



## **Leadville Historic Preservation Commission Regular Meeting Agenda**

Date: 09-26-23 Time: 4:00pm

Location: City Hall, 800 Harrison Ave.

Leadville, CO 80461

**(Held In-person AND via Zoom)**

Topic: HPC Regular Meeting

Time: Sept 26, 2023 04:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://leadville-co-gov.zoom.us/j/82976566236?pwd=eUtsbnpaYWh0QXJ0S0U5WEZKQU9UQT09>

Meeting ID: 829 7656 6236

Passcode: 80461

Dial by your location

+1 719 359 4580 US

Time	Topics & Discussion	Anticipated Action	Discussion Lead
<b>1 min</b>	<b>Call to Order</b>		Chair
<b>8 mins</b>	<b>1. Governance Items:</b>		
1 min	• Roll Call	Motion of approval	Chair, Staff
1 min	• Approval of Agenda/Revisions	of agenda	
1 min	• Public Comment - Items Not on Agenda	and	
5 min	• Housekeeping Items – CLG grant: Property List and 1 <sup>st</sup> Progress Report sent to History Colorado, up to date on Deliverables; Letter of Support to Manhattan	minutes	
<b>40 mins</b>	<b>2. Updates:</b>	*Items for formal vote	Staff, Commission Members
10 mins	• A. Demolition Update		
15 mins	• B. Survey Update: Volunteers/Public meeting 10/24		
15 mins	• C. Publication of Code Changes		
	• D. State Historical Fund – <b>Draft comments</b> and Other Grant Options		
<b>60 mins</b>	<b>3. New/Continued Business:</b>	*Items for formal vote	Staff, Commission Members
25 mins	• A. Confirm Survey Questionnaire/Flyer Translation		
20 mins	• B. Year Built Signs		
15 mins	• C. 2023 Awards		
	<b>4. 2023 Goals:</b>		
	1. More Diversity in our Outreach		
	2. Historic Revitalization grants for prominent buildings on Harrison, to help preserve rapidly deteriorating buildings.		
	3. BE MORE VISIBLE: Open houses, get logo out.		
	4. Summer Historic Home Tour		
<b>1 min</b>	<b>Adjourn:</b>		Chair, Staff

Next Meeting: October 10<sup>th</sup>, 2023 – Fire Marshall Boyle

# **Certified Local Government Subgrant Program**

## **Progress Report Form**

Certified Local Government: City of Leadville

Project Title: West End Residential Survey

Project Number: CO-23-10006

Name of Staff Person Responsible for Grant: Lori Tye

Date: 9/19/2023

What work has been accomplished in this review period?

Deliverables 1-5; Kick-off meeting 8/21/23; City meeting with Metcalf 8/31/23; Property list sent to Metcalf 9/19/23; created flyers/questionnaire; Set Public Meeting date of 10/24/23

Is the project currently on budget? Do you have any budgetary concerns for this project?

Yes, we are currently on budget; do not have any concerns at this time

What is the schedule for upcoming activities related to the grant project?

Metcalf is starting pre-field tasks this week; Flyer/questionnaire will be finalized 9/26, translated and mailed out that week; Public Meeting scheduled for October 24<sup>th</sup>, with Metcalf present.

What work will be accomplished prior to the next progress report deadline?

At least 10% draft survey forms; research performed; flyer/questionnaire sent, held Public meeting

What, if any, assistance is needed from History Colorado at this time?

No assistance is needed at this time

Any additional comments



## **Letter of Support**

### **616 Harrison Avenue**

September 20, 2023

City of Leadville, Historic Preservation Commission  
800 Harrison Avenue  
Leadville, Colorado 80461  
[adminassistant@leadville-co.gov](mailto:adminassistant@leadville-co.gov)  
719-486-2092

To Whom it May Concern,

This letter is in support of the restoration of 616 Harrison Avenue in Leadville, Colorado. The project is for Construction Documents for rehabilitation of storefront and windows. This building houses not only a Historic Bar, it also provides long term housing for locals on the second level.

Leadville is rich with historic structures that date back to the 1880s, over 70% of Leadville is in the National Historic Landmark overlay district. This structure is designated as a historic structure in the Leadville Historic Building Inventory and is in the National Historic Landmark district. The Leadville Historic Building Inventory lists this structure as Buckhorn Sporting Goods/Manhattan Bar constructed in 1880, original use was unknown. The Leadville Historic Resources Survey: Phase 1 shows Site: #5LK.40.31, Address: 614-616 Harrison Ave, Construction Date/Historic Name: Ca. 1879 Hatten Block; NHL: Individually Eligible NO, NHL: Contributing to district NO, Integrity/Eligibility comments: Extensive alterations to the façade occurred after the NHL district's presumed period of significance and include metal paneling and vertical wood siding, as well as changing the storefront elements.

The Leadville Historic Preservation Commission is committed to preserving this historic community and the structures that created our beautiful National Historic Landmark overlay district. Last year the HPC has approved Certificates of Appropriateness for the rehabilitation of the Herald Democrat building and the old Mortuary building on Harrison Ave, to bring those storefronts back to the original late 1800s look. The Historic Preservation Commission also partnered on grants for the Herald building and for the Golden Burro restaurant on Harrison Ave to do some restoration. The Leadville HPC supports this project at 616 Harrison Ave, as it will only add to the historic district and help regain some of the integrity of the structure itself.

If you have any questions or need further information, please feel free to contact me.

Very Truly Yours,

Lori Tye  
Administrative Assistant, City of Leadville  
Staff, Leadville Historic Preservation Commission



Lori Tye <adminassistant@leadville-co.gov>

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## Property List Info

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**Jennie Lee** <jlee@metcalfarchaeology.com>  
To: Lori Tye <adminassistant@leadville-co.gov>

Wed, Sep 20, 2023 at 9:26 AM

Thank you for the list, Lori, and for the motel recommendations. We will plan to begin the survey work the week of 10/23 so that Elyse can attend the public meeting. Please let me know if she needs to have anything prepared for that meeting or if it will just be a casual introduction. We likely won't have much to say specifically about the survey at that point since we will just be starting.

Have a great rest of your week,  
Jennie

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Lori Tye <adminassistant@leadville-co.gov>

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## Copy of Application

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**Flewelling - HC, Lindsey** <lindsey.flewelling@state.co.us>

Thu, Sep 21, 2023 at 4:33 PM

To: Lori Tye <adminassistant@leadville-co.gov>

Cc: Scott Spillman <scotrspillman@gmail.com>, Stephen Whittington <whittisl@gmail.com>

Hi Lori,

I had a chance to read over the application draft and have a few comments:

- For the project team section, is there any additional grant management experience that might be highlighted for staff?
- Under scope of work and budget, is it possible to add any additional detail on cost break-down? Will Metcalf refresh their bid? Or do you feel comfortable that the contingency will cover any rise in costs over the past year?
- I think there will be questions about where the match will be coming from, since that is not entirely clear within the application
- Under urgency, you might emphasize any demolition pressures, as well as how the current period of significance has already made it difficult for property owners to access preservation incentives.
- Make sure the number of primary buildings to be surveyed matched up between the scope of work and budget and the project description - both areas for survey don't match across the sections

Please let me know if any additional questions come up!

Best,

Lindsey

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**Lindsey Flewelling, Ph.D.**

**Preservation Planner**

**Certified Local Government (CLG) Coordinator**

*she/her/hers*

History Colorado

1200 Broadway, Denver, CO 80203

720-921-0920 | [lindsey.flewelling@state.co.us](mailto:lindsey.flewelling@state.co.us)

[HistoryColorado.org](https://HistoryColorado.org)

*Under the Colorado Open Records Act (CORA), all messages sent by or to me on this state-owned email account may be subject to public disclosure.*

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Lori Tye <adminassistant@leadville-co.gov>

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## Copy of Application

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**Stephen Whittington** <whittisl@gmail.com>

Thu, Sep 21, 2023 at 5:46 PM

Cc: Lori Tye <adminassistant@leadville-co.gov>, Scott Spillman <scotrspillman@gmail.com>

Lori and Scott,

From what I heard at the Hayden Range event today, getting a competitive grant is not going to be a slam-dunk, so we had better have as strong a proposal as we possibly can.

We can write me in as an advisor for grant management if you think that will strengthen that part of the proposal. I managed a SHF grant to rehab the hoist house at the Matchless Mine when I was ED of the NMHFM. I was involved with all aspects--meeting deliverable deadlines, negotiating with the contractor, overseeing the budget, confirming proposed work was completed, final reporting, etc. I can do it as part of my duties as a commissioner. I think we could actually use my time as match, if we wanted to estimate its value.

Have we gotten any more bids for the surveys? If not, have we been in touch with Metcalf to confirm their proposal is still valid? I don't know if I ever saw the bid. Do they provide enough detail for us to add to the proposal to satisfy the SHF reviewers? If not, can we get that from them? The SHF does like details.

Scott, do you have time to look at the sections on match, urgency, and the inconsistency between the scope and budget or do you want me to do that?

Steve

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Lori Tye <adminassistant@leadville-co.gov>

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## Copy of Application

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**Scott Spillman** <scotrspillman@gmail.com>  
To: Stephen Whittington <whittisl@gmail.com>  
Cc: Lori Tye <adminassistant@leadville-co.gov>

Thu, Sep 21, 2023 at 6:42 PM

Hi Steve,

It would be great if you could do a first pass on those sections, and then I'll take a look at them when I have time this weekend or early next week. I like your idea of writing you in as an additional grant management person if you want to add a brief bio of your experience in that section. I think that means you'll need to provide a resume for the application as well.

Thanks to you and Lori for making sure all this stuff keeps moving in the right direction while I'm gone!

Best,  
Scott

[Quoted text hidden]



Lori Tye <adminassistant@leadville-co.gov>

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## Have questions about the application? Stop in to our Virtual Office Hour today!

2 messages

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**Borunda - HC, Andres** <andres.borunda@state.co.us>

Fri, Sep 22, 2023 at 6:59 AM

To: Andres Borunda - HC <andres.borunda@state.co.us>, Alexis McCowan - HC <alexis.mccowan@state.co.us>, Marcie Gantz - HC <marcie.gantz@state.co.us>, Sara Kappel - HC <sara.kappel@state.co.us>

Good morning applicants!

If you are working through the grant application and have questions about:

- how to approach a particular question in the application
- how to organize your attachments
- what signatures are required for the signature page
- how the review process and award announcement works

Or anything else related to the application, please stop in to our virtual "Office Hours" session today, Friday September 22, 2023 between 2:00pm and 3:30pm.

- Staff present today: Andres Borunda, Alexis McCowan, and Sara Kappel.

We will also be holding a second (and final) Office Hours session on Friday, September 29, between 2:00pm and 3:30pm.

- Staff present next Friday: Andres Borunda, Alexis McCowan, and Danielle Lewon.

To attend today's session, click on this link (<https://meet.google.com/acz-ucit-wxq>) at 2:00 pm. We will send out another email next Friday with the link for that session.

**REMEMBER! Applications are due on Monday, October 2, 2023 at noon mountain time. This is a strict deadline. Please submit early if you can to avoid any last minute issues!**

Have a great weekend!

**Andrés Borunda (he/him)**

Preservation Engagement Coordinator

**History Colorado**

1200 Broadway, Denver, CO 80203

(720) 425-4955 | [historycolorado.org](https://historycolorado.org)

Schedule a meeting with me by clicking on this link: [Andres's Meeting Calendar](#)

*Under the Colorado Open Records Act (CORA), all messages sent by or to me on this state-owned e-mail account may be subject to public disclosure.*

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**Lori Tye** <adminassistant@leadville-co.gov>

Fri, Sep 22, 2023 at 10:54 AM

To: Stephen Whittington <whittisl@gmail.com>, Scott Spillman <scottspillman@gmail.com>

FYI~

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Respectfully,  
Lori Tye



## West End Residential Property Survey Questionnaire

Hello! The City of Leadville, along with Metcalf Archaeological Consultants, are conducting a historic architectural survey of the West End Residential neighborhood on West 8<sup>th</sup> and 9<sup>th</sup> Streets from Harrison to Maple/James Streets. If you have any information about outbuildings, past owners, alterations/additions, or have any historic images to share, we'd love to hear from you!

Please complete the questionnaire and return via email to [ehoganson@metcalfarchaeology.com](mailto:ehoganson@metcalfarchaeology.com), or mail to: City of Leadville, Attn.: Lori Tye, 800 Harrison Ave, Leadville, CO 80461.

Name: \_\_\_\_\_ Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Property Address: \_\_\_\_\_ Number of Outbuildings: \_\_\_\_\_

Date of Building Construction: Primary: \_\_\_\_\_ Outbuildings: \_\_\_\_\_

Circle one: Actual date of construction Estimated date of construction

Builder/Architect: \_\_\_\_\_ Previous Owners: \_\_\_\_\_

Are you (or any previous owners) aware of any alterations or remodels to the property? If yes, please indicate what type of alteration and to which part of the building they were applied.

Do you have any historic images of this building you would be willing to share? Yes No

If yes, please email to: [ehoganson@metcalfarchaeology.com](mailto:ehoganson@metcalfarchaeology.com).

Is there any other information about your property or the neighborhood that you would like to share?

[Cityofleadville.colorado.gov/Surveywebpage](http://Cityofleadville.colorado.gov/Surveywebpage)

The activity that is the subject of this West End Residential Historic Survey Property Questionnaire has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior for History Colorado. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or History Colorado, nor does the mention of trade names or commercial products constitute an endorsement or recommendation by the Department of the Interior or History Colorado.

This program received Federal financial assistance for the identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability, or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, National Park Service, 1849 C Street, N.W., Washington, D.C. 20240

This project has been funded in part by a grant from the National Trust Preservation Fund and of the National Trust for Historic Preservation.

Further Support provided by grants from Visit Leadville-Twin Lakes and Lake County Community Fund.



## PUBLIC MEETING PLEASE JOIN US

Leadville's Historic Preservation Commission has contracted with Metcalf Archaeological Consultants, Inc. to conduct a reconnaissance level survey of the West End Residential area. This area was identified in the 2015 Survey Plan as a Priority One and includes West 8<sup>th</sup> & West 9<sup>th</sup> Streets from Harrison to Maple St. The purpose of the public meeting is to engage those in the survey area to participate in the upcoming survey. If you have any information about outbuildings, past owners, alterations/additions or have any historic images to share, we'd LOVE to hear from you! Questionnaires will be available and completed questionnaires accepted at the meeting.

Meet the team from Metcalf who will be conducting the survey, as well as the Historic Preservation Commissioners!

### **PUBLIC MEETING**

**Tuesday, October 24<sup>th</sup>**

**5 p.m. Leadville City Hall, 800 Harrison Ave.**

If you can't make it in person, please join via  
Zoom: <https://leadville-co.gov.zoom.us> Meeting ID:  
829 7656 6236

**Passcode: 80461**



## REUNIÓN PÚBLICA POR FAVOR, ACOMPÁÑANOS

Conozca las propuestas de las enmiendas del Código Municipal de Leadville que afectan las propiedades que están dentro del Distrito de Monumentos Históricos Nacionales (NHLD por sus siglas en Inglés). El código actual de la ciudad requiere que se obtenga un certificado de Idoneidad (COA por sus siglas en Inglés) antes de que se haga una nueva construcción o antes de hacer alteraciones exteriores en los edificios que se encuentran dentro de lo que se considera zona de comercios (la Calle Harrison), así como también antes de demoler y llenar espacios con construcción residencial dentro del NHLD. Las enmiendas que se están proponiendo en el código de la Ciudad requerirían un COA para adiciones, alteraciones exteriores, demoliciones y construcciones

### **REUNIÓN PÚBLICA**

**Martes, 24 de Octubre**

**Hora: 5 pm • Lugar: Edificio de Leadville City Hall,  
800 Harrison Ave.**

Si no puede acudir en persona, por favor  
conéctese a través de Zoom con este enlace:  
<https://leadville-co.gov.zoom.us> Reunion  
**IDENTIFICACIÓN: 829 7656 6236; Código de  
acceso: 80461**

## **Final Mission Statement for Leadville Historic Preservation Commission**

**Adopted September 12, 2023**

The Leadville Historic Preservation Commission ensures preservation and protection of the diverse cultural and historic resources of the National Historic Landmark District through leadership, advocacy, education, and inclusive community engagement.