

**CITY OF BLACK HAWK
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
TUESDAY, APRIL 17, 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
Tom Isbester, Public Works Director

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 – February 27, 2017

Chairman Hailey opened this item for approval and requested a motion to approve the meeting minutes from February 27, 2017, 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 provided updates on the current grant projects:

- **241 Dubois St** –The Homeowners have moved into the house. The Punch List is complete. The City has advertised for release of retention. If there are no claims, the City will release retainage by the beginning of May.
- **211 Horn St** –The concrete has all been poured, including the drain pan behind the shed. Most of the flooring and the cabinets are in. Appliances are being installed. Finishing touches to the mechanical, electrical and plumbing are being done. Exterior painting to start as soon as weather permits. Hoping to do Pre-Punch Walk the 2nd week of May. Project will be completed by June 1st, if not sooner. The Commissioners noted that it is looking great.
- **Exterior Paint Program** – There are 3 applications for the Exterior Paint Program, in addition to the non-historic garage at 211 Horn. Staff will do site visits next week in order to compile complete scopes of work. Then they will be sent out to bid. Painting will occur between June and September.
- **Historic Preservation Consultant** – Administrator Linker announced that the City’s Historic Preservation Consultant, Deon Wolfenbarger, resigned her position with the City on March 2, 2018. Staff sent out a Request for Qualifications on March 26, 2018 in order to find a replacement for her position. Two qualified proposals were received. Interviews will be scheduled in the next few weeks. The Commission asked that Staff circulate the interview questions to them prior to the interviews. Chairman Hailey asked Staff to let her know when the interviews will take place and she will see if she might be available to attend.

7) CERTIFICATES OF APPROPRIATENESS

A. *Certificate of Appropriateness for the Rehabilitation of the City Hall Façade*

The Commissioners reviewed the Certificate of Appropriateness Staff Report. Administrator Linker commended Walker Restoration and Public Works for the preparation they did for such a thorough report, including the construction drawings and the scope of work. She noted that they adhered to the Secretary of the Interior’s Standards, the National Park Service Preservation Briefs, as well as the City’s Commercial Design Guidelines.

Administrator Linker also pointed out that there was no written documentation as to work that had been done to the historic building over the years, but that there were photographs which documented various changes (the staircase moving from one side to the other, the back of the building being dug out of the hillside, the carriage house on one side which was later removed). She also reported that since the proposed work is in compliance with the Commercial Residential Guidelines, Secretary of the Interior’s Standards and the National Park Service’s Preservation Briefs, it would not have any negative impact on the District and that the historic City Hall building would still be considered “contributing”. If anything, taking it back to its original façade will only improve its contributing status.

Chairman Hailey asked if any of the Commissioners had any technical questions for Mr. Isbester, Public Works Director. Vice Chairman Linker asked if the historic brick on the building was very soft and if all of the existing brick could be restored. Mr. Isbester answered that once the paint is removed, the condition of the bricks could be further assessed. The contractor may need to replace some of the brick, if too deteriorated, but they would be instructed to replace it with the best match possible. Administrator Linker assured the Commission that the contractor chosen would be professionals who work in the field of historic preservation and would be expected to not deviate from the recommended techniques found in the referenced Preservation Briefs.

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 the paint removal and exterior façade rehabilitation of the City Hall at 201 Selak Street based on the criteria set forth in the staff report dated April 2, 2018. The Certificate of Appropriateness application meets the intent of the criteria as outlined in Section 16-368 of the Black Hawk Municipal Code, the City of Black Hawk Commercial Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation and the referenced National Park Service Technical Briefs, including all exhibits A through D.

Commissioner Linder moved to recommend **APPROVAL** for the Certificate of Appropriateness for rehabilitation of the façade at City Hall 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. JCHC Historic Preservation Symposium: "Building Community: A Historical Perspective" (Saturday, May 19, 2018 in Lakewood)

Any Commissioner interested in attending should contact Secretary Forbes.

B. City-Wide Clean-Up Day: Thursday, May 24, 2018 (Rain or Shine)

Secretary Forbes provided an update on the planning for this year's Clean-Up Day:

- Collecting names of volunteers and will order Clean-Up Day t-shirts for those who need one by end of April
- Casinos are lined up to donate food and beverages
- No monetary donations needed this year
- Catering: BBQ hamburgers, (chili) dogs and brats (one grill from caterer, one from Fire Dept) --will need help manning the grills
- Commissioner Gish volunteered to pre-clean trash on High Street

- Chairman Hailey will ask the Isle to clean from the Coyote farther down 119 since signed up for “Adopt-a-Highway” for that stretch
- Chairman Hailey recently asked Z’s Casino to clean up the trimmed branches and dog waste along their section of the creekside, which they have done. Administrator Linker noted the creekbed still needs to be cleaned. Chairman Hailey stated the casinos are leary of having volunteers in the water for safety and liability reasons.

C. *Fall Preservation Workshop: “Historic Buildings & the International Code” – Tuesday, September 18th & Wednesday, September 19th*

- It has been decided that the topic for this fall’s historic preservation workshop will be “*Historic Buildings and the International Code*” (building, fire, etc); how the Code affects historic commercial & historic residential projects
- The same workshop will be presented on that Tuesday and again on Wednesday. Tuesday, September 18th is a scheduled HPC date, so the Commissioners are encouraged to attend on that day in lieu of an HPC meeting.
- Secretary Forbes announced that the speaker for this workshop, Thomas Meyers, will plan to do a pre-workshop site visit with Secretary Forbes
- The two “adaptive reuse” field venues will be the Lace House (residential) and the Gilpin (Hotel) Casino (commercial).
- The group (30 people max) will be divided in half during the field portion to make it easier to hear and participate.
- Secretary Forbes is working with Mr. Meyers on the flyer and will get it distributed by early May
- A nominal registration fee (\$20) will be charged again this year to help cover food & beverage costs
- Speaker fee = \$1200/day and the City will also put him up at the Ameristar for 2 nights as he lives on the Western Slope
- JKQ caterer is lined up

11) OTHER BUSINESS

A. *Public Officials Liability Training: Wednesday, April 25th at 2:00 pm –*

Chairman Hailey reminded the Commissioners about next Wednesday’s Liability Training. Commissioner Linder will need to come in on one of his days off to watch the video since he is unable to attend next Wednesday.

12) COMMISSIONER COMMENTS

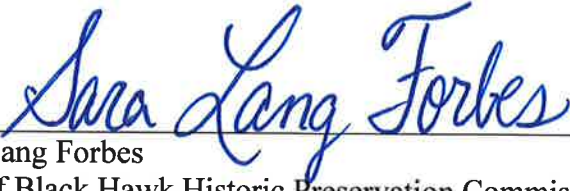
A. *None*

13) ADJOURN

With no other business, Chairman Hailey requested a motion to adjourn the meeting. Commissioner Gish moved to adjourn the meeting, seconded by Vice Chairman Linker at 2:26 p.m.

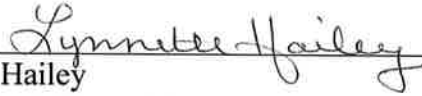
RECOMMENDED AND APPROVED:

BY:



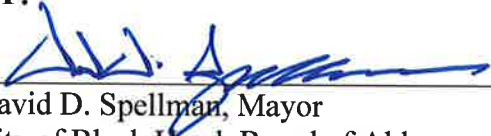
Sara Lang Forbes
City of Black Hawk Historic Preservation Commission - Secretary

BY:



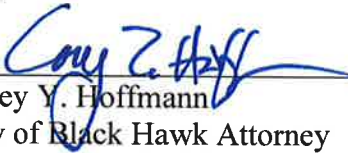
Lynnette Hailey
City of Black Hawk Historic Preservation Commission - Chairman

BY:



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

BY:



Corey Y. Hoffmann
City of Black Hawk Attorney