



## City of Black Hawk

Community Planning and Development  
211 Church St, PO Box 68  
Black Hawk, CO 80422  
Visit: [www.cityofblackhawk.org](http://www.cityofblackhawk.org)  
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## PROPERTY OWNER & REALTOR RESIDENTIAL FAQs

### Frequently Asked Questions *for* Property Owners & Realtors Interested in the Historic Residential District

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#### ***Is My House Historic?***

The City of Black Hawk maintains a register of historic sites known as **Local Landmarks**. Local Landmark properties are nominated and reviewed by the Black Hawk Historic Preservation Commission (HPC) and City Council for their reflection of local history. No residential buildings in the Historic Residential District are currently listed as Local Landmarks in Black Hawk. Properties cannot be listed as Local Landmarks in Black Hawk without property owner consent. Contact Community Planning & Development if you are interested in listing your property as a Local Landmark.

The City of Black Hawk is also located within the **Central City – Black Hawk National Historic Landmark (NHL) District**, which is listed by the National Park Service in the National Register of Historic Places (NRHP). The NHL was listed for its exceptional representation of mining history in the American West. Listing in the NRHP is a remarkable honor. Most homeowners will be surprised to know that this honorary designation holds no restrictions for actions private owners may complete on their property with their own funding. The designation does require review for actions taken by state and federal agencies that may affect a property or properties within the NHL or other NRHP listed site.

Because the City of Black Hawk is interested in maintaining its historic character, the City established a local review process, known as design review, that considers the historic nature of properties within the City limits. Review of proposed changes to properties within the City is derived from local, not federal, regulations.

#### ***Is My Property Subject to Design Review?***

The City of Black Hawk values its history and the buildings that reflect the history of mining and collection of 19<sup>th</sup> and 20<sup>th</sup> Century architecture. To maintain the character of our community, Black Hawk established ***City of Black Hawk Residential Design Guidelines*** (2011) for the review of alterations and infill to residential buildings in the Historic Residential District, respectively.

Each set of guidelines considers the historic design and materials of the City. All buildings in the City of Black Hawk Historic Residential District requiring a building permit through the Department of Community Planning and Development may require a Certificate of Architectural Compatibility (CoAC) to demonstrate reflection of the appropriate set of guidelines; CoAC documentation is subject to review by City Council. Local Landmark properties may require a Certificate of Appropriateness (CoA). CoAs are reviewed by the HPC and City Council and may require reflection of best practices in historic preservation in addition to the applicable design guidelines.



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### ***Can I make changes to my house, associated buildings, or add new construction to my property?***

Yes – Provided the proposed alterations meet the Residential guidelines and follow relevant permitting process(es) through the City.

### ***What should I do if I have to make emergency repairs?***

Emergency repairs are still subject to review, and may require a CoAC, or CoA and a building permit. Please contact Black Hawk Community Planning and Development; depending on the timing and nature of the work, the emergency application may be added to an upcoming City Council meeting or reviewed under the minor alterations provision for administrative approval by staff review.

### ***Do interior alterations need to be reviewed?***

Interior alterations are not subject to review under the Residential Design Guidelines. A building permit may be required for interior modifications. Please contact Black Hawk Community Planning and Development with questions on whether your project needs a building permit.

### ***What if I want to make changes to a “non-historic” or modern building on my property – do I still need to complete design review?***

Yes – the Residential Design Guidelines, and the CoAC or CoA process apply to both historic and non-historic buildings in the Historic Residential District.

### ***Are Financial Incentives Available?***

The City maintains grant programs for historic property rehabilitation and exterior paint. A property may only receive funding from the rehabilitation grant program once, regardless of changes in ownership. The rehabilitation grant program is not a substitute for routine maintenance, which remains the sole financial responsibility of the property owner. An exterior paint grant is initially permitted once every five (5) years and then reverts to an eight (8) year funding cycle. If a rehabilitation grant is awarded within three (3) years of the City awarding an exterior paint grant, the property owner agrees to reimburse the City in full the total amount funded for hard construction costs before the rehabilitation grant is approved and financed.

Contact Community Planning & Development to discuss whether your property qualifies.

Properties with historic designations may qualify for state and federal financial incentive programs for reinvestment in the property. Contact History Colorado for more information. The City’s rehabilitation grant cannot be combined with the state and federal financial incentive programs; the property owner chooses one or the other.



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### ***Procedure to Remain in the Full Rehabilitation Grant Priority Queue.***

Once a Property Owner has submitted an application to the City of Black Hawk for any of the Categories of Assistance, Community Planning and Development will place the Property Owner's name and address (first-come, first served basis) on the list of potential recipients for such grant category.

If such property is subsequently sold to a new Property Owner, the new Property Owner's name shall remain in the same priority only if the previous Property Owner notifies the City of Black Hawk in writing with the new Property Owner's contact information at least 45 days prior to the closing.

Upon receipt of the new Property Owners information, the Community Planning and Development Department shall notify the new Property Owner of the opportunity to have the property stay on the list of upcoming grant or easement projects.

The new Property Owner shall have 45 calendar days to respond to the City's request with a Letter of Intent.

Community Planning and Development shall provide to City Council a copy of the new Property Owner's Letter of Intent for review and approval.

If the new Property Owner does not notify the City of Black Hawk in writing with a Letter of Intent within the 45 days after receiving the notification letter from Community Planning and Development, the original application from the previous Property Owner will be deemed of no effect and the property will be removed from the list.