

**CITY OF BLACK HAWK
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
TUESDAY, JULY 5, 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
Curtis Linder, Commissioner
Larry Linker, Commissioner

Staff Members & Elected Officials Present: Cynthia Linker, Community Planning & Development Administrator
Sara Lang, HPC Secretary

Public Present: None present.

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

2) CONFLICTS OF INTEREST

A. Chairman Hailey noted for the record that since she represented the applicant for the Certificate of Appropriateness on the agenda, she would recuse herself and Vice Chairman Torres would lead during that portion of the meeting.

3) APPROVAL OF MINUTES

A. *HPC Meeting Minutes – April 19, 2016*

Chairman Hailey opened this item for approval and requested a motion to approve the meeting minutes from April 19, 2016, as amended. Commissioner Linder 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. *100 Marchant Street – Exterior Alteration*

Chairman Hailey recused herself for this item and acted as a representative for the applicant, Mayor Spellman.

Administrator Linker provided the Commissioners with a brief summary of the application.

- While the exterior of this property is being repainted in the Exterior Paint Program this summer, the applicant is requesting permission to replace the deteriorating wooding railings from the upper balcony and exit stairway on the back side of the Carriage House at 100 Marchant Street with a similar black wrought iron design which has previously been used throughout the City.
- The term balusters should not be used. The correct terminology, according to the International Residential Code Section 3, is “guards”.

Vice Chairman Torres then asked for a motion to recommend to the Board of Aldermen **CONDITIONAL APPROVAL** of the Certificate of Appropriateness for an exterior alteration for the Carriage House located at 100 Marchant Street based on the criteria set forth in the staff report dated July 1, 2016. The Certificate of Appropriateness application for 100 Marchant Street meets the intent of the criteria outlined in Section 16-368 of the Black Hawk Municipal Code, and Section 2 of the City of Black Hawk Residential Design Guidelines, when the following conditions are met:

- A. Applicant obtains a permit from the Planning Department;
- B. Applicant agrees to meet all guidelines, Standards and Codes associated with this type of project.

Commissioner Linder 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

Secretary Lang provided a summary of the feedback received regarding how Clean-up Day 2016 went.

- The consensus was that there should be fewer, shorter meetings and a shorter raffle drawing.
- The food was all well-received, as was the Most Interesting Item Found Contest.
- Administrator Linker stated that it would be beneficial to have a few more ATVs going around to deliver water and supplies to the various teams.

Secretary Lang noted that the people along the Creekscape are out of reach of the ATVs.

- The majority of respondents stated the rakes are not very useful, but the new grabbers are excellent and we should purchase more. The dustpans and brooms were useful in areas where the blowers had blown cigarette butts out into piles. Chairman Hailey suggested the City research some battery-operated suction machines that could help with getting cigarette butts up more easily. Commissioner Gish will look into the possibilities.
- Administrator Linker suggested having more people focus on Richman Street to Dory Hill. Commissioner Linker noted that it is largely City property and perhaps City employees can keep it cleaner throughout the year.
- Chairman Hailey noted that CDOT was extremely helpful and protective of the group cleaning along the highway south of town.
- Secretary Lang will email the Team Leaders to inquire as to whether they had enough, too little or too many volunteers for cleaning their area and if they had enough, too little or too much time to clean their area. This will assist in dividing out the team numbers and areas better next year.
- Chairman Hailey suggested the City post more signs about littering and fines, especially along Gregory Street and the Creekscape.
- Chairman Hailey commended the staff on the great job they did to make Clean-up Day 2016 a successful event for the City of Black Hawk.

B. Masonry Workshop

Administrator Linker noted that there is about \$9,000 left in the 2016 HPC budget which could be used to host a workshop this year. The workshop would likely take place near the end of September, early October and would be held either at Crook's Palace or in Council Chambers.

Secretary Lang reached out to six masonry restoration companies to gauge interest and receive proposals for leading a masonry restoration workshop in 2016. In the end, two companies submitted proposals (Walker Restoration and Atkinson-Noland). The Commissioners reviewed the proposal comparison and decided that the bid from Walker Restoration was the optimal choice at \$3,500, which includes handouts and a lunch catered by them. The City would purchase a light breakfast, beverages and possibly snacks.

Chairman Hailey pointed out that the Walker Restoration proposal did not include the Scope of Work for evaluating the paint removal on the masonry at City Hall. They did provide a separate bid of \$14,000 for the paint removal project. The funds for this project will be requested in the 2017 budget discussion at the July 27th City Council meeting.

Chairman Hailey then asked for a motion to recommend to the Board of Aldermen **CONDITIONAL APPROVAL** of the Walker Restoration Masonry Workshop proposal plus incidentals, when the following conditions are met:

- A. Staff requests from Walker Restoration a revised proposal which includes the Scope of Work for the paint removal at City Hall.
- B. Administrator Linker receives approval from the City Manager.

Commissioner Linder moved to conditionally approve the Masonry Workshop proposal and Commissioner Linker seconded the motion.

10) OTHER BUSINESS

A. 2016 Grant Projects Updates:

- **401 Chase St:** The contractor did not complete the asphalt work. The City will self-perform this task with the funds withheld from the contractor's retainage.
- **301 High St:** The contractor also did not complete this asphalt work on this project. The City will self-perform this task with the funds withheld from the contractor's retainage. The City also identified some unauthorized plumbing in the mechanical room. The contractor will be asked to remove the unauthorized plumbing before the City will release their final retainage payment.
- **241 Dubois St:** The homeowners will be moving out by the end of July. The various investigations of the property have been scheduled for August. The architect bid will go out shortly and then the Design Process will begin.
- **211 Horn St:** There will be a site visit tomorrow. The determination of what is non-historic has already been made. It includes the garage, the living space above the garage, the sunroom's roof and frame and possibly part of the shed. Only one other project in the past has faced the challenge of blending historic and non-historic sections. The purpose of the site visit is to understand what it will take to blend these areas into a Code compliant house and what the financial impact will be on the homeowner.
- **400 Chase St:** Big Valley Construction has only been onsite for three weeks, but they are making great progress and are already pouring footings onsite.
- **121 Marchant St & 187 Clear Creek St** are the next two houses on the waiting list to have their properties renovated under the Grant Program. The budget for these projects will be discussed at the July 27th City Council 2017 Budget Planning Session. No decision will be known until December as to how many of these projects can be covered in the new budget.

B. Miscellaneous:

- Administrator Linker shared an article from the Denver Post highlighting Steve Turner with History Colorado.
- Administrator Linker also informed the Commissioners that Greg Kendrick and Christine Whitacre had both recently retired from the National Parks Service.

11) COMMISSIONER COMMENTS

A. None

12) ADJOURN

With no other business, Chairman Hailey adjourned the meeting, seconded by Commissioner Linker at 2:34 p.m.

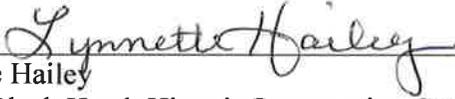
RECOMMENDED AND APPROVED:

BY:



Sara Lang
HPC Secretary

BY:



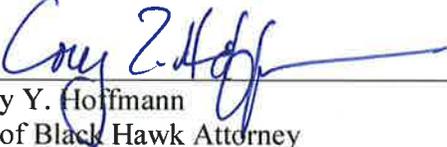
Lynnette Hailey
City of Black Hawk Historic Preservation Commission - Chairman

BY:



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

BY:



Corey Y. Hoffmann
City of Black Hawk Attorney