

**CITY OF BLACK HAWK  
HISTORIC PRESERVATION COMMISSION  
MEETING MINUTES  
TUESDAY, NOVEMBER 21, 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  
Curtis Linder, Commissioner  
Larry Linker, Commissioner  
Tom Gish, Commissioner

**Absent (Excused):** Patricia Torres, Vice Chairman

**Staff Members & Elected Officials Present:** Cynthia Linker, Community Planning & Development Administrator  
Sara Forbes, HPC Secretary  
Deon Wolfenbarger, Historic Preservation Consultant

**Public Present:** Daniel Kratzer, Homeowner of 410 Chase St.

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

**2) CONFLICTS OF INTEREST**

*A. None*

**3) PUBLIC COMMENT**

*B. None*

**4) APPROVAL OF MINUTES**

*A. HPC Meeting Minutes – October 17, 2017*

Chairman Hailey opened this item for approval and requested a motion to approve the meeting minutes from October 17, 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:*

Secretary Forbes provided updates on the current grant projects:

- **241 Dubois St** – The siding and cornerboards have been installed and the exterior has been painted. The new metal roof and drywall have also been installed.
- **211 Horn St** – They are busy framing the floors, walls and roof onsite. They have also poured the slab-on-grade in the rear of the house.

## 7) CERTIFICATES OF APPROPRIATENESS

### *A. Resolution HPC 04-2017 – A Resolution of the Historic Preservation Commission approving a Certificate of Appropriateness, determined to be minor, for the replacement of gutters and downspouts on the historic house located at 410 Chase Street*

The applicant, Daniel H. Kratzer, is requesting a Certificate of Appropriateness for replacing the gutters and downspouts on the historic house and non-historic garage at 410 Chase Street. This is considered “minor” work, and therefore only requires approval by the Historic Preservation Commission.

Staff reviewed this application using criteria found in Chapter 16 Section 16-368 of the Black Hawk Municipal Code, Secretary of Interior’s Standards for Rehabilitation No. 5, and Section 3.2 of the Black Hawk Residential Design Guidelines.

Ms. Wolfenbarger began by explaining how the City of Black Hawk is part of the National Historic Landmark District which also includes Central City and Nevadaville.

She also explained the difference between contributing and non-contributing buildings within the District. If the building was constructed during a certain historic timeframe and has retained its architectural integrity, it is considered contributing. If it was built more recently or has been altered significantly, it is considered non-contributing. Changes to residential houses within the Historic Landmark District must be reviewed and approved to ensure they meet certain standards and guidelines.

At the time of the 1986 National Park Service survey, the house at 410 Chase Street was listed as contributing, but since then a large addition was added which have likely changed it to non-contributing, but since it has not officially been declared so, this application will be evaluated as if it’s a contributing structure.

Gutters are very important when it comes to keeping water away from the structure. Ms. Wolfenbarger noted that even if gutters do not exist on an historic structure, the Secretary of Interior Standards allow for them to be added. If the gutters are deemed historic, the Standards call for repairing them if possible, but the gutters on 410 Chase Street were installed in 2005.

A recent building inspection pointed out the detrimental effect the failing gutters have had on the house, as they are not attached flush in some places. Upon further inspection, it appears the gutters were installed with large brackets which leave a substantial gap between the eaves and the gutters.

The applicant proposes removal and replacement of the existing brackets, 5” half-round gutters and 3” circular galvanized downspouts on the historic main house, the non-historic addition and the non-historic garage. The applications proposes new 5” gutters in the “ogee” shape and in the color “Royal Brown”. The Residential Design Guidelines note that the half-round gutters are more appropriate in the historic district, but that the ogee-shaped gutters are acceptable. Ms. Wolfenbarger pointed out that it is best if the color blends in and is less of an accent, since they are functional, not decorative.

**Staff Findings:** Staff finds that the proposed total replacement of the existing gutter system, while not preferred, is allowable. However, the proposed color is not compatible with the existing color scheme. Since the gutters do not replicate historic gutters, they should be unobtrusive. Since the garage is not a historic building, the installation of the proposed gutters would not have a negative impact on the site, although similar colors and materials for both the house and garage would be more complementary.

Administrator Linker invited Mr. Kratzer to speak at this time. He announced to the Commission that he had decided to change the proposed color from Royal Brown to a neutral white that would match the existing house color. He stated that he would like to replace the gutters as soon as possible.

Chairman Hailey asked if there were further questions. Hearing none, and based on what she had heard, she entertained a motion of **CONDITIONAL APPROVAL** of the Certificate of Appropriateness for the installation of new gutters and downspouts for the house and garage at 410 Chase Street based on the criteria set forth in the staff report dated November 10, 2017. The proposal will meet the intent of the criteria outlined in Section 16-368 of the Black Hawk Municipal Code, Section 3.2 of the Black Hawk Residential Design Guidelines, and the Secretary of the Interior’s Standards and Guidelines for Rehabilitation when the following conditions are met:

- Change the color of the proposed new gutters and downspouts from “Royal Brown” to a neutral white which blends with the white exterior paint on the house

Commissioner Linder moved **CONDITIONALLY APPROVE** the Certificate of Appropriateness for the installation of new gutters and downspouts for the house and garage at 410 Chase Street and Commissioner Gish 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. CML Boards and Commissions Basics Workshop (October 25, 2018) recap**

Secretary Forbes and Chairman Hailey gave a brief recap of the workshop they attended last month. Secretary Forbes noted that handouts of the presentation have been put in the HPC Dropbox under CML, if anyone would like to see them.

**B. CPI Saving Places Conference (January 31 – February 3, 2018)**

Administrator Linker noted that the City will, once again, be a CPI Platinum Sponsor, but other than providing the City logo for acknowledgement purposes, we will not be having a table at the Registration Desk, nor a booth at the Preservation Marketplace. The City will also not be supplying CPI with marketing materials this time around.

With our sponsorship, we do receive 8 free registrations plus tickets to the two luncheons. Administrator Linker reminded the Commission that they need to attend training each year in order to fulfill the CLG requirements. Secretary Forbes asked the Commissioners to let her know no later than December 15<sup>th</sup> if they plan to attend the Conference. She has uploaded the sessions list to the HPC Dropbox for review.

**C. Two Preservation Handouts from Ms. Wolfenbarger**

Ms. Wolfenbarger shared information from two preservation handouts with the Commission:

- Economics, Sustainability and Historic Preservation
- What Replacement Windows Can't Replace: The Real Cost of Removing Historic Windows

**D. CLG Education and Training Grants**

Administrator Linker shared an email she had received from Mr. Rodman. The Commission discussed the possibility but decided to pass again this year.

**11) OTHER BUSINESS**

**A. 2017 CLG Report** – Secretary Forbes noted, for the record, that she had received an email from Mr. Rodman stating the City's CLG report had been accepted.

**B. Historic Tax Credit Statutes: Reversal of Interpretation** – Administrator Linker shared an email she had received from Mr. Rodman with information on a reversal of interpretation with regards to the historic tax credits.

**C. State Audit** – The City should be receiving the final audit report sometime next week. The Mayor, City Attorney, City Manager, Finance Manager and Administrator Linker will attend the Legislative Audit Committee session on Monday, December 4, 2017 from 10:00 am to noon. Secretary Forbes will send the link to the Commissioners in case they would like to listen in.

**12) COMMISSIONER COMMENTS**

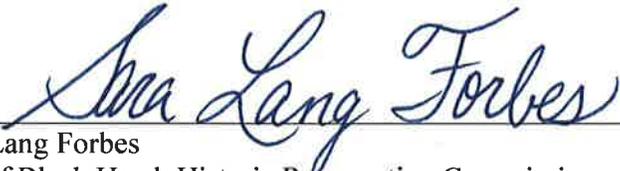
- A. Commissioner Linder stated that he was pleased with the way the Gregory Street Expansion work was looking and everyone agreed.
  
- B. Commissioner Gish wished everyone a Happy Thanksgiving.

**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 Linker at 2:30 p.m.

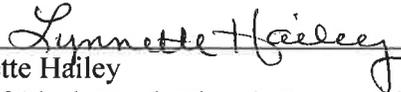
**RECOMMENDED AND APPROVED:**

**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