

LEADVILLE HISTORIC PRESERVATION COMMISSION
 REGULAR MEETING MINUTES- Approved
 July 8th, 2014

<p style="text-align: center;">COMMISSIONERS</p> <p>PRESENT: Judy Hinton</p> <p>Mary Bender (5:56 p.m.) Victor Christian Andy Wuenschel</p>	<p>EXCUSED ABSENCE: Will Hottle, Nicole Thompson</p> <p>ALSO PRESENT: Sarah Dallas, Planning Official and Administrative Services Mgr.</p>
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The Historic Preservation Commission met in a regular public session in the Council Chambers of the City Hall.

- 1) (5:30p.m.) Chair Hinton called the meeting to order at 5:30 p.m. Roll call: Judy Hinton, Mary Bender (not present for roll call showed up at 5:56 p.m.) & Andy Wuenschel in attendance. Excused absence: Victor Christian, Will Hottle, & Nicole Thompson.
- 2) (5:32 p.m.) Agenda revisions: No agenda revisions.
- 3) (5:35 p.m.) Approval of Minutes will wait until next meeting where a Quorum is present.
- 4) (5:38 p.m.) No Public Comments
- 5) (5:39 p.m.) Unfinished Business: Questions from City Council regarding the proposed Design Guidelines.
 - Commissioner Judy Hinton wanted Planning & Zoning Official Dallas to share any comments, questions, or concerns that City Council might have sent her way regarding the design guidelines. Planning & Zoning Official Dallas reported that there had not been any questions brought to her attention.
 - Commissioner Hinton mentioned she would like help composing her thoughts and points prior to the 7/22/14 joint meeting in a document that could be emailed to City Council.
 - Commissioner Hinton explained that the passing of the design guidelines will help the CLG & HPC promote the next round of tax credits for the 2016-2019 years.
 - Commissioner Hinton stated that the design guidelines must be passed in order to keep the CLG status.
 - Planning & Zoning Official Dallas said she could send out the bullet points that Commissioner Hinton sends her in a detailed email to City Council.
 - Commissioner Wuenschel agreed that it would have been better to receive direct questions from City Council, but sending along information might be helpful prior to the 7/22/14 meeting.
- 6) (5:56 p.m.) Commissioner Bender arrived.
- 7) (6:00 p.m.) New Business: Commissioner Hinton asked Commissioner Bender to introduce herself to the HPC.
 - Commissioner Bender explained she has been in Leadville for 32 years. Raised her children here.
 - She has been a student at CMC in the Historic Preservation courses, she is one class away from a degree; unfortunately CMC is not offering that class anymore.
 - Commissioner Bender has been very active at the Healy House and is passionate about historic preservation and thrilled to be on the commission.
 - Commissioner Bender is willing to take over minutes for the HPC after a few meetings.
- 8) (6:10 p.m.) Commissioner Reports: Commissioner Wuenschel updated his knowledge regarding the Moose Lodge building. Planning & Zoning Official Dallas confirmed the owner's intent to have the building demolished this year.
- 9) (6:13 p.m.) Training at History Colorado 7/11/14: Commissioner Bender is attending, Commissioner Hinton may attend, and Commissioner Wuenschel will look into his schedule. Planning & Zoning Official Dallas said that Commissioner Christian had already confirmed his attendance.
- 10) (6:15 p.m.) Commissioner Hinton Adjourned the meeting at 6:15 p.m.

CITY OF LEADVILLE
 HISTORIC PRESERVATION COMMISSION, PLANNING AND ZONING COMMISSION AND CITY COUNCIL
 JOINT MEETING AND PUBLIC HEARING- APPROVED

City Council Members <u>Present:</u> Luke Finken Greg Labbe Gwen Shepherd Mike Canty <u>Absent:</u> Jaime Stuever, Cooper Mallozzi, Max Duarte	Planning & Zoning Commissioners <u>Present:</u> Joe Swyers Sarah Mudge Julie Lundgren Cameron Millard <u>Absent:</u> Jaime Stuever Jason Nepp, Jim Anderson	Historic Preservation Commissioners <u>Present:</u> Mary Bender Judy Hinton Victor Christian Nicole Thompson Peggy Matthews *Kat Neilson (Via phone) to listen in. <u>Absent:</u> Andy Wuenschel, Will Hottle	STAFF PRESENT: Sarah Dallas, Planning Official and Administrative Services Manager <u>Other:</u> Patrick Eidman with History Colorado, Elizabeth Blackwell with History Colorado, Tim Strogh with DOLA, & Deon Wolfenberger contracted surveyor with Three Gables
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Tuesday, July 22, 2014

The Historic Preservation Commission met in a regular public session in the Council Chambers of the City Hall.

- 8) (5:35p.m.) Historic Preservation Chair Hinton called the meeting to order at 5:35 p.m. Roll call: Judy Hinton, Mary Bender, Victor Christian, Nicole Thompson, Peggy Matthews in attendance. Excused absence: Andy Wuenschel, Will Hottle. City Council Roll call: Mike Canty, Luke, Finken, Greg Labbe, Gwen Shepard (6:05p.m.) in attendance. Absent: Mayor Stuever, Max Duarte, and Cooper Mallozzi. Planning & Zoning Roll call: Julie Lundgren, Cameron Millard, Sarah Mudge, Joe Swyers in attendance. Absent: Jim Anderson, Jason Nepp, and Jamie Stuever.
- 9) (5:36 p.m.) Agenda revisions: No agenda revisions.
- 10) (5:36 p.m.) No Public Comments
- 11) (5:36 p.m.) Unfinished Business: None
- 12) (5:38 p.m.) New Business: HPC Commissioner Hinton wanted to update the joint commissions regarding the closure of the Tabor Opera House at the end of August 2014.
 - HPC Commissioner Hinton would like the HPC to create a proclamation for City Council to read and adopt at the next City Council meeting officially making August Tabor Opera House month.
 - HPC Commissioner Hinton would also like the last few concerts to be sold out, she hopes the proclamation will help with this. She asked for other ideas to give appreciation to Sharon Bland and her family for their 60 years of operation.
 - Planning & Zoning official Dallas reminded the commissioners and council about the keys to the city that the high school shop class had created.
 - HPC Commissioner Hinton would like an official thanks to be on the last concert event scheduled for 8/23/14 with participation from the commissioners and council on that night.
 - HPC Commissioner Bender will work on crafting the wording for the proclamation and get to Sarah Dallas before 7/31/14.
- 6) (5:42 p.m.) HPC Commissioner Hinton gave the floor to Patrick Eidman from History Colorado to begin the Q&A session with the commissioners regarding the proposed design guidelines.
 - Patrick Eidman started out by thanking the commissioners for having him and introduced Elizabeth Blackwell, Tim Strogh, and Deon Wolfenberger. He then said this was a technical outreach and History Colorado is excited the City of Leadville became a CLG.
 - Patrick Eidman said the CLG is already taking advantage of grant opportunities with the survey plan grant that was awarded this year to the Leadville CLG through the HPC commission.
 - Patrick Eidman first begin saying what is required of a CLG which are following: Must enact and enforce a local ordinance that provides a legal framework for a preservation program, CLG must have a commission with a minimum of 5 members that have a demonstrated interest, the commission must meet at least 4 times per year with access to the minutes of those meetings, the commission must attend a state approved educational training event each year, must maintain a system for a survey and inventory of historic

properties, and a CLG must participate in the process of nominating local properties to the National Register of Historic Places.

- Patrick Eidman said the proposed design guidelines are not necessary to be a CLG or keep the CLG status but are a really great tool for the HPC commission and CLG.
- Patrick Eidman said that the design guidelines should reflect local values of Leadville. HPC Commissioner Hinton asked if there is no adoption of design guidelines then what would be best. Patrick Eidman replied that the Certificate of Appropriateness forms (COA) or applications for demolition, and following of the city ordinance is the minimum requirement, which the City of Leadville has in place.
- HPC Commissioner Hinton said that the HPC has been trying to get new COA forms together, Patrick Eidman said that HPC should be using COA forms.
- Patrick Eidman then discussed that the intent should be a collaborative effort for rehabilitation over a full restoration of the properties. He mentioned this is because the process is large and the expense.
- Elizabeth Blackwell encouraged the HPC to have public meetings while creating the design guidelines. She noted it is important to hear their concerns because they have to buy into why it is important and worth pursuit. She said to think of the design guidelines as an end product to share with the community. This product needs to be unique to Leadville, because each community is unique.

(6:11 p.m.) Council Member Labbe wanted to know how long the formal review process will be. He said that 90 days is too lengthy. He said the design guidelines and review process of the COA forms needs to not be burdensome. Wanted to know at what cost to historic preservation or community should participate.

- Planning & Zoning Commissioner Lundgren said that maybe the community lost Sayer Mckee because we weren't concerned with historic preservation as much as we should have been.
- Deon Wolfenberger said that the COA forms have to be able to indicate minor and major work. If the proposed project is minor then a staff approval would be appropriate and the process would not be burdensome, in regards to time.
- Planning & Zoning Commissioner Lundgren wanted to know if the Planning & Zoning commission would also need to review the projects since the Historic District is in the Planning & Zoning zones.
- Planning & Zoning official Dallas explained that the COA process would operate much like the joint commission hearing of CUP process, except it would be HPC making their recommendations to City Council. City Council would then make the final decision. P&Z commission would be involved if it was a joint hearing for one applicant looking to get a CUP and a COA, which could happen.

(6:15 p.m.) Planning & Zoning Commissioner Swyers brought up the issue of murals and artwork. He wanted to know if the HPC will be looking at just how the process is done, in accordance with the secretary of interior standards, or if the HPC will also be looking at the designs, or the aesthetics.

- Patrick Eidman replied that this is where local values come into play. This is where the HPC design guidelines will have to reflect the values of the community.
- Elizabeth Blackwell agreed and said that design guidelines in a community can go beyond the secretary of interior standard, if that is what the community wants and are the values of the historic district community.
- Patrick Eidman said that History Colorado is here for the Leadville CLG to be a resource and help with developing this process.
- Conversation went back and forth regarding getting the COA and approval process in motion to be in compliance with current code.
- Planning & Zoning official Dallas explained that HPC has been working on changes to the code and the COA process. When they wanted to send these changes to the City Attorney they were told to give the entire changed package to the City Attorney to make sure it is all in alignment.
- HPC Commissioner Matthews explained work she had done for building of new homes in the area. The idea was to build new homes and looked compatible to the historic district and how she gave design binder to the clients with suggestions. HPC Commissioner Matthews said it was helpful to point her clients, she wondered if a similar binder could be created to give out that would show ideas, and suggestions to potential applicants and those wanting a baseline of ideas.
- Tim Strogh said the community needs to look at the patterns of Leadville. He said Leadville's two story buildings are completely unique than any other town. It doesn't mean that you can't bring in other looks and ideas from other communities, but Leadville should want to look at what is Leadville and mimic and echo that look.

(6:25 p.m.) P&Z Commissioner Lundgren wanted to know if there was help financially to existing property/building owners because it is so difficult just to bring them up to IBC code. She asked what is available.

- Patrick Eidman said that Leadville is in a good place because of the upcoming changes to the Colorado tax credit opportunities. He said an applicant might be able to get up to 45-50% credit to do this preservation work.
- Council Member Labbe asked for tax credit clarification.
- Patrick Eidman said that the current CO State maxes out to \$50,000 of tax credit benefits to property owners and they can take it all in one year. The state tax credit is not particularly high, so many opt to use it over many years. In 2016 it changes from \$50,000 to one million dollars. The new program is fully transferable so there will be a process that the owner will receive a certificate and have the ability to sell the credits, maybe even up to .90 on the dollar.
- There are even banks in place that will lend to an individual getting these tax credits. Non-profits can also use these tax credits and sell them on the market. Federal preservation tax credits there is no cap. The Fed tax credits are not as fully transferable, but we can get into a more lengthy conversation later. Stacking of these tax credits could enable an individual to receive up to 45% of a projects cost in tax credits.
- The first year will have 5 million dollars available at the state level starting in 2016.
- Tim Strogh said that the CLG will be doing educational outreach but also, the Leadville CLG is responsible for land marking. By land marking locally as CLG, Tim Strogh said the CLG/HPC is making those properties eligible for the tax credit and it is a much easier process then a state or national historic registry process. The HPC can help the building owner with those tax credits which should be exciting.
- Council Member Labbe asked for the complete list of the Leadville CLG inventory. We have the list and he has a copy.

(6:35 p.m.) HPC Commissioner Thompson wanted to recap the role of the HPC to clarify and have Patrick Eidman confirm. The role is to pass projects for appropriateness, help individuals become aware of the CLG, help get properties onto the CLG inventory, and provide educational opportunities.

(6:40 p.m.) Public Comment: “Are local business allowed to be involved in the process to better help the community achieve the HPC design ideas and the CLG vision?”

- Patrick Eidman said he loves this questions, that trade training and folks interested in specific types of specialized contractors to help in the process is very important. He said History Colorado is working with DOLA and trying to create a good base program of these trainings to expand what can be given as far as training to specific trades and help with that component.
- Tim Strogh said that is a task of CLG is to provide education to the community. The other side is to ask around and get into those resources. There is help out there just ask those questions.
- Patrick Eidman said that they love a CLG that wants to set up trainings for window restoration, or real estate trainings and do a two day education. He does not like seeing CLG commissions being just preservation police, but doing educational workshops and trainings is a better CLG and outreach community. Greely just won a big award.

(6:50 p.m.) Council Member Labbe would like to wrap up this conversation and asked City Council to vocalize their thoughts regarding the design guidelines and what has been presented.

- Mayor Pro Tem Finken said that the design guidelines seem to be a little too strict, there are a few issues but he would like HPC to bring it back to City Council. He likes that it is an educational tool and not strict guidelines and rules but the ordinance is. These were great points to be brought up. Would like to see more positive outlooks and educational components of the HPC and CLG.
- P&Z Commissioner Mudge wanted to know if the suggestion to have public input with the community while creating the design guideline is the suggestion.
- Elizabeth Blackwell encourages this idea.
- Council Member Labbe would really encourage conversation with the public. He brought up recent issues at the county that show how volatile politically it can be if public is not encouraged to participate.
- Patrick Eidman would add having a skilled facilitator that is well educated that could help the conversation.
- Council member Labbe said he thinks that the design guidelines are close but he has one more question, “What role will City Council play in this process? Is city council not the back stop?”
- HPC Commissioner Hinton said yes, City Council is the last stop.
- Council Member Canty agreed with Labbe and Finken and would like to see the design guidelines being passed but some changes still need to be made.

- Elizabeth Blackwell recommend going after a grant in the fall to get a trained professional to help wrap up the guidelines and the process to take the pressure off of the HPC.
 - Council Member Shepherd thinks these design guidelines are too big and she is scared to pass them at this point, she would like to see more public involvement before they come back to City Council.
- 7) (7:15 p.m.) Commissioner Hinton Adjourned the meeting at 7:15 p.m.

LEADVILLE HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES- APPROVED
 August 12th, 2014

<p>PRESENT:</p> <p>Victor Christian Peggy Matthews Kat Neilson (via phone) Andy Wuenschel</p>	<p style="text-align: center;">COMMISSIONERS</p> <p>EXCUSED ABSENCE:</p> <p>Mary Bender Judy Hinton Nicole Thompson Will Hottle</p>	<p style="text-align: center;">Also Present:</p> <p>Sarah Dallas, Planning Official, Administrative Services Mgr. Joe Swyers, Planning & Zoning Chair, City Clerk (for a brief segment of the meeting)</p>
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The Historic Preservation Commission met in a regular public session in the Council Chambers of the City Hall.

- 13) (5:36p.m.) Acting Chair Andy Wuenschel called the meeting to order at 5:36 p.m.
- 14) (5:36 p.m.) Agenda revisions: No agenda revisions.
- 15) (5:37 p.m.) Approval of Minutes will wait until next meeting where the commissioners that attended are able to vote.
- 16) (5:38 p.m.) No Public Comments
- 17) (5:39 p.m.) Unfinished Business: Discussion of 7/22 meeting regarding the design guidelines process. Planning Official Dallas reminded everyone about what was discussed and asked by City Council to move forward with re-submitting the design guideline to City Council. The majority at the 7/22/14 meeting had wanted more public invite/participation before bring a version to City Council to adopt by resolution.
- 18) (5:45p.m.) Unfinished Business: Discussion of choosing a date for a public meeting on the design guidelines and public meeting with Deon for the survey. It was discussed that it might be better sooner than later but also needs to be after busy summer season. HPC commissioners agreed that the date should be a HPC meeting and could be combined. They then landed on 9/23/14 for the public participation and Deon survey. Planning Official Dallas will send it out to Deon for conformation. The commissioners would like a nice ad posted in the newspaper to invite the public to attend.
- 19) (6:00 p.m.) New Business: Pre-app form for the new COA forms and voting on the COA forms to be sent to Deon for final decision and approval (which will cost consultation fees). Planning Official Dallas explained that Commissioner Hinton had thought that the HPC could hire Deon to be finalize appropriate COA forms and that the commission could then move on to other projects.
- Commissioner Christian did not feel it was necessary to pay Deon or to have a pre-app form. He felt that one form would be simpler and the pre-app information could be included in the single COA application.
 - Commissioner Wuenchel felt he wanted to know what the cost would be.
 - Commissioner Christian didn't think it was necessary to hire her for a boiler plate application.
 - Commissioner Matthews would want to see the COA form be concise and not difficult for applicants to need more information and get frustrated.
 - Planning Official Dallas reminded the HPC commissioners of how the legal deadlines according to the code work and the risks or issues that could come up dependent on change to the COA application and to make sure the HPC is thoughtful of the timeline of the applicants.
 - Commissioner Wuenchel thinks that the COA final conversation should be next meeting and a final decision and draft approved. Planning Official Dallas will send all the current COA forms, and proposed versions to all the HPC commissioners.
- 8) (6:10 p.m.) Commissioner Reports: COA Hearings: Planning Official Dallas let the HPC know that 2 COA have been submitted and that the HPC cannot discuss the actual projects other than basic hearing information. Dallas then

asked the HPC to consider Commissioner Hinton’s request of hiring Deon to review the COA application for the upcoming hearing and give her recommendations.

- Commissioners discussed if it would be necessary to hire Deon. Commissioner Matthews thought it might be helpful to get expertise advice.
- Commissioner Wuenchel wanted to know how much the fees would be. Planning Official Dallas didn’t have an exact figure but did provide the remaining 2014 HPC budget to the commissioners.
- Commissioner Matthews wanted to know if we could ask Deon how much would be necessary.
- Commissioner Christian & Wuenchel both did not think it was necessary to hire and that the HPC could do the review based upon the secretary of interior standards and the help from Tim Strogh with DOLA or History Colorado. Planning official Dallas said she would reach out to Tim Strogh for his recommendations once she receives the plans from the applicant.
- Commissioner Matthews felt it would be ideal to have Deon have some input but not spend too much money. Planning official Dallas said we could send Deon an email with a budget or amount. Commissioners bounced back and forth amounts.
- Commissioner Neilson thought that Deon’s expertise would be helpful.
- Commissioners decided to make a motion for an amount to hire Deon for her professional recommendations.

9) (6:15 p.m.) Commissioner Wuenchel made a motion to spend \$300 to hire Deon with Three Gables Preservation to review the COA application from KW and make recommendations to the commission and the city. Commissioner Matthews seconded. Discussion: none. Roll Call: Commissioners Matthews, Neilson, and Wuenschel in favor, Commissioner Christian voted no.

10) (6:18 p.m.) Commissioner Reports: Main Street Status: Commissioner Thompson was not present. Planning official Dallas explained the City of Leadville was not brought in as a candidate this year; however we were brought in as an affiliate a new portion of the program. The City needs to do a little more education for next year’s application and the upcoming boot camp with DOLA will be helpful.

11) (6:20 p.m.) Commissioner Reports: COA hearing set for 9/9/14 for two projects.

12) (6:23 p.m.) Commissioner Reports: Ordinances at next meeting.

130 (6:25 p.m.) Acting Chair Wuenchel closed the meeting at 6:25p.m.

LEADVILLE CITY COUNCIL

SPECIAL MEETING MINUTES APPROVED

September 09, 2014

HISTORIC PRESERVATION
PRESENT:

Judy Hinton, Chair
Victor Christian, Commissioner
Mary Bender, Commissioner
Peggy Matthews, Commissioner
Nicole Thompson, Commissioner
Andy Wuenschel, Commissioner
Kat Neilson, Alternate
Commissioner

COMMISSIONERS ABSENT:

Will Hottle, Commissioner

STAFF PRESENT:

Joe Swyers, City Clerk
Sarah Dallas, Administrative Services
Manager, HR and Planning Official

CITY COUNCIL PRESENT:

Jaime Stuever, Mayor
Luke Finken, Mayor Pro Tem
Mike Canty, Councilmember
Max Duarte, Councilmember
Greg Labbe, Councilmember
Gwen Shepherd,
Councilmember

CITY COUNCIL ABSENT:

Cooper Mallozzi,
Councilmember

The Historic Preservation Commission met in a special public session in the Council Chambers of City Hall. Chair Hinton called the meeting to order at 5:30 PM. Roll Call was taken.

(5:35 PM) Agenda Revisions: No Agenda Revisions.

(5:36 PM) Approval of Minutes: Commissioner Thompson made a motion to approve the minutes for 7/8/2014, 7/22/2014, and 8/12/2014. Commissioner Bender seconded. Discussion: None. Roll Call: Commissioner Thompson abstained, all other Commissioners voted in favor.

(5:37 PM) Unfinished Business: Certificate of Appropriateness Forms (COA) final decision of new forms to be used: Commissioner Hinton would like to give staff authority to make proposal changes to the form and bring to the next meeting. Commissioner Wuenschel would like the artwork COA form to wait until an ordinance is crafted and changed to ordinate. Commissioner Thompson said she would like the commission to give staff the approval to submit COA forms to the HPC as the next meeting and discuss artwork form later. The next HPC meeting is scheduled for 9/23/2014 and this COA form should be discussed prior to the public participation of the meeting. Commissioner Christian reminded the HPC that the ordinance changes can be made to reflect changes to the COA form and he will be working on the ordinance changes and bring to the next HPC meeting for discussion.

Discussion amongst Commissioners about the public meeting on 9/26/2014. Commissioner Hinton requested that the Historic Preservation Commissioners post copies of the poster around town.

Commissioner Wuenschel asked for a picture of the historic building Sayer McKee before the meeting.

City Clerk Swyers asked the HPC commission any thoughts, comments, or ideas about iPad's for use by the commission for packets. Commissioner Thompson has only had limited experience with iPad's and has no preference. Commissioner Bender uses her own iPad for her commission documents.

(5:40 PM) Commissioner Hinton called a 20 minute recess before beginning the Certificate of Appropriateness, COA, hearing.

(6:00 PM) Certificate of Appropriateness Hearing for 613 Harrison Ave owner James Smits. Chair Hinton called the joint meeting of Historic Preservation Commission and City Council to order.

(6:04 PM) Roll call was taken for historic preservation commission. Commissioner: Hottle was absent. Commission Chair Hinton asked for disclosure from commissioners about conflicts of interest or ex parte communications. None was given.

(6:05 PM) Roll call was taken for city council. Council member Mallozzi was absent. Commission Chair Hinton asked for disclosure from commissioners and councilmembers about conflicts of interest or ex parte communications. None was given.

(6:12 PM) Contractor Richard Smith was the representative for James Smit on the proposed project of the certificate of appropriateness for 613 Harrison Avenue, and gave the applicant presentation. Has taken the time to get an engineered plans for the proposal which have been approved by the City of Leadville building inspector. Richard Smith mentioned that the owners like the historic nature of the building and will be building a deck out of redwood decking. It will be done horizontal, with cedar railing. This project is in the back of the building, the contractor supplied photos of the back of the building to show where the location of deck will be. The contractor noted that there are other decks in the back of adjacent buildings that look more modern. The project will be self-supported.

Jan Kassel of Lady Sage 111 W 7th St wanted to know the dimensions of the deck and about how far it will be hanging out. Contractor Smith said it will just be off the building owners building and will not be going out to the garage.

Jason Nepp at 401 E 3rd street is in support because the project is insubstantial and minor and believes it will look good.

Commissioner Wuenschel asked if the view from Harrison will be effected. James Smith said you will not see anything from Harrison Ave. Only change will be seen from the alley.

Mayor Stuever asked if there will be a stairway down and what type of lighting at night. James Smith said the lighting has been brought up, but there will be two outlets outside.

(6:22 p.m.) Commissioner Thompson moved to close the public input session. Commissioner Wuenschel seconded. Discussion: none.

Commissioner Wunechel said that the reason Historic Preservation Commission is here to determine if the view from the streetscape (Harrison Ave) would be effected. Based upon the submission commissioner Wuenschel doesn't think it will impact the streetscape and doesn't have a problem with the project.

Councilmember Labbe said he agreed with Commissioner Wuenschel. He did mention that the Department of Interior Standards does say to consider the view scape from the alley as well, but Councilmember Labbe believed this project would be done tastefully and doesn't have a problem with it.

(6:24 pm) Commissioner Matthews moved to recommend to the City Council approval of the Certificate of Appropriateness for construction of a new upper level back deck at 613 Harrison Avenue as presented in this report and finalized at the public hearing on September 9, 2014. The Certificate of Appropriateness application for 613 Harrison Avenue meets the intent of the criteria outlined in the City of Leadville's municipal code, Sections 17.44.040 and 17.44.060, the Secretary if the Interior's Standards and Guidelines for Rehabilitation, and the Design Guidelines: National Historic Landmark District of Harrison Avenue. Commissioner Thompson seconded. Discussion: none. Roll call: all in favor.

(6:26 pm) Commissioner Hinton moves to adjourn this public hearing and then City Council will make there review. Meeting. Commissioner Wuenschel seconded. Roll Call: all in favor.

(6:29 pm) Certificate of Appropriateness Hearing for 615 Harrison Ave owner Kyle Welch.

Chair Hinton called the joint meeting of Historic Preservation Commission and City Council to order.

Roll call was taken for historic preservation commission. Commissioner Hottle was absent.

Roll call was taken for city council. Councilmember Mallozzi was absent.

Commission Chair Hinton asked for disclosure from commissioners about conflicts of interest or ex parte communications. Commissioner Thompson said she would be recusing herself from this hearing. Commissioner Wuenschel said he needed to know if he should recuse himself because he once worked for Kyle Welch. City Clerk Swyers explained that the rationale for possible conflict was primarily concerned with financial gain. Commissioner Wuenschel said his concern for this matter was the Historic Preservation Commission and no financial gain. Commissioners had no objections to Commissioner Wuenschel participating in the public hearing.

(6:00 pm) Owner and Contractor Kyle Welch owner of KW Construction and Silver Creek. The building is the old Sayer McKee building and he would like to re-build and get some businesses in the town. He is proposing to use three quarters of the remaining building to do reconstruction of the building.

Public Comment in Favor:

Craig Schreiber of 300 W 3rd said he has seen the rendering of the project and he believes businesses have to appeal to people and be adaptable. Kyle's project is this type of project and feels it is a nice look and has seen it down to have a setback to create open space and he thinks this is very appropriate. He wants to know if the horizontal windows are roll up garage doors? Kyle Welch said they are proposed garage doors. Craig ended with saying he supports this project.

Ken Olson 1833 Silver Eagle Court. Ken is in support of Kyle Welch's project. Mr. Olson remembers when the building was a Safeway and he mentioned that the building has evolved over time. Mr. Olson said we need to remember Kyle Welch has done historic preservation with the Delaware hotel and the KW Construction building on Poplar Street. Mr. Olson believes Kyle will construct something to appeal to new businesses and make something out of a difficult proposition.

Nicole Thompson of LLCEDC is in support of Kyle Welch's project. Ms. Thompson said it takes a vacant structure and with creative design makes a viable commercial entity which is needed in Leadville. It also removes an eye sore and brings a commercial structure back to that space and brings commercial activity which the LLCEDC supports. The LLCEDC has been working with Kyle to attract businesses into that space. She does understand that it does not meet the historic guidelines because the proposal does not have the building come to the sidewalk. Ms. Thompson mentioned this was an "act of god." Having to rebuild out to the street could be difficult to find and this owner is

willing to re-build what he can and it will meet as much as possible historic guidelines. She believes that these factors should be considered.

Public Comment in Opposition. Bob Elder of 310 W 8th street here to represent the Leadville Masonic Building Association. The association is in favor of rebuilding the property but they have concerns of drainage issues. Mr. Elder said the old Sayer McKee roof caused drainage issues which migrated to the rear of the building and is the drainage for any of the buildings towards Pine Street. The use of that vacated space of an open court yard space, means there will be water that might migrate against the Masonic Building foundation. The association worries that it might cause damage which could cause the Masonic building to collapse. The association is also concerned that the south facing wall took quite a shock from the collapse of the structure earlier this year. The Association is not sure that the brick in the Masonic building is stable and they are concerned that wall could be a liability for those sitting in the court yard proposed. They feel that the wall needs to be evaluated for any proposed project.

Applicant Rebuttal: The snow melt will send less snow because there is 25% less roof line. He is also proposing to put in ground floor heating system and snow melt drainage so the snow will be melted it as it goes down. He knows there is lots of snow ice, he would like to put a heat trace and drainage options to get the melting drainage out of the alley. The back gutter system will be heat trays. Kyle said that the inside round tresses will stay and he would like to preserve and expose the roof pitch. A sprinkler system will also be installed. Discussion continued of specific building issues currently and possible engineering measures of how to solve drainage issues and possible accidents in the court yard. Mr. Elder asked if Kyle Welch could provide the Masonic Building Association a letter explaining the proposed changes to the building. Kyle Welch said he would.

Commissioner Matthews asked Kyle Welch if there has been any thought if the 25' proposed court yard and the given the weather in this community and east facing of the building might be too dark. Kyle Welch said that as he was with his engineer looking at the avenue with other tables, chairs, and bike racks cause safety issues which is why he feels it is important to have the court house. Kyle said that he is trying to get as much natural light from windows as possible. Kyle said the in ground heating system will melt the snow in the court yard and he might consider heating towers like Union Station in Denver.

Commissioner Hinton mentioned that Union Station is being called the living room for Denver and that this might be similar for Leadville.

Kyle Welch said he thinks the openness of the front is important and the upper deck with railings. He is proposing that inside the building will have two sets of stairs, as much glass in front, and he is proposing to have a glass wall in the second level to give lots of light and get as much sun as possible.

Commissioner Matthews said she is still concerned with the size of the open court yard.

Commissioner Neilson wanted to ask about the open glass doors.

Kyle Welch said he went down to Salida to see a building down on the river and he thinks it maximizes the court yards in the summer and close in the winter. Kyle said this is the best affordable option to achieve this goal.

Kyle Welch said the court yard will be stamped concrete.

Commissioner Matthews asked back to the rolling doors what the primary materials of these doors are made of. Kyle Welch said he hasn't gotten that far but most likely aluminum and glass doors. The side doors not the overhead doors on the side and a double door on the center of the building.

Commissioner Wuenschel says that is sounds like it is a lot of glass and asked Kyle Welch if he is familiar with section 17.44.040 of the code. Commissioner Wuenschel says the commission is limited to the code. Kyle Welch pointed to the plans to say what is going to be glass and what will not be glass. Commissioner Wuenschel said the garage doors are glass.

Councilmember Canty said that the Masonic Building Association is very concerned with the walls that were damaged from the collapse and he asked if Kyle Welch will be taking the wall down. Kyle Welch said he will not be take the damaged portions off and put a cap on it so no water damage can happen. Kyle Welch said he is working with James Smit to fix the wall adjacent to the Stickily building to support the wall damaged from the collapse.

Councilmember Labbe asked how much the overhead doors would cost to be wood doors instead of metal overhead doors. Kyle Welch said he is open to looking into that idea.

Councilmember Shepherd asked why the proposal can't be an indoor courtyard. Kyle Welch said it would cost an additional \$200,000 and would not be feasible. Councilmember Shepherd said this proposal is taking away the look of Leadville. Kyle Welch said he doesn't think he will be ruining Leadville.

Council member Duarte wanted to know if the aluminum windows will be colored. Kyle Welch said it will be wood/cedar look and not colored.

Councilmember Labbe wanted to know if the look from the street will be sided to look historical. Kyle Welch said he would like to do hard board and cedar so it will look historical.

Councilmember Finken asked if the upper decks where the stairwell will come up and if the two seating will be connected. Kyle Welch said two stairs wells inside of the building and it will be one open deck upstairs for both businesses.

Chair Hinton asked if there was any other public input or questions for the applicant. Chair Hinton said she would entertain a motion to close the public input portion of the hearing.

(6:45 pm) Commissioner Christian made a motion to close the public input portion of the hearing. Commissioner Hinton seconded. Roll call: all in favor.

Discussion regarding the Certificate of Appropriateness among the commission started with Commissioner Wuenschel said the primary role of the historic preservation commission is not to think about the economic component of the project, but only The Secretary of Interior Standards. Commissioner Wuenschel said the setback is a big issue and the materials are also an issue.

Commissioner Hinton said she felt that the extenuating circumstances of the roof collapsing makes this a different consideration than other possible proposals.

Commissioner Neilson said there is going to be a fence. Commissioner Wuenschel asked if a fencing example has been historical to Leadville anywhere on Harrison Ave.

Commissioner Bender said that this proposal incorporates the historic flavor with wood and windows and also be historically modern and this is a nice way to do this. In the summer Commissioner Bender said this would be a nice way to have the courtyard but keep the historical flavor.

Commissioner Neilson said the grand entrance and double doors is more inline than the split door proposal to be more in line with other buildings on Harrison Ave. In regards to glass overhead doors commissioner Neilson thinks this is a great compromise when the doors are glass it will look like big panel windows.

Planning and Zoning Official Dallas explained to the commissioners that they may craft a motion with conditions to specify those areas you want Kyle Welch to adhere to.

Commissioner Wuenschel said that the cornice should be carried across because the upper decking is not keeping with the historic character and he thinks it is up to City Council to discuss the economics of the project and the Historic Preservation Commission should only be considering the historic elements.

Chair Hinton read the approval motion with conditions out loud to discuss with the commission.

Commissioner Christian said he doesn't think that the commission should impose conditions, but should just have an approval for the project.

(6:55 pm) Commissioner Christian moved to recommend to the City Council approval of the Certificate of Appropriateness for construction of a new commercial building and courtyard for the property at 615 Harrison Avenue as presented in this report and finalized at the public hearing on September 9, 2014. The Certificate of Appropriateness application for 615 Harrison Avenue meets the intent of the criteria outlined in the City of Leadville's municipal code, Sections 17.44.040 and 17.44.060, the Secretary of the Interior's Standards and Guidelines for Rehabilitation, and the Design Guidelines: National Historic Landmark District of Harrison Avenue. Commissioner Bender seconded.

(6:58 pm) Commissioner Hinton made an amendment that the final materials and colors for the siding, window glass tint, window lintels and sills, upper deck rails are approved at an informal review meeting including two members of

HPC and staff. And that the courtyard and rear elevation details are approved at an informal review meeting including two members of HPC and staff. Commissioner Matthews seconded.

Roll Call for the amendment: All in favor.

Roll Call for the original motion: Commissioner Wuenschel voted no. All other commissioners in favor.

(7:00 pm) Commissioner Christian made a motion to adjourn the public meeting of the Historic Preservation Commission. Commissioner Bender seconded. Roll Call was not taken. Chair Hinton hit the gavel and adjourned the meeting.

**LEADVILLE HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES- APPROVED
September 23rd, 2014**

COMMISSIONERS		Also Present:
PRESENT: Judy Hinton Peggy Matthews Nicole Thompson Andy Wuenschel	EXCUSED ABSENCE: Mary Bender Kat Neilson Will Hottle Victor Christian	Sarah Dallas, Planning Official, Administrative Services Mgr. Joe Swyers, Planning & Zoning Chair, City Clerk (for a brief segment of the meeting) Deon Wolfenbarger Three Gables Preservation Surveyor

The Historic Preservation Commission met in a regular public session in the Council Chambers of the City Hall.

- 20) (5:30p.m.) Chair Judy Hinton called the meeting to order.
- 21) (5:36 p.m.) Agenda revisions: Commissioner Hinton requested that we change the title of Deon’s presentation to be “Presentation on survey plan grant. Commissioner Matthews requested to add the discussion about paint sample examples to the end of the agenda.
- 22) (5:37 p.m.) Approval of Minutes will wait until next meeting where the commissioners that attended are able to vote.
- 23) (5:38 p.m.) No Public Comments
- 24) (5:40 p.m.) New Business: Deon Wolfenbarger presentation on survey plan grant.
 - Deon Wolfenbarger gave an interactive presentation that included a PowerPoint, SWOT analysis, and mapping exercise.
 - Highlights included what the survey was for, where it should start, and types of surveys.
 - Commissioners and public participated in voicing the areas of concern that should be top priority etc. for the actual survey.
- 6) (6:35 p.m.) Design Guidelines: Commissioners explained and showed the proposed design guidelines to the public that was present.
 - City Council had asked the Historic Preservation Commissioners to have a public participation meeting to discuss the proposed design guidelines at the joint meeting in July, 2014.
 - There were no public comments against or in favor of the design guidelines.
 - A few public participants inquired about the benefits of a Certified Local Government, the Historic Preservation, the Historic conservation overlay and boundary and how those components would help to get potential grant funds for historical buildings.
- 7) (6:44 p.m.) Commissioners reviewed Planning Official Sarah Dallas’s proposed Certificate of Appropriateness, (COA) form and pre-application form.
 - Commissioner Wuenchel suggested on the pre-application to add a question and make it the first question to be, “type of construction new or reconstruction. He also thought that (a) and (b) portions, of the first series of questions, were unnecessary.
 - Commissioner Thompson agreed.
 - No other suggestions were given for the forms.
- 8) (7:11 p.m.) Commissioner Thompson moved to approve the COA forms with the changes discussed. Commissioner Matthews seconded. Discussion: none. Roll Call: Unanimous approval.

9) (7:12 p.m.) Commissioner Matthews had some sample historic preservation color palettes, that she wanted to propose giving to Kyle Welch, for the Sayer McKee project. Commissioner Matthews expressed they would only be suggestions and not binding, she felt Planning Official Dallas could give the color palate when Kyle Welsh came into her office and pulled a building permit.

- Commissioners discussed that there are several types of color palates issued by different paint companies.
- Commissioners discussed not wanting to confuse the applicant that it is necessary, but merely a suggested resource of information.
- Finally, commissioners agreed Planning Official Dallas could give the palate to KW as merely a suggestion.

10) (7:24 p.m.) Chair Hinton adjourned the meeting.

**LEADVILLE HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES- APPROVED
October 28th, 2014**

<p>COMMISSIONERS</p> <p>PRESENT: Judy Hinton Peggy Matthews Andy Wuenschel Victor Christian Mary Bender</p>	<p>EXCUSED ABSENCE: Will Hottle Kat Neilson Nicole Thompson</p>	<p style="text-align: center;">Also Present:</p> <p>Sarah Dallas, Planning Official, Administrative Services Mgr.</p>
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The Historic Preservation Commission met in a regular public session in the Conference room of the City Hall.

25) (5:35p.m.) Chair Judy Hinton called the meeting to order.

26) (5:37 p.m.) No Public Comments

27) (5:38 p.m.) Business:

- Commissioner Hinton wanted to discuss the possibility of splitting a chair role 50/50 between her and Commissioner Hottle.
- Commissioner Wuenschel thought we needed a full time chair and not a splitting of the role.
- Commissioners decided to discuss at a future meeting.

6) (5:43 p.m.) Design Guidelines:

- Commission discussed that they had met the requirements set forth by City Council to engage the public in discussion and asked if Planning Official Dallas would get the design guidelines on a future meeting to be approved by City Council.
- There were no public comments against or in favor of the design guidelines.
- A few public participants inquired about the benefits of a Certified Local Government, the Historic Preservation, the Historic conservation overlay and boundary and how those components would help to get potential grant funds for historical buildings.

7) (5:45 p.m.) Goals for 2015:

- Commissioner Christian would like to see ordinance revisions and changes at the beginning of 2015.
- Commissioners discussed revisiting the issue of signage in 2015 and their role as a commission.
- Commissioners discussed community outreach in 2015 as a goal.
- Commissioner Matthews had a suggestion of working with Big Horn True Value on an incentive for paint discounts, for those that purchase paint from a Historic Preservation approved palate.
- Commissioner Bender suggested the commission do a 2015 calendar fundraiser. Ideas included pictures of the out-buildings, sheds, and other historic properties in Leadville.
- Commissioner Hinton said the work of those photographs might help the survey process for Deon Wolfenbarger.
- Commissioner Matthews also proposed the idea of a website or document with ideas for inspiring people interested in construction or reconstruction of property in the area.

8) (6:00 p.m.) Planning and Zoning Official Dallas had to leave to another meeting.

9) (6:01 p.m.) Commissioners requested the following items be placed on the next agenda:

- Ordinance Revisions.
- Approval of Sept & Oct meeting minutes.
- Appoint a new chair.
- Each commissioner bring a fundraiser idea and then vote on what idea to do in 2015.
- Next meeting scheduled for 12-9-14.

10) (6:24 p.m.) Chair Hinton adjourned the meeting.

AGENDA

THE LEADVILLE HISTORIC PRESERVATION COMMISSION

December 9th, 2014

5:30 P.M.

COUNCIL CHAMBERS

1. Call to Order
2. Roll Call
3. Agenda Revisions
4. Approval of Minutes: 09-09-2014, 09-23-2014, and 10-28-2014
5. New Business:
 - a. Appointment and vote for new Commissioner Chair
 - b. Ordinance revisions for 2015
 - c. Fundraiser ideas and final vote for 2015
 - d. Schedule January 2015 meeting
6. Adjournment

