded the approval. Chairman Hailey polled the Commissioners and the resolution passed with a 2-1 vote with Commissioner Linker casting the dissenting vote.

B. 211 Horn Street – Discussion of Demolition of Non-Historic Portion of Shed

Administrator Linker needs to get clarification from the Historic Preservation Consultant because the homeowners now plan to demolish the non-historic portion of their shed. According to the Municipal Code, any demolitions require a Certificate of Appropriateness, so it will likely come back before the Commission and make sure it is reflected in the Resolution that the City Attorney is preparing.

8) RECOMMENDATIONS FOR LOCAL HISTORIC DESIGNATION

A. None

9) COMPREHENSIVE PLAN AND/OR OTHER PLANS

A. None

10) COMMUNITY OUTREACH AND EDUCATION

A. "Building Colorado" Workshop Update

Secretary Lang reported that interest in the workshop has been high enough for the City to offer a second workshop day, Thursday, September 28th in addition to the original Friday, September 29th date. She reported that the caterer is lined up for both days and the City would cover the presenter's lodging Thursday night. She asked the Commissioners to let her know if they are interested in attending. So far, Chairman Hailey is signed up to attend.

B. CML Boards and Commissions Basics Workshop (October 25, 2017)

Chairman Hailey encouraged all of the Commissioners to try to attend this training down in Denver at the CML office on Sherman Street. Secretary Lang asked the Commissioners to let her know if they plan to attend and she will make the registration payment.

11) OTHER BUSINESS

12) COMMISSIONER COMMENTS

A. None

13) ADJOURN

With no other business, Chairman Hailey requested a motion to adjourn the meeting. Commissioner Linker moved to adjourn the meeting, seconded by Commissioner Gish at 2:23 p.m.

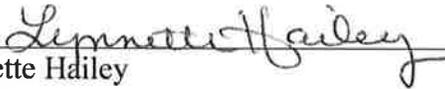
RECOMMENDED AND APPROVED:

BY:



Sara Lang
HPC Secretary

BY:



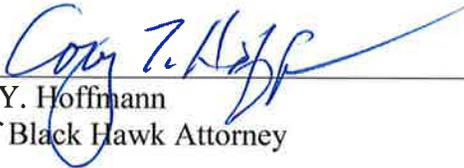
Lynnette Hailey
City of Black Hawk Historic Preservation Commission - Chairman

BY:



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

BY:



Corey Y. Hoffmann
City of Black Hawk Attorney