

**CITY OF BLACK HAWK
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
TUESDAY, MAY 16, 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
Patricia Torres, Vice Chairman
Tom Gish, Commissioner
Larry Linker, Commissioner
Curtis Linder, Commissioner

Staff Members & Elected Officials Present: Cynthia Linker, Community Planning & Development Administrator
Sara Lang, HPC Secretary
Scott McClelland, 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. Chairman Hailey noted for the record that since Vice Chairman Torres was the applicant for the Certificate of Appropriateness on the agenda, she would recuse herself during that portion of the meeting.

3) PUBLIC COMMENT

A. Administrator Linker spoke for Mr. McClelland and announced that his last day with the City will be Thursday, May 18, 2017 as he and his family will be relocating to Texas. Administrator Linker and Chairman Hailey both commented on what a fabulous job he has done for the City and what a great loss it will be. The entire Commission wished him well.

4) APPROVAL OF MINUTES

A. *HPC Meeting Minutes* – continued to next HPC meeting

5) CONSENT AGENDA

A. *None*

6) HISTORIC GRANT APPLICATIONS

A. *Grant Project Updates:*

Administrator Linker provided updates on the current grant projects:

- **241 Dubois St.** – Contractor on-site. Have started remaining demolition. Then site work will begin.
- **211 Horn St.** – Design complete. Permit and bid set documents arriving soon. This project will go out to bid May 26, 2017. Bids are due back beginning of June.
- **121 Marchant St. & 187 Clear Creek St.** – Currently in a holding pattern for both projects. Hopefully can get both underway in June.
- **Exterior Paint Program** – There is a new bidder this year and they appear to be the low bidder on a majority of the projects. If their references check out, we will have two contractors in town doing the painting projects starting in June. Administrator Linker will review the projects with the City Manager and get the projects awarded shortly.
- **Proposed Revisions to the Guides to Program** – Administrator Linker will be sending a revised version to the City Manager and Mayor next week. It will be reviewed by City Council in Executive Session next week and then will go to City Council for adoption on May 24, 2017.

7) CERTIFICATE OF APPROPRIATENESS

A. *211 Horn Street – Full Rehabilitation*

Chairman Hailey noted for the record that Vice Chairman Torres had recused herself for this item on the agenda and took a seat in the audience.

Administrator Linker and Mr. McClelland provided the Commission with a summary of the Staff Report:

The homeowners have submitted an application for a Certificate of Appropriateness for the rehabilitation of their historic house, outbuildings and site at 211 Horn Street. Staff has reviewed this application under the Black Hawk Municipal Code Section 16-368 and Residential Design Guidelines Sections 2-7 and found that the applicant has submitted all required plans and building elevations. Findings and recommendations from the HPC today will be presented to the Board of Alderman for the Public Hearing scheduled for May 24th. Staff finds the proposed development to be in conformance with the City's zoning and design standards.

This property is currently a non-contributing building to the Historic Landmark District, meaning it had not retained sufficient integrity to contribute to the historic character of the District. The Commission should review the proposed alterations and evaluate their effect on the historic property's potential eligibility and how it complements the Landmark District.

The house was originally a simple one-story, gable-front and wing building. Several additions occurred over the later years which were outside the Period of Significance. The historic form and porch of this building will be reconstructed, going back to the original window and door openings as seen in the historic photos on the primary façade.

The non-historic garage is not included in this application, but will remain attached to the rehabilitated house. According to a wood investigation study which was done on the property, the entire structure south of the garage (with the exception of the chimney and the glass roof of the sunroom) is historic, under the 50-year rule and the front retaining wall and stairs to the street are not in their original locations, as seen on historic photographs.

Mr. McClelland noted that there are not many historic photos of this particular property. The two historic photos available, which are included in the Staff Report, show that the dwelling was relatively small, and seems to have consisted of two rooms. The photo the City has from 1957 shows the front of the house at the time. This photo, in particular, is what Staff used to base decisions about the historic appearance of the house. When interior demolition was done on the house, these original portions of the historic house were found encapsulated within the walls. Administrator Linker noted that the historic enclosed porch seen in the 1957 photo would be reconstructed during this project.

The shed on the rear of the property as seen in the historic photos does not match the size and height of the shed currently at the rear of the property. Two-thirds of the existing shed is considered historic and the remaining one-third to the north, non-historic.

The historic artist studio is built on top of the house, but has no access from the inside. The pitch of the roof of this structure was modified when they installed solar hot water panels. The pitch of the roof will be brought back to its original elevation and the solar panels will be removed.

The Guides to Program is being reviewed with regards to the extent of the scope of work for the shed and rock walls on the south side. These items will be bid as alternates. If the proposed changes to the Guides to Program are adopted, City Council can decide whether to approve these alternates.

SITE WORK:

1. Existing Site Conditions:

- Maintain historic building and outbuildings in their original locations
- Topography maintained throughout site with exception of slight grading around house
- Natural rock outcropping around house will be undisturbed
- Any land disturbed by construction will be seeded with native grasses and wildflowers

- Drainage system on east side of house handled by new concrete swale. Though this is not considered an amenity according to the Residential Design Guidelines, it is necessary to move water from the north end of the house to the south, following the natural grade.

2. Exterior Street Stairs:

- Install new concrete stairs near the historic stair location
- Remove existing non-historic stairs and patch back rock wall near south entrance. The utilities will be run through the existing opening in the rock wall before being closed off. When patching in the wall, lace native stone in with existing stone to create a more seamless repair.

3. Concrete Walkways:

- Replace existing non-historic concrete sidewalks. Their removal and replacement does not damage any historic features.

4. Retaining Walls:

- Reconstruct all of the existing site retaining walls including:
 - a. Replace existing rock wall between the shed and artist studio with a concrete retaining wall (to support the shed and divert water around house)—this concrete wall will be longer and taller than the existing rock wall.
 - This concrete wall does not meet the Guidelines for materials, but only a small portion will be visible from the right-of-way. To help limit visual impact, the concrete will be topically stained where exposed. Color of painted-on stain = “Cork” to blend in with surroundings. Compliant with Design Standards.
 - b. Lower rock wall in south yard (collapsed in several sections and necessary to retain second tier) and two upper rock walls in south yard (deteriorated to a point that reconstruction is deemed necessary)
 - Reconstructed rock walls to be grouted native stone, but will appear dry stacked to match historic rock walls.
- Chairman Hailey asked if steps and sidewalks could be stained, as well. Administrator Linker replied “No”. Chairman Hailey asked if there was a reason why not. Chairman Gish asked what the cost would be to stain them, as well. Administrator Linker stated she did not know that cost. Commissioner Linker commented that the stain would fade in ten years. Chairman Hailey noted that the dyed concrete would last longer than stained concrete.
- Administrator Linker posed the Discussion Question, “Does the stained concrete retaining wall located behind the house effect the overall historic district?” to which Chairman Hailey answered, “No because you can’t see it from the street”.

5. Fencing:

- Install new wrought iron fence along the front property line, as well as a short distance along the south side.

- Install new woven wire fencing, in a similar design, along the south side and rear property line
 - Chairman Hailey asked about the availability of this wire fencing and Administrator Linker noted that it is scarce, but the contractor on the current project has obtained some recently. Commissioner Linder questioned if wire fencing would provide enough privacy between neighbors.
- The proposed fence material is appropriate, according to the City's Residential Design Guidelines
- The fence seen in historic photographs of this property appear to be wood picket. The proposed wrought iron fence does not replicate the historic fences in Black Hawk, but the proposed woven wire fence is similar to those seen historically.
- Administrator Linker posed two Discussion Questions: Does the wrought iron fence have a negative impact on the District and Is the design too elaborate for the look of an historic miner's "cottage"? Chairman Hailey asked if the applicant chose the fence. Administrator Linker noted they did. Chairman Hailey and Administrator Linker both noted that this fencing is seen on other properties on the surrounding streets in the neighborhood. No Commissioners were opposed to the proposed fencing.

6. Roof/Gutters and Downspouts:

- Many changes to the roofline since historic photos were taken
- Northern wing of house originally had gable roof (as evidenced in framing revealed during demolition) but was changed to a single slope shed roof at some point
- The historic enclosed porch had a low slope hip roof but this area of the structure was converted into a closet and the gable roof was extended down. It is proposed to take this section of the house back to the historic enclosed porch and restore the roofline to the original configuration.
- The solar panels on the artist studio will be removed and the roofline will be restored to the gable seen in historic photos.
- The glass panels over the sunroom will be removed, returning it to an open-air patio as it was historically.
- A few other changes will occur to the roofline in the rear of the house in order to make it compatible with required grading, but none of these changes will be visible from the right-of-way.
- It is proposed to replace the existing light gray asphalt shingles on the main house with new dark gray asphalt shingles.
- Rolled roofing material will be used on the enclosed porch, as well as on the shed.
- Half-round galvanized gutters and round downspouts are also proposed.
- These roofing materials meet the design guidelines and are seen throughout the district.

7. Siding and Trim

- Currently the house has a board and batten style siding on the historic portions of the house except the artist studio which has a collection of siding materials, including rough log siding.
- All of the historic stylistic elements were removed when the board and batten siding was installed.
- Replace all existing siding on the house with size, profile and detailing that matches the historic siding found encapsulated within the house.
- Reconstruct the historic enclosed entry porch to match the historic scale and style seen in historic photographs. This will restore one significant stylistic element to the front façade of the house. This meets the standards and guidelines.
- The historic siding found encapsulated inside the house will be reused on the interior portion of the reconstructed enclosed porch.

8. Masonry – Stone Foundation – Concrete Foundation:

- Install a new concrete foundation beneath the entire house.
- No portion of the existing stone foundation is currently visible.
- Replace remaining historic stone foundation with frost-protected concrete foundation. This does not meet the Guidelines.
- Restore the appearance of the east-west gable foundation with stone veneer instead of masonry construction. This is a compatible new design.
- The Commissioners discussed the proposed foundation treatments and found them to be acceptable.

9. Doors:

- All original doors have been previously replaced
- All original opening will be preserved
- Historic front porch entrance will be reconstructed and it will be returned to the primary front entrance
- Proposed new front door is being added where historic front door was removed, which meets the Design Guidelines
- Proposed new front door on west elevation will match historic width, but the wood door will not match the historic door, thus distinguishing old from new construction.
- Existing 36” door in the east historic addition will be replaced with 36” door, which is preferable to enlarging the new front door on the historic enclosed porch to 36”.
- Full view metal screen doors are proposed to allow the design of the historic front doors to remain visible from the right-of-way. This meets the Design Guidelines.
- Transparent glass is proposed for all doors, which also meets the guidelines.

10. Windows:

- All historic window openings are being restored

- Replace all non-historic windows with windows that match the historic appearance
- Existing single window on north wing will be replaced with two separate window as seen in the historic photo
- Replacement Marvin windows will be wood with aluminum cladding and the hardware will be satin nickel finish
- Replacement windows will be 6/6 double-hung on north wing, 4/4 double-hung on east west gable, 1/1 double-hung on south addition, and fixed windows in the artist studio. None of the windows will have true divided lights, but simulated divided light. Transparent glass panes are proposed as there are no windows in the bathroom.
- The Commission found that proposed window specifications all meet the Residential Design Guidelines

11. Porch

- Existing porch on south addition is historic under 50-year rule
- Columns and rafters will be retained
- Concrete porch will be replaced with a wood porch to more closely conform with what would have been seen historically

12. Paint:

- Proposed exterior paint colors are from Sherwin Williams with a muted main color and accent colors are lighter and brighter
- The stone foundation will remain unpainted
- Commissioner Linder noted his appreciation for the colors chosen and Chairman Hailey agreed, stating it would “liven it up” and not be so dark.

13. Additions:

- Retain and rehabilitate the historic additions that occurred prior to 1966, based on the 50-year rule
- Retain the non-historic garage, but exclude it from any work
- Non-historic chimney on south side will be removed
- No proposed new additions
- Retaining links to separate additions from original historic buildings helps distinguish old from new
- Non-historic garage will retain current siding, but will be painted to match the new house

14. Historic Accessory Structures:

- Preserve the historic features of the accessory structure (shed) – bid as Alternate
- Non-historic lean-to shed will likely be demolished in order to correct collapsed rear wall of shed

15. Exterior Lighting:

- Proposed light fixtures are compatible with those found historically in Black Hawk
- Proposed lighting is functional
- Lantern-type lights shielded from up-lighting

Administrator Linker asked the Historic Preservation Commission to evaluate the application, the comments in the report, and any testimony by staff, consultants, and the applicant. Due to the magnitude of the project's scope of work, questions were provided at the end of select sections for a starting point for the HPC's discussion. In addition to the questions at the end of the sections, the HPC should consider two general questions:

1. Do any of the proposed treatments negatively impact character-defining features of the historic building?
2. Does the HPC believe that, after rehabilitation, this building will be more "contributing" to the historic character of the National Historic Landmark District? And if so, why?

Chairman Hailey polled the Commissioners on both questions. The Commissioners unanimously agreed the answer to the first question was "No" and the answer to the second question was "Yes". When asked why:

- Commissioner Linder noted that the cosmetic changes of the house will blend more with houses there.
- Chairman Hailey agreed that aesthetically, it will "fit" more in the neighborhood.
- Administrator Linker noted that it will be brought back closer to its historical appearance.
- Commissioner Linker stated "It will be more livable!"

Chairman Hailey asked if there were further questions. Hearing none, and based on what she had heard, she entertained a motion to recommend to the Board of Aldermen **APPROVAL** of the Certificate of Appropriateness for exterior rehabilitation and site work at 211 Horn Street based on the criteria set forth in the staff report dated May 12, 2017. The Certificate of Appropriateness application for 211 Horn Street will meet the intent of the criteria outlined in the Guide to Programs, Section 16-368 of the Black Hawk Municipal Code, and Sections 2, 3, 4, 5, 6 and 7.4 of the City of Black Hawk Residential Design Guidelines.

Commissioner Linder moved to approve the Certificate of Appropriateness and Commissioner Gish seconded the motion. All Commissioners voted in favor of approval of the application as submitted.

At this time, Vice Chairman Torres rejoined the Commissioners.

8) RECOMMENDATIONS FOR LOCAL HISTORIC DESIGNATION

A. None

9) COMPREHENSIVE PLAN AND/OR OTHER PLANS

A. None

10) COMMUNITY OUTREACH AND EDUCATION

A. Annual City-Wide Clean-Up Day Update

The 10th Annual City-Wide Clean-Up Day has been postponed, once again, due to an inclement forecast. It will be held next Thursday, May 25, 2017. There is a potential for Gregory Street to be paved the day of the event. Final details (waivers, t-shirts, food, etc) are being handled by Staff who are expecting the largest turn-out ever.

B. Fall Workshop/Speaker

- Secretary Lang shared a list of possible dates for the “Building Colorado” workshop with the Commission and a date of Friday, September 29, 2017 was chosen.
- Secretary Lang will draft a flyer to advertise the event and will get emails sent out shortly to begin collecting registrations.
- The Commissioners discussed and agreed that the same nominal registration fee of \$20 should be collected again this year in order to offset the cost of the event, including a catered lunch.
- The presenter would like to come to the City and discuss with Staff and the Mayor some possible houses to be featured during the field portion of the workshop. Secretary Lang will coordinate a date for that meeting with Chairman Hailey and the Mayor.

11) OTHER BUSINESS

A. Pyramid of Preservation Practice

Administrator Linker received this flyer from Mr. Rodman (History Colorado) and wanted to share it with the Commission.

B. Featured Community in National CLG Publication

Administrator Linker also received an email from Mr. Rodman with information on this opportunity. They are looking for media photos highlighting Certified Local Governments. Chairman Hailey suggested possibly submitting photos of the new City Seal, as well as the historic Church building. Staff will pull together photographs for the submission and see if we “make the cut”.

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 Vice Chairman Torres at 3:06 p.m.

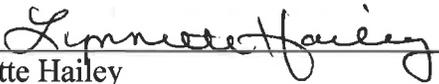
RECOMMENDED AND APPROVED:

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