

**CITY OF BLACK HAWK
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
TUESDAY, NOVEMBER 15, 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
Larry Linker, Commissioner
Curtis Linder, 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. None

3) APPROVAL OF MINUTES

A. HPC Meeting Minutes – September 6, 2016

Chairman Hailey opened this item for approval and requested a motion to approve the meeting minutes from September 6, 2016, as amended. Commissioner Linder moved to approve the minutes as amended, and was seconded by Vice Chairman Torres. 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. None

7) RECOMMENDATIONS FOR LOCAL HISTORIC DESIGNATION

A. *Local Landmark Designation for City Hall – Update*

Chairman Hailey noted for the record that she would be sending an updated version of part of this document to Administrator Linker for her review and inclusion in the City Council packet for the December 14, 2016 City Council Meeting.

8) COMPREHENSIVE PLAN AND/OR OTHER PLANS

A. *None*

9) COMMUNITY OUTREACH AND EDUCATION

A. *Masonry Restoration Workshop Recap*

Secretary Lang provided a recap of this event which took place on September 20, 2016. The workshop was a success and the participants were understanding of the construction work going on around them during the field work activity at City Hall and on Selak Street. Overall the evaluations were very positive and many indicated they are looking forward to participating in future workshops held by the City.

B. *2017 Workshop Topic Ideas*

Secretary Lang shared a list she had compiled of possible workshop ideas for 2017 with the Commissioners who discussed the possibilities amongst themselves. The Commissioners chose four of the topics and asked that Staff look into them further.

- Historic Structures Reports (HSRs) and Maintenance Plans (Tools for Preservation)
- Architectural Character: Identifying the Visual Aspect of Historic Buildings as an Aid to Preserving Their Character
- Historic Preservation of Glass and Metal
- How to Blend Old Architecture with New Construction

C. *Historic House Museum Symposium*

Secretary Lang attended this Symposium at the History Colorado Center in downtown Denver on October 27, 2016. In addition to presentations by a variety of knowledgeable speakers on the subject, the group also visited the nearby Byers-Evans House Museum to see theory put into practice.

Secretary Lang brought back many great ideas on how old historic houses (for example, the Lace House and/or Bobtail Mine building within the Gregory Street Expansion Project) could be transformed into house museums, but also be utilized for other purposes and events to maintain interest, and revenue, over time.

Administrator Linker noted that when the Lace House was relocated, it lost its “historic” designation. Chairman Hailey asked Administrator Linker to do some research regarding the process it would take to get it restored to a “contributing” status once again.

D. CPI Saving Places Conference 2017 - Update

Administrator Linker provided the Commissioners with an update on preparations being made for the City's attendance at and sponsorship of the upcoming 2017 Saving Places Conference. Staff is working diligently to prepare marketing materials and branded give-away items for distribution during the conference. These include a folder with a variety of informational flyers, commemorative postcards, and key chains which will be put inside each attendee's conference tote bag plus chocolates and notebooks branded with a variety of City of Black Hawk logos to be passed out throughout the event. Staff is also updating a slideshow presentation with current, more relevant details for use during the Marketplace Event.

Administrator Linker offered Chairman Hailey the opportunity of introducing one of the conference sessions, but she declined, asking Staff to find another speaker. Secretary Lang asked the Commissioners to let her know when they had made a decision as to whether or not they could participate in the conference on any/all of the dates, including their attendance at the two Luncheon events. Secretary Lang will need this information by mid-January.

10) OTHER BUSINESS

A. Grant Project Update:

Administrator Linker provided updates on the current grant projects:

- **401 Chase St. & 301 High St.** – The final asphalt work on these two projects was completed by Big Valley Construction. Final retention checks are being cut for Whitestone Construction and these projects are now closed out.
- **400 Chase St.** – Big Valley Construction is currently finishing up painting, landscaping, interior trim work. They plan to complete this project ahead of schedule. The City has been very pleased with their work.
- **241 Dubois St.** – The team met yesterday for the Schematic Design Review Meeting to discuss design options and parameters for the Project. The Design Development Review Meeting will take place on December 22nd and then the project will move into the Construction Phase. This was the first time Staff utilized a process known as the Own Your Own Home Guide, which was put together by our NV5 Consultant, Scott McClelland, to help the Homeowners begin to narrow down their design preferences prior to the Interior Designer's involvement in the project. It was viewed as very helpful and will be refined for continued use in future projects.
- **211 Horn St.** – The Homeowners have decided to keep the non-historic portion of the home (the attached garage and upper-level apartment), but not have any renovations done to it at this time. The historic portion of the exterior of the house will be taken back to its historic appearance. The architect's contract will go to City Council for approval on December 14th. The environmental testing on the house has been completed and the abatement work will begin later this week.

- **121 Marchant St. & 187 Clear Creek St.** – City Council approved both of these properties for inclusion in the 2017 Budget. Administrator Linker will move forward with notifying the representatives from both addresses with details for the next steps in the Project.
- **2 Proposed Certificates of Appropriateness** – Administrator Linker noted that City Council will be reviewing two Certificates of Appropriateness in their December 14th meeting. One is for the Chase Gulch Bridge and the other is for the Nelson Property on Chase Gulch Road. These Certificates of Appropriateness did not need to be reviewed by the Historic Preservation Commission because they are both outside of the National Historic Landmark District.

B. Preservation Article:

Administrator Linker shared an article entitled “Preservation Planning Comes of Age” from the October 2016 edition of *Planning* (The Magazine of the American Planning Association).

11) COMMISSIONER COMMENTS

A. None

12) ADJOURN

With no other business, Chairman Hailey requested a motion to adjourn the meeting. Commissioner Linder moved to adjourn the meeting, seconded by Commissioner Linker at 2:35 p.m.

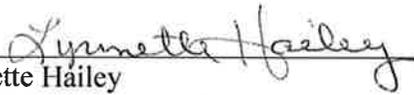
RECOMMENDED AND APPROVED:

BY:



Sara Lang
HPC Secretary

BY:



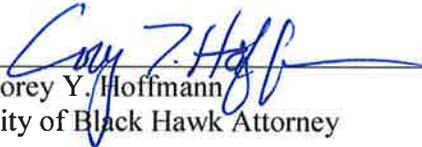
Lynnette Hailey
City of Black Hawk Historic Preservation Commission - Chairman

BY:



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

BY:



Corey Y. Hoffmann
City of Black Hawk Attorney