

**CITY OF BLACK HAWK  
HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
TUESDAY, AUGUST 1, 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  
Curtis Linder, Commissioner  
Patricia Torres, Vice Chairman

**Staff Members & Elected Officials Present:** Cynthia Linker, Community Planning & Development Administrator  
Sara Lang, HPC Secretary  
Tyler Lundsgaard, City's Owner's Representative (NV5)

**Public Present:** None

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

**2) CONFLICTS OF INTEREST**

*A. None*

**3) PUBLIC COMMENT**

*A. None*

**4) APPROVAL OF MINUTES**

*A. HPC Meeting Minutes – July 18, 2017*

Chairman Hailey opened this item for approval and requested a motion to approve the meeting minutes from July 18, 2017, as submitted. Commissioner Linder moved to approve the minutes as submitted, and was seconded by Commissioner Linker. There was no discussion and the motion passed unanimously.

**5) CONSENT AGENDA**

*A. None*

## 6) HISTORIC GRANT APPLICATIONS

### A. *Grant Project Updates:*

Mr. Lundsgaard provided updates on the current grant projects:

- **Revised Guides to Program = New Certificates of Appropriateness** – Now that City Council has approved the revised Guides to Program, new Certificates of Appropriateness will be required for the rockwalls and outbuildings at both 241 Dubois & 211 Horn. The Staff Reports will be brought to HPC for review on August 15<sup>th</sup> and may go to City Council for review on August 23<sup>rd</sup>. They will be reviewed under the new Guides to Program, the updated Secretary of Interior Standards, as well as the Residential Design Guidelines.
- **197 Clear Creek** – Another Certificate of Appropriateness may be brought to HPC for review on August 15<sup>th</sup>. The Homeowner submitted an application to place a new “Tuff Shed” adjacent to his property on the CDOT right-of-way. Chairman Hailey stated that so long as it’s not on a permanent foundation, HPC could approve it, as long as it included a disclaimer from the City Attorney.
- **241 Dubois St.** – The concrete work is complete except for the slab-on-grade. The walls are complete. The contractor is working on backfilling, installing drains and radon system to be inspected.
- **211 Horn** – Demolition has begun, including flooring, sheathing and all the remaining electrical within the house. The artist studio has been extracted and moved, in one piece, to a temporary location near the Polar Star Mill. It is quite rotted and was a challenge to keep together.
- **Exterior Paint Program** – The painting at 130 Chase and 235 Chase is nearly complete. The contractor will finish up the fences tomorrow and then schedule an inspection. The contractor will then begin painting the remaining two properties: 200 Chase and 251 Church.

### B. *Status of Grant Program –*

Administrator Linker notified the Commission that the Grant Program has been suspended for the time being so that it can be assessed and any necessary changes can be made before moving forward. A letter was sent on July 25, 2017 from the City Manager to the Homeowners of 121 Marchant and 187 Clear Creek (the next two houses scheduled to go through the Program) notifying them of this suspension and suggesting they get tenants back in the properties until the Program resumes. The City will reimburse these Homeowners for lost rental income.

The City will be working on the 2018 Budget. It is up to City Council, the City Manager and the Mayor as to when funds for the Program will be reinstated. The Planning Department has not heard from either Homeowner, but Mr. Lundsgaard sent an email instructing them to call with any questions.

### C. *Resolution 53-2017: Revisions to the Guides to Program –*

Administrator Linker reported that City Council had approved the changes to the Guides to Program, but now Staff needs to interpret those changes with regards to site work (rockwalls and outbuildings) and apply to current and future projects.

Staff and the Historic Preservation Consultant will review proposed scopes of work to ensure they are in line with the Secretary of Interior Standards, the Residential Design Guidelines and the Guides to Program. Once complete, Staff will share this information with the Commission.

**7) CERTIFICATE OF APPROPRIATENESS**

*A. None*

**8) RECOMMENDATIONS FOR LOCAL HISTORIC DESIGNATION**

*A. City Hall Landmark Designation Application – Update* – Staff will work with City Clerk on status of this designation and assess next steps.

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

*A. None*

**10) COMMUNITY OUTREACH AND EDUCATION**

*A. “Building Colorado” Workshop Update*

Secretary Lang shared the flyer which she has emailed to those who attended or expressed interest in attending the previous two workshops. She has already received emails showing interest in participating in this year’s workshop. She has reached out to Mark Rodman and Historic Preservation Consultant, Deon Wolfenbarger, asking them to forward the flyer out to their contact list.

The workshop presenter, Paul Chinowsky, has been doing research on the properties he plans to highlight during the field portion of the workshop. He plans to come up to Black Hawk on August 11<sup>th</sup> to walk the property sites with Secretary Lang, and possibly the Mayor.

**11) OTHER BUSINESS**

*A. 2017 CLG Report*

Secretary Lang included a draft of this year’s CLG Report in the packet for the Commissioners to review. Feedback from Historic Preservation Consultant, Deon Wolfenbarger was shared with the Commission. Chairman Hailey asked for a few more days for the Commissioners to review the report and send their feedback. Comments are due to Secretary Lang no later than Thursday, August 3<sup>rd</sup> at 10:00 am. If not comments are received, the report will be submitted as is.

*B. HPC Expanded Role (Ordinance 2017-09)*

The Commissioners have reviewed this ordinance and the expectations of their new authority to approve Certificate of Appropriateness applications for “minor” changes to historic properties and the amended fee schedule. Chairman Hailey suggested that if Staff suggests recommendation for an application for a minor change, HPC can review and approve it, but if Staff has concerns about the application, it should be reviewed by both HPC and City Council, but left to City Council to approve or deny.

*C. Secretary of the Interior’s Standards: Updated Treatment Guidelines*

Administrator Linker shared an email she received from Mark Rodman at History Colorado: *“The National Park Service has released an updated version of The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings. The Guidelines have been updated to ensure that they continue to reflect best practices in historic preservation, apply to 20th-century building types, materials, and systems now considered historic, and incorporate modern methods and technologies. The Standards themselves have not been changed.”*

For this Commission’s purpose, the focus is on the section relating to “Rehabilitating Historic Buildings” (pgs 77-162). Administrator Linker highlighted the 10 Standards for Rehabilitation on pg 76. She noted that the City relies on experts for their opinions on the conditions of the historic fabric on a property and whether they believe it could be repaired or needs to be replaced. She believes that in the future we need to rely on these experts even more for their guidance and assessments and that the HPC has an obligation to ensure that any recommendations need to meet the intent of the Secretary of Interior Standards. The new Guidelines provide examples of what is recommended and not recommended and if the Commission or City Council chose to go with something that is not recommended, they must justify that decision.

## **12) COMMISSIONER COMMENTS**

*A. None*

## **13) ADJOURN**

With no other business, Chairman Hailey requested a motion to adjourn the meeting. Commissioner Linder moved to adjourn the meeting, seconded by Commissioner Gish at 2:50 p.m.

**RECOMMENDED AND APPROVED:**

**BY:**

  
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Sara Lang  
HPC Secretary

**BY:**

  
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Lynnette Hailey  
City of Black Hawk Historic Preservation Commission - Chairman

**BY:**

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

**BY:**

  
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Corey Y. Hoffmann  
City of Black Hawk Attorney