

**CITY OF BLACK HAWK
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
TUESDAY, OCTOBER 16, 2018**

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
Larry Linker, Vice Chairman
Curtis Linder, Commissioner
Tom Gish, Commissioner

Absent (Excused): Patricia Torres, Commissioner

Staff Members & Elected Officials Present: Cynthia Linker, Community Planning & Development Administrator
Sara Forbes, HPC Secretary
Ashley Bushey, Pinyon Environmental, Inc.

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 – August 21, 2018*

Chairman Hailey opened this item for approval and requested a motion to approve the meeting minutes from August 21, 2018, as submitted. Commissioner Linder 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:*

Administrator Linker reported that all residential rehab grant projects are now completed & closed out. Program is on hold for the foreseeable future.

B. *Exterior Paint Program* – In addition to the residential properties which were painted this year, the City is utilizing the Exterior Paint Program’s General Fund to have 271 Gregory (a City-owned building) painted this fall. Lead abatement is complete. The paint contractor plans to do paint prep work this week and then repaint the house in the same colors it currently is painted. This property will likely be rehabilitated in the near future as part of the Gregory Street Project.

C. *City-Owned Residential Properties on Gregory Street* – Chairman Hailey inquired about the City-owned residential properties along Gregory Street. She noted that the old Shamrock Inn’s balcony appears to be collapsing and suggested it be shored up. Administrator Linker stated she will ask Public Works what can be done about the balcony. She informed the Commissioners that these properties are all slated to be rehabilitated in the next few years as part of the Gregory Street Project. Commissioner Gish also noted that he had seen signs that people are accessing the properties from rear windows. Administrator Linker will notify the Police Department and request increased patrols.

7) CERTIFICATES OF APPROPRIATENESS

A. *Certificate of Appropriateness for Demolition of a Residential Structure Located at 531 Chase Street*

Administrator Linker shared the following information from the Staff Report:

- 531 Chase Street lies outside of the Historic Residential District in the Environmental Character Preservation Zoning District.
- Structure was previously a bed & breakfast prior to an arson fire which damaged the structure in 2009. It has been vacant ever since.
- Now a City-owned building—City is requesting a Certificate of Appropriateness for demolition of the residential structure and attached garage.
- Research conducted on the property found:
 - **c.1890** = Estimated date of original construction
 - **1972** photographs from Gilpin County Assessor’s Office show original footprint of single family residence with wood siding and shingles.
 - **1986** NPS survey photographs show multiple additions added on and an altered front façade now made out of stone instead of wood siding. The survey noted the structure to be non-contributing at this time. Ms. Bushey pointed out that, though the NPS inventoried this property, it was not included in the National Historic Landmark district nomination.
 - **2004**: A large attached garage was added on.
 - **2009**: A fire, deemed to be arson, severely damaged the structure—which was being operated as a bed & breakfast at the time; the structure has been open to the elements since 2009.

- **2009-2010** resurvey of properties in the City again listed this property as non-contributing to the Historic District.
- **2013:** The now foreclosed property was purchased by a new owner. Mine waste contamination was discovered in the sewage lines and the owner was notified that the property lies within the Chase Street right-of-way.
- **2017:** The City of Black Hawk purchased the property and discussed options for its future.
- **2018:** SAFEbuilt, the City's Building Official, inspected the exterior of the property and deemed the structure a total loss and unlivable. Environmental testing found evidence of asbestos in two locations, so only minimal abatement is required. City Staff determined there are no historic elements remaining on the exterior. The City considers the property to be a blight and wants the site to be cleaned up.

This application was reviewed against Section 16-368 (*City Council Historic Review Process*) and 16-431 (*Demolition*) of the Municipal Code. Administrator Linker reminded the Commission that the structure is considered non-historic and non-contributing due to the many alterations and additions. The City of Black Hawk's Residential Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation do not specifically address the demolition of non-historic and non-contributing structures. For these reasons, the proposed demolition of this structure would not negatively impact the character of the district, as a whole.

Ms. Bushey summarized some of the reasons she feels this Certificate of Appropriateness application should be approved:

- photographic evidence of building's history
- demonstrated changes in exterior materials and configuration of the property
- loss of historic integrity and feeling/association with the late part of the 19th century and early part of the 20th century
- loss of historic fabric, workmanship and design
- only historic location remains

After further discussion, Chairman Hailey moved to recommend to the Board of Aldermen **APPROVAL** of the Certificate of Appropriateness for the Demolition of the entire residential structure and attached garage at 531 Chase Street based on the criteria set forth in the staff report dated October 1, 2018. The Certificate of Appropriateness application for 531 Chase Street meets the intent of the criteria outlined in Sections 16-368 and 16-431 of the Black Hawk Municipal Code. The City of Black Hawk's Residential Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation do not specifically address the demolition of non-contributing structures.

Commissioner Linder moved to approve the Certificate of Appropriateness and Vice Chairman Linker seconded the motion. The motion passed unanimously.

8) RECOMMENDATIONS FOR LOCAL HISTORIC DESIGNATION

A. None

9) COMPREHENSIVE PLAN AND/OR OTHER PLANS

A. *None*

10) COMMUNITY OUTREACH AND EDUCATION

A. *Fall Preservation Workshop: "Historic Buildings & the IBC" – Recap*

- Secretary Forbes reported that the 2-day workshop had been a success with twenty-seven attendees on 9/18 and twenty-four on 9/19. The field portion of the workshop, with walking trips up to the Lace House and down to the Gilpin Hotel/Casino, was especially well-received. The presenter provided the workshop attendees with valuable information regarding how to make an historic property Code compliant and ADA accessible.
- Secretary Forbes has uploaded the evaluation forms from the workshop onto the Dropbox for the Commission to review.
- Secretary Forbes noted that multiple workshop attendees suggested the topic for next Fall's Preservation Workshop be "*Energy Efficiency/Conservation and Historic Properties*". The Commissioners expressed interest in this topic. Secretary Forbes has done some research on possible presenters on this topic and will continue to look into it further and report back at the next meeting.

B. *Nuts & Bolts of a CLG Workshop in Hugo, CO: October 17-18, 2018*

- This workshop starts tomorrow. None of the Commissioners plans to attend.

C. *2019 CPI: Saving Places Conference: Feb. 4-7, 2019 - Sheraton Downtown Denver*

- Secretary Forbes shared the flyer received with details of this conference and reminded the Commissioners that it will be a Monday-Thursday event this year and in a new venue.
- Administrator Linker reminded the Commission that the City will not be a sponsor of the conference this year.

11) OTHER BUSINESS

A. *2018 Underrepresented Community (URC) Grant*

Secretary Forbes shared the email she received from Mark Rodman as an FYI.

B. *The Partners in Progress: Vote Your Main Street Grant*

Secretary Forbes passed out a handout showing each of the different Main Street Grant candidate locations across the country. The Tabor House in Leadville is the only candidate in the state of Colorado. Chairman Hailey encouraged the Commissioners to go online to vote.

C. *Call for Nominations for Secretary of the Interior's 2018 Historic Preservation Awards*

Chairman Hailey noted that this is a call for nominations for people, not properties. Secretary Forbes confirmed that.

D. *"Does Archaeology Benefit Your Community" Survey*

Secretary Forbes shared this information from Mark Rodman with the Commission.

E. Colorado CLG Ordinance Comparison Spreadsheet

Secretary Forbes let the Commissioners know that this spreadsheet provided by Mark Rodman, which lists each municipality in Colorado that has a historic preservation ordinance in place, has been uploaded to the Dropbox. The file is searchable for anyone who wants to review it.

12) COMMISSIONER COMMENTS

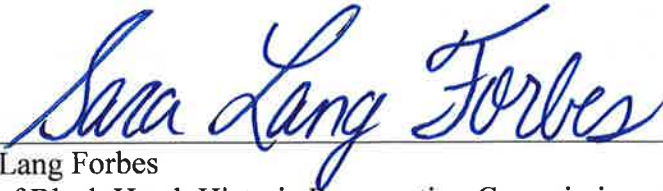
A. None

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 2:28 p.m.

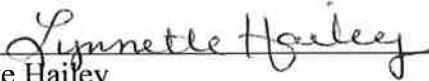
RECOMMENDED AND APPROVED:

BY:



Sara Lang Forbes
City of Black Hawk Historic Preservation Commission - 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