

Historical Preservation Commission

Agenda

August 18th, 2022, 18:00

Department of Community Development



Pursuant to C.R.S. 24-6-402(2)(c), Notice is hereby given of the following described Regular Meeting of The Historic Preservation Commission of Gilpin County, to be held Thursday 18 August 2022 at 18:00 in an online format. No physical meeting will be held.

The meeting will be broadcast via Microsoft Teams.

[Click here to join meeting.](#)

Meeting ID: 251 269 159 215

Passcode: 9Lw6AW

18:00 Call to Order

- Quorum Call
- Agenda Review
- Consideration of Minutes
 - 14 July 2022

Public Comment

New Business

- Introduce Cathy Valen; interested candidate for the alternate Commissioner
- Demolition Permit for 997 Pactolus Lake Rd., Black Hawk, CO

Old Business

Staff Updates

- Fritz Peak Observatory
- Thorn Lake School

Adjourn

Reasonable accommodation will be provided upon request for persons with disabilities. If you are a person with a disability who requires an accommodation to participate in this meeting, please notify the Administration Office at 303-582-5214.



Historic Preservation

Meeting Minutes

14 July 2022



Chair Bret Johnson called the meeting to order at 1810.

- No Quorum was held, but the following individuals were in attendance virtually:
 - Chair Johnson
 - Vice Chair, B. Travis Wright
 - Commissioner Susan Mead
 - Commissioner Jasper Webb
 - James Shrout, County Planner
 - Robert Gutierrez, Director of Community Development
- Absent from the virtual meeting:
 - Commissioner Jeremy Kaiser
 - Commissioner Kaiser sent an email on 13 July 2022 stating that he was unable to attend the meeting scheduled for 14 July 2022

Agenda Revision

- CDOT

Meeting Minutes Approval

- *Quorum for April and May Meeting Minutes*
 - April 21st Meeting Minutes - Approved with conditions
 - Vice Chair Wright made a motion to approve April 21st meeting minutes with the condition that it is amended to reflect the accuracy under New Business A (states that Vice Chair Wright made a motion and seconded the motion). This motion was seconded by Commissioner Webb. Moved to vote and approved by the Commission.
 - May 19th Meeting Minutes - Approved
 - Vice Chair Wright made a motion to approve the May 19th meeting minutes, Commissioner Webb seconded the motion and this was moved to vote and approved by the Commission.

Chair Johnson observed and stated that there were no members of the public in attendance of this meeting. No public comment.

New Business

- *Formal appointment of Secretary and Liaison*
 - Vice Chair Wright made a motion to appoint James as the Gilpin County Historic Preservation Commission's Secretary and Liaison. Commissioner Webb seconded the motion. This was moved to vote and was approved unanimously.



- *Redtail Cabins Site Visit*
 - Next 4-6 weeks on the calendar to see the Redtail Cabins with the Gilpin County Board of County Commissioners.
 - Discussed that field trips were typically done on a Saturday and in the fall.
- *Advertising for a new Commissioner*
 - Commissioner Mead stated that she spoke with Adam (Pause) owner of the feed store in Nederland and that while he was interested in the role, he did not have the time.
 - Commissioner Mead stated that she spoke with her neighbor, Kathy Vallen, who is very interested in being part of the Commission. Commissioner Mead stated that Kathy is very knowledgeable about the area.
 - Kathy Vallen 303-807-7473 lives on South Beaver Creed Rd.
 - It was discussed that we have all 5 (five) members of the Commission and would be seeking an alternate. It was then discussed that Susan was the previous alternate until she moved into a member role when the previous Commissioner resigned.
 - Chair Johnson stated that Kathy would need to write a letter of interest. Vice Chair Wright stated that she would submit that to Sharon (Cate). Director Gutierrez stated that she could send the letter to us (Community Development) and that we would move forward with speaking to Ray (County Manager Rears).
 - Commissioner Mead then stated that she would reach out to Kathy with further information.

Staff Updates

- *Thorn Lake School*
 - Director Gutierrez will follow up with Ryan, Director of Facilities regarding the foundation for Thorn Lake School.
- *Electronic Participation Policy*
 - Reviewed by County Attorney and will go before the BoCC in the coming weeks.
- *CDOT*
 - Project on US40 in Jefferson County in which they want to remove a fence and install a new wildlife crossing fence.
 - Rob will send out for review as they would like comment before 1 August.
 - Any comments will be submitted by Director Gutierrez.

Other Discussions

Rob discussed that the Community Development Department has been busy with building permits, a new fee structure and short term rentals. Rob discussed that the County is in process of interviewing for the open finance role in which once that person is hired, we will have a better understanding of the budget for the Commission.



Chair Johnson stated that he has spoken with the Fire Chief, Paul Ondr and was able to access the building. Chair Johnson stated that he has had discussions regarding the proposed addition to the property for a truck bay on the south end of the building and how the Commission will look at this project.

Director Gutierrez requested that James reach out to Chief Ondr for a copy of their plans and forward that to members of the Commission.

Commissioner Mead asked if there were plans for the items that were still in the building.

Director Gutierrez asked James to reach out with those questions.

Chair Johnson stated that he has provided Chief Ondr with Sue (Susan) Wahl's contact information. Chair Johnson is under the impression that the artifacts and paperwork left behind in the observatory will be kept.

Director Gutierrez asked if anyone would be interested in a site visit. Commissioner Mead stated that she had been in the building during an open house. Commissioner Webb stated that she would be interested in a site visit. Jasper stated that she would need plenty of advanced notice for a site visit during the work week. James stated that he would reach out to Susan Wahl about joining the Commission for the site visit.

Chair Johnson indicated that the fire department is learning more about the building as they progress.

Commissioner Mead spoke about a magazine article from Fence Post Magazine about a barn that Larimer County bought in their open space to restore and that they were partnering with HistoriCorps. Commissioner Mead wanted to know if we could partner with them for the Thorn Lake Cabins or the Moffit Tunnel Cabins. Commissioner Mead knows that this is run by a group of volunteers. Director Gutierrez request that James make contact with them to learn more information.

Director Gutierrez spoke about collaborating with Central City and their historic preservation to work collaboratively on preservation projects.

Director Gutierrez then spoke about the hurdles and obstacles with the Community Development and how to we can move forward and shift more focus to HPC.

Vice Chair Wright made a motion to adjourn and was seconded by Commissioner Mead. This motion went to a vote and was approved.

Meeting adjourned at 1852.



To Whom It May Concern,

I am writing to express my interest in participation with the Gilpin Historic Preservation Advisory Commission. While I have no particular professional expertise pertinent to historical preservation, other than a lifelong interest in history and in preserving historically significant places, items and structures; I grew up with parents who loved antiques and finding out the history's of any area we lived in. This lit in me, a passion and appreciation for the preservation of our region's history in any practical way we can.

Gilpin County is a gem, and while many areas closer to the metro area have already lost many of their historical sites to modernization and development, we have a rich history in the county that can and should still be preserved. On my own property, I am always trying to make certain any repairs or changes to the property still blend in and aesthetically "fit in" with the appearance of the rustic and traditional original parts of the property.

I am willing to try to educate myself any way I can, and in the meanwhile can offer my opinions and efforts as more of a hobbyist level historical preservationist.

Thank you for your consideration.

Catherine A. Valen

303-807-7473

doccathy@prodigy.net

Staff Report

Department of Community Development

203 Eureka St. Central City, CO 80427



Board/Commission	Historic Preservation Commission
Meeting Date & Time	August 18, 2022 at 18:00
Meeting Location	Virtual Meeting via Teams: Click here to join meeting.
File Number	DMO-22-3
Petition Type	Demolition
Applicant	James Hesterly
Subject Property	997 Pactolus Lake Rd.
Subject Property Zoning	RS; Residential Subdivision
Subject Property Size	3.49; recorded acreage

Summary of Request

Applicant James Hesterly has submitted an application for a demolition permit for the subject property, 997 Pactolus Lake Rd., Black Hawk, CO. Subject property was built in the Pactolus Acres subdivision in 1958. The home is described as a modified A-frame home with a gable roof design. The home is approximately 1,200 square foot. There is a shed on the property that is built to modern construction standards. Pictures of the home are attached in exhibit A.

Staff Analysis

Due to the age of the home and the unique design of the structure, this is requested to be reviewed by the Historic Preservation Commission. Applicant James Hesterly has completed an asbestos report on the home, to which indicates no asbestos found. This asbestos report can be found attached as exhibit B. Applicant James Hesterly has also applied for the Gilpin County Demolition Permit, attached as exhibit C. Applicant James Hesterly will still need to apply for the Colorado Department of Public Health and Environment (CDPHE) Demolition Notification Application Form, per CDPHE guidelines, should the demolition of the property be approved by the Historic Preservation Commission. Applicant James Hesterly will also need to rectify the Stipulation Agreement recorded against the property on 21 October 2022 before a demolition permit will be issued.

Exhibits Attached

Exhibit A: Photos

Exhibit B: Asbestos Report

Exhibit C: Gilpin County Demolition Permit Application

Staff Recommendation

Staff is electing to not make a recommendation on the demolition of the property and advise that the Commission review all documents to make an informed decision on the future of the property.

Historic Preservation Commission Action on DMO-22-3

This application for demolition has received a "_____ " recommendation from the Gilpin County Historic Preservation Commission to the Gilpin County Board of County Commissioners on this 18th day of August 2022.

Bret Johnson, Chair

James Shrout, Liaison

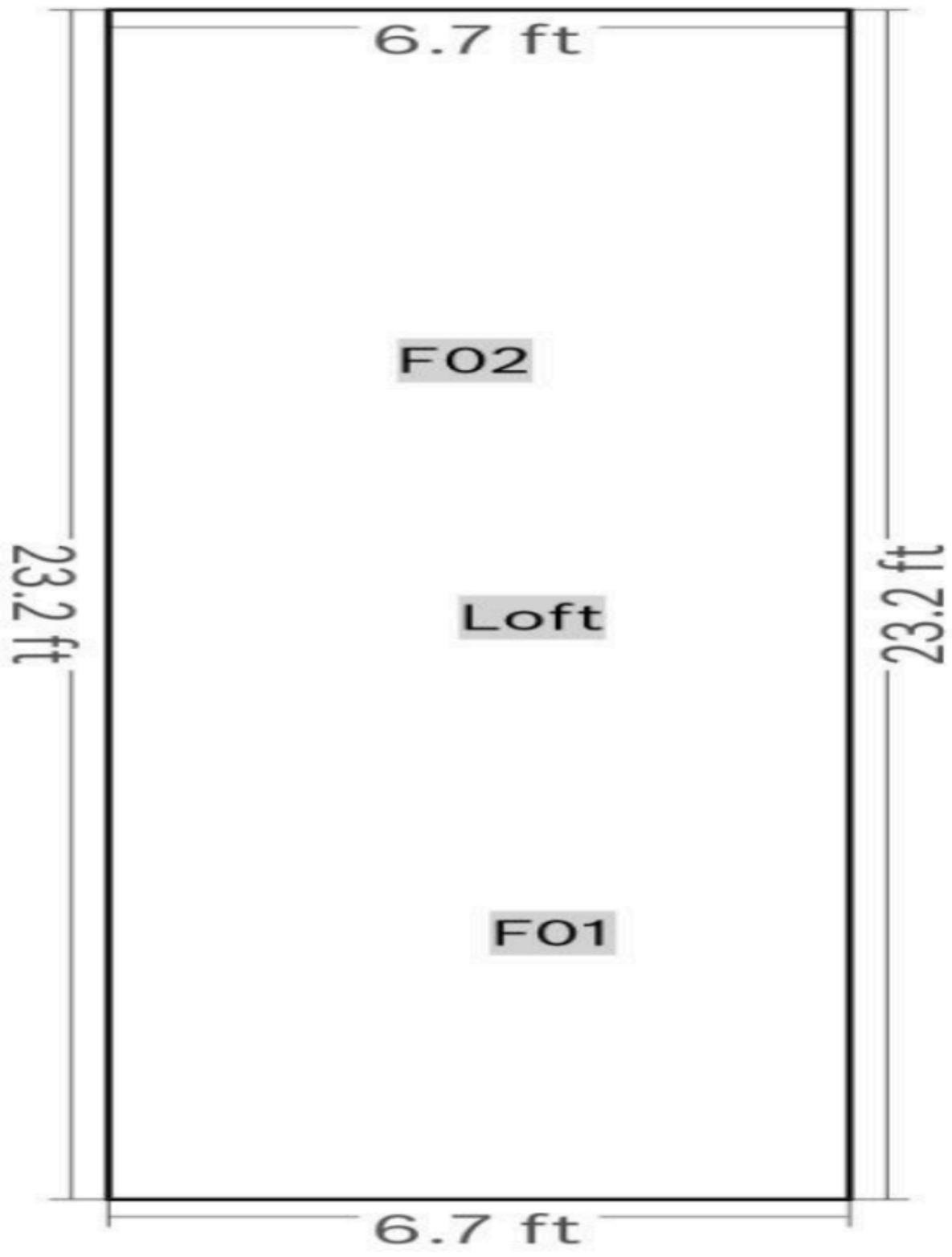
Exhibit A

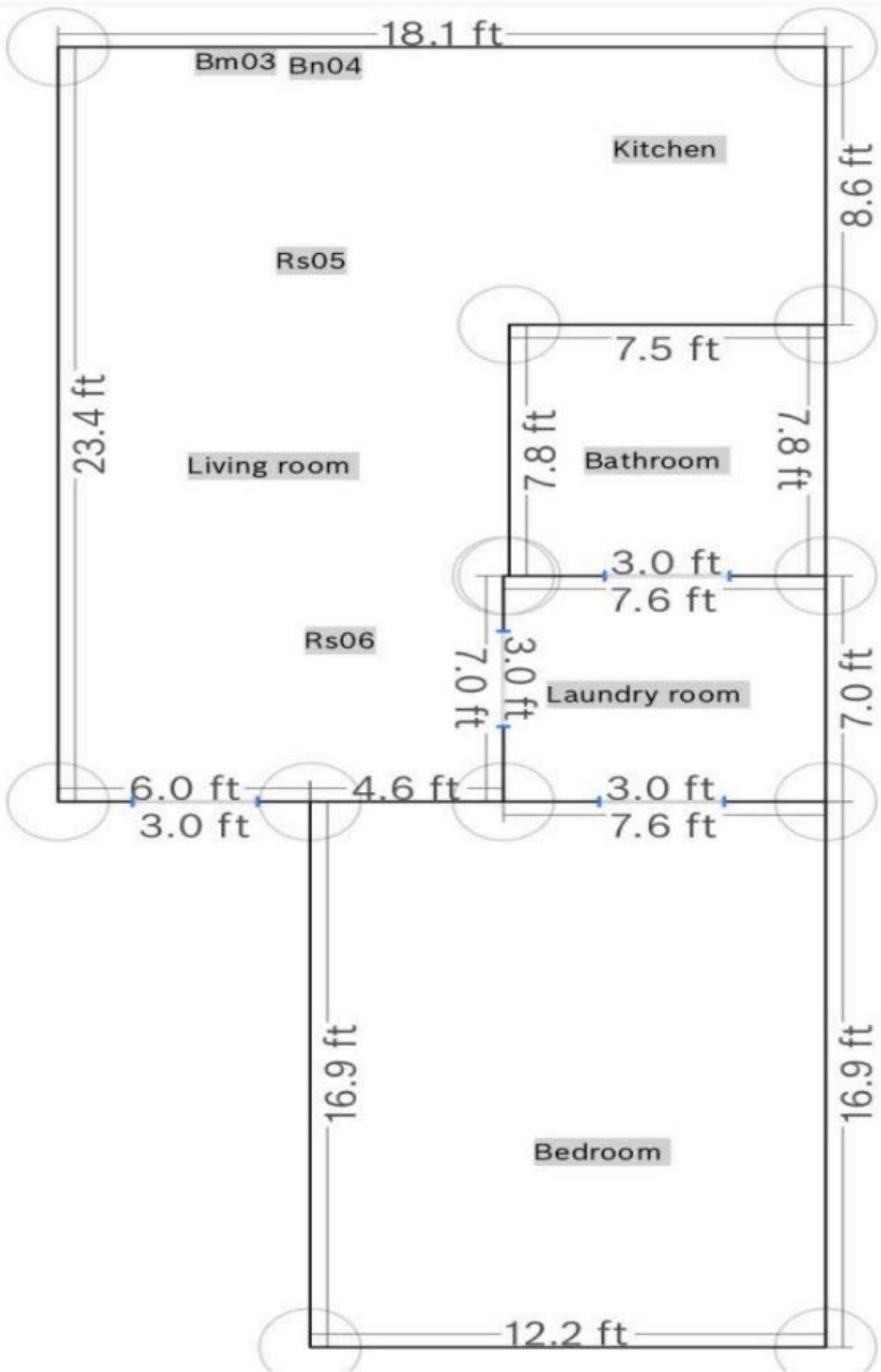






































Asbestos Demolition Inspection Report

SFRD: 997 Pactolus Lake Rd, Blackhawk, CO 80422



Inspection Date: 07/26/2022

Reason for inspection: Demolition of Property

Project# R.M.10782

Prepared for:

Jim Hesterly
997 Pactolus Lake Rd,
Blackhawk, CO 80422

Prepared by:

Rex Environmental
Consulting Firm #ACF-23959
P.O. Box 440594
Aurora, CO 80044
Info@RexEnvironmental.com
www.RexEnvironmental.com
(303) 500-2986

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Dear Client,

Rex Environmental was pleased to be contracted and authorized to perform an asbestos survey. This asbestos survey was conducted for the purpose of identifying the presence of asbestos containing materials (ACM) in the building/home to be demolished. Survey was performed by Rex Environmental as required by state and/or federal agencies. The survey was performed by Colorado Department of Public Health and Environment (CDPHE) certified asbestos inspector and in compliance with applicable federal, state and local regulatory rules.

Asbestos products were NOT found in areas tested:

- All samples collected at this property were negative for asbestos containing material. All samples were non-detect.

Please see the attached copy of the asbestos survey report and detailed sketches for description, measurements are approximate and should be verified for any estimating, permitting, and removal purposes.

Rex Environmental greatly appreciates the opportunity to be your environmental consulting company. Please feel free to call with any questions, concerns or additional assistance regarding this report.

Sincerely,

Robert Martinez

Robert Martinez
Certified Inspector
Rex Environmental
(303) 500-2986

II. Homogeneous Area Table

HA – Homogeneous Area
 ND – Non-detect

G – Good
 D – Damaged

CHRY – Chrysotile

SD- Significantly Damaged

SM – Surfacing Material

MM – Miscellaneous Material

HA#	Sample ID	Material Description	Sample Location	Material Classification	Material Condition	Estimated Quantity	Material Friability	Asbestos Content
1	F01	GREEN MULTI-COLORED SHEET VINYL	LOFT FLOOR	MM	GOOD	160	F	NON-DETECT
1	F02	GREEN MULTI-COLORED SHEET VINYL	LOFT FLOOR	MM	GOOD	160	F	NON-DETECT
2	BM03	BRICK MORTAR	FIREPLACE	MM	GOOD	40	F	NON-DETECT
2	BM04	BRICK MORTAR	FIREPLACE	MM	GOOD	40	F	NON-DETECT
3	RS05	ROOF SHINGLES	EXTERIOR ROOF	MM	GOOD	700	N	NON-DETECT
3	RS06	ROOF SHINGLES	EXTERIOR ROOF	MM	GOOD	700	N	NON-DETECT

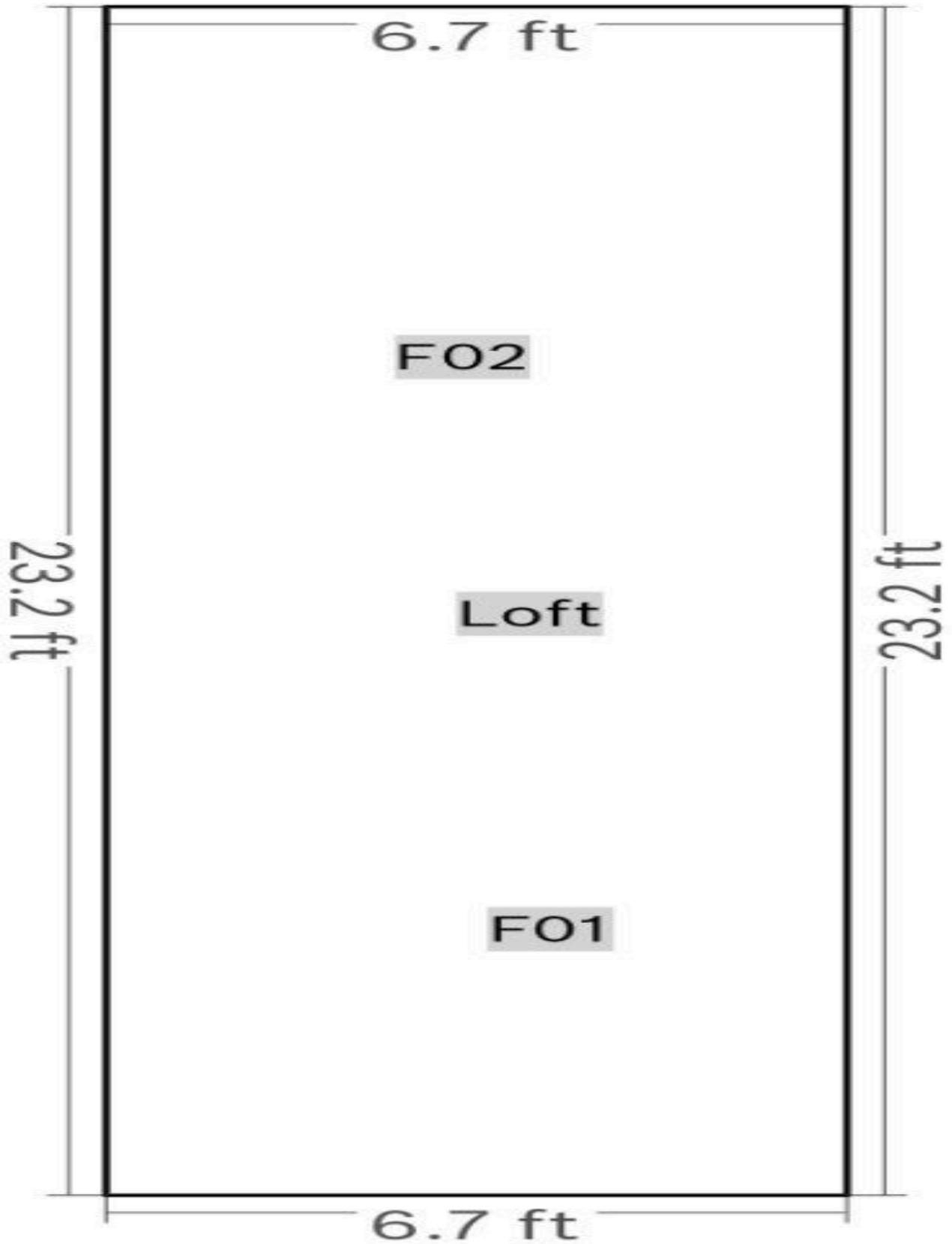
HOMOGENEOUS AREA” MEANS AN AREA OF SURFACING MATERIAL, THERMAL SYSTEM INSULATION MATERIAL, OR MISCELLANEOUS MATERIAL THAT IS UNIFORM BY COLOR AND/OR, TEXTURE.

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E N V I R O N M E N T A L

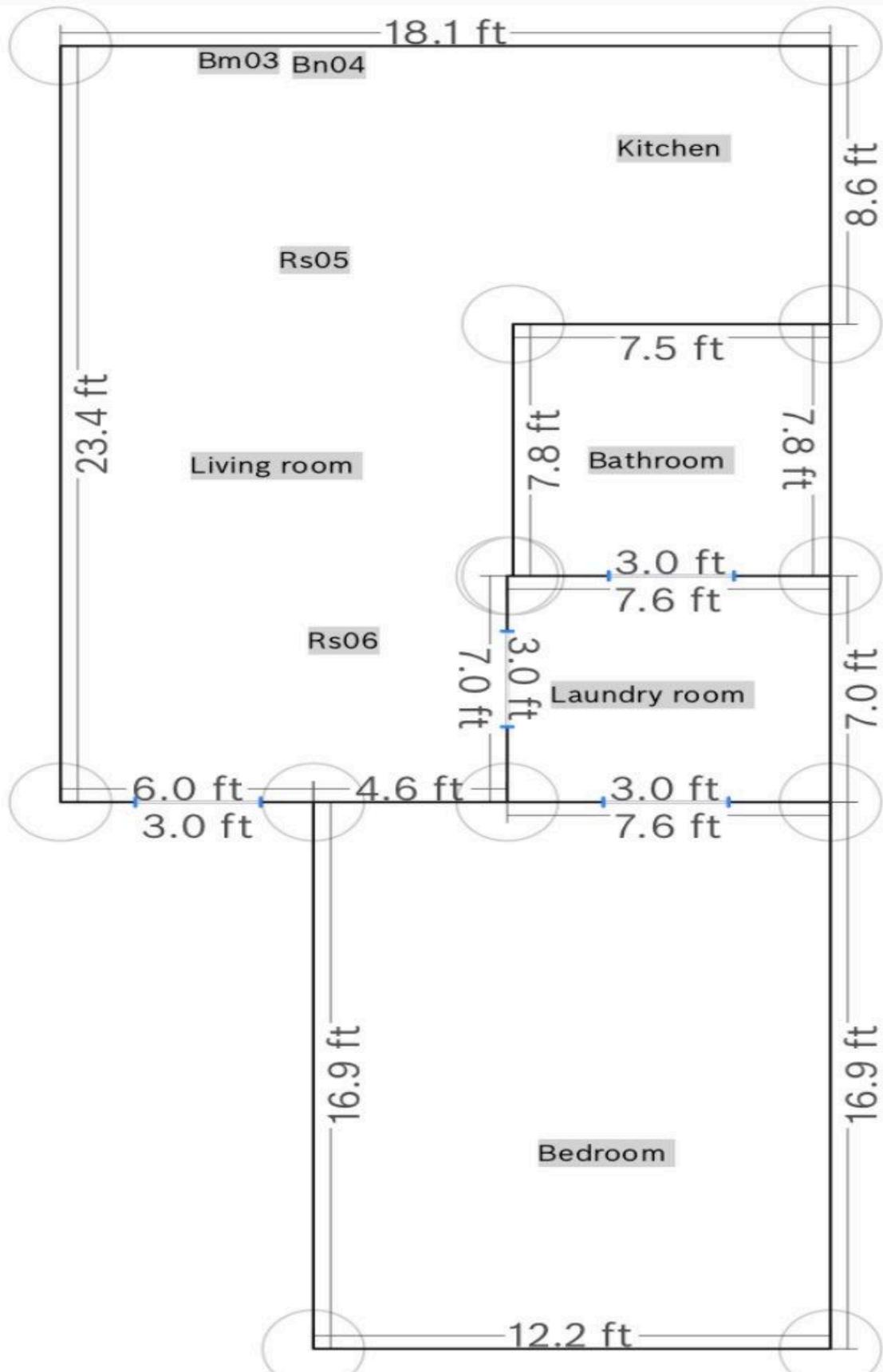
“A Blend of Dedication, Experience, and Trust.”

III. Site Maps



MEASUREMENTS ARE APPROXIMATE AND SHOULD BE VERIFIED FOR ANY ESTIMATING, PERMITTING, AND REMOVAL PURPOSES.

"A Blend of Dedication, Experience, and Trust."



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“ A Blend of Dedication, Experience, and Trust.”

IV. Recommendations

Asbestos was Not identified within building materials throughout the property that were within the scope of the limited inspection and bulk-sampling performed, no professional abatement activities are required for this project to remove or disturb any of the areas tested for asbestos containing materials.

Asbestos products were NOT found in areas tested:

- All samples collected at this property were negative for asbestos containing material. All samples were non-detect.

Please see the attached copy of the asbestos survey report and detailed sketches for description, measurements are approximate and should be verified for any estimating, permitting, and removal purposes.

REX environmental made reasonable effort to locate and sample accessible suspect building materials. For any structure, the presence of building materials hidden beyond access is a strong possibility. If any suspect or unknown material is discovered, all work should stop until material is analyzed to determine if its asbestos containing material.

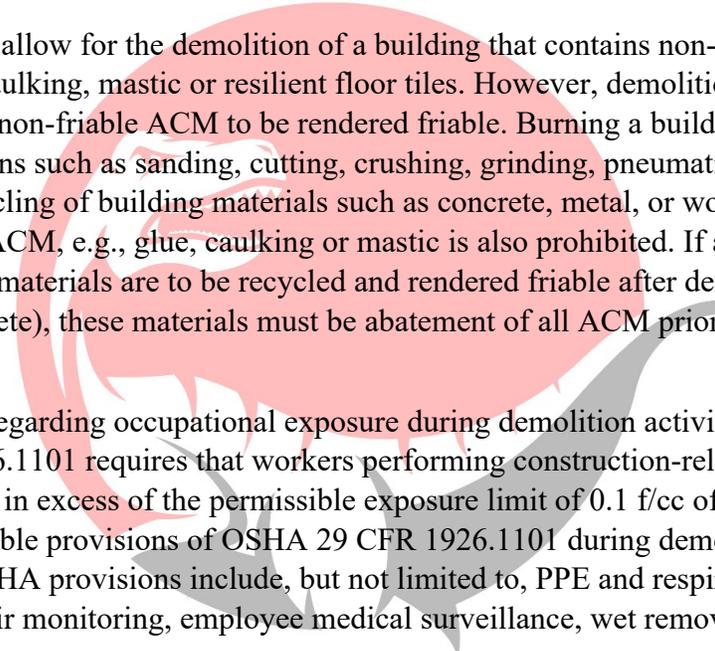


V. Asbestos Abatement & Demolition Requirements

If ACM is to be removed or disturbed in a single-family residence, and the total quantity exceeds any of the regulatory trigger levels of 50 linear ft. on pipes, 32 Sq. Ft. on other surfaces or the volume equivalent of a 55-gallon drum, a CDPHE-certified General Abatement Contractor (GAC) is required to perform the work. The regulatory trigger levels within a commercial building are 260 linear ft. on pipes, 160 Sq. Ft. on other surfaces, or the volume equivalent of a 55-gallon drum. In addition, formal notification to CDPHE prior to the abatement of ACM as well as air monitoring, visual inspections and final clearances by a CDPHE-certified Asbestos Air Monitoring Specialist (AMS) is required. Rex Environmental can provide the client or building owner with a GAC and an AMS upon request.

CDPHE regulations allow for the demolition of a building that contains non-friable asbestos-containing materials, such as caulking, mastic or resilient floor tiles. However, demolition must be completed without causing the non-friable ACM to be rendered friable. Burning a building with any ACM is prohibited. Operations such as sanding, cutting, crushing, grinding, pneumatic jacking, etc. of ACM are not permitted. Recycling of building materials such as concrete, metal, or wood that are bonded or contaminated with ACM, e.g., glue, caulking or mastic is also prohibited. If any of the non-friable asbestos containing materials are to be recycled and rendered friable after demolition (i.e., crushing mastic-coated concrete), these materials must be abatement of all ACM prior to shipping offsite for recycling.

OSHA regulations regarding occupational exposure during demolition activities is still mandatory. OSHA 20 CFR 1926.1101 requires that workers performing construction-related activities be protected from asbestos fibers in excess of the permissible exposure limit of 0.1 f/cc of air. Contractors must comply with applicable provisions of OSHA 29 CFR 1926.1101 during demolition and renovation activities. These OSHA provisions include, but not limited to, PPE and respirators, personnel training, personal-exposure air monitoring, employee medical surveillance, wet removal methods, signage for regulated areas etc.



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VI. Major & Minor Asbestos Spill Response Actions

If ACM is significantly damaged and the total quantity exceeds the regulatory trigger levels, the area is deemed a “Major Asbestos Spill.” The area is consequently subject to the requirements in Reg. 8, Sections III.T.1.-*Major Asbestos Spills*, as outlined below. Additional asbestos air or dust sampling should also be conducted within the remaining areas not directly impacted by the Major Asbestos Spill to determine if asbestos-containing dust/debris has spread to adjacent areas. If asbestos fibers are found within any other areas or on building contents, they should be included in the scope of professional abatement and decontamination. The following response actions must be followed per Colorado Reg. 8 when a Major Asbestos Spill occurs:

- Restrict access to the area and post warning signs to prevent entry to the area by persons other than those necessary to respond to the incident.
- Shut off or temporarily modify the air handling system to prevent the distribution of asbestos fibers to other areas of the building.
- Immediately contact the CDPHE by telephone, submit a notification in compliance with subsection III.E. (Notifications) and, if in an area of public access, apply for a permit in accordance with subsection III.G. (Permits).
- Be exempted from the requirements to have a certified Supervisor on-site at all times, until such time as the immediate danger has passed. Any cleanup or asbestos abatement that must occur after the immediate danger has passed shall be supervised by a person certified by CDPHE.
- Using certified Supervisors and certified workers in accordance with section II. (Certification Requirements) of this Regulation, seal all openings between the contaminated and uncontaminated areas and establish non-detect air pressure within the contaminated area in accordance with paragraph III.J. (Air Cleaning and Non-detect Pressure Requirements). This is to be accomplished using polyethylene sheeting to cover areas such as doorways, windows, elevator openings, corridor entrances, grills, drains, grates, diffusers and skylights.
- HEPA vacuum or steam clean all carpets, drapes, upholstery, and other non-clothing fabrics in the contaminated areas, or discard these materials in accordance with subsection III.R. (Waste Handling).
- Launder or discard contaminated clothing in accordance with subsection III.R. (Waste Handling).
- HEPA vacuum or wet clean all surfaces in the contaminated area.
- Discard all material in accordance with subsection III.R. (Waste Handling).
- Following completion of subparagraph III.T.1.a. through III.T.1.i. above, comply with air monitoring requirements as described in subsection III.P. (Clearing Abatement Projects); air samples shall be collected aggressively as described in 40.C.F.R. Part 763, Appendix A to Subpart E (EPA 1995), except that the air stream of the leaf blower shall not be directed at any friable ACM that remains in the area.
- Comply with any other measurements deemed necessary by CDPHE to protect public health.

In the event of an asbestos spill involving less than or equal to the trigger levels, the building owner or contractor should take the following non-mandatory steps:¹

- Restrict access to the area and post warning signs to prevent entry to the area by persons other than those necessary to respond to the incident.
- Shut off or temporarily modify the air handling system to prevent the distribution of asbestos fibers to other areas of the building.
- Seal all openings between the contaminated and uncontaminated This is to be accomplished using polyethylene sheeting to cover areas such as doorways, windows, elevator openings, corridor entrances, grills, drains, grates, diffusers and skylights.
- HEPA vacuum or steam clean all carpets, drapes, upholstery, and other non-clothing fabrics in the contaminated areas, or discard these materials in accordance with subsection III.R. (Waste Handling).
- Launder or discard contaminated clothing in accordance with subsection III.R. (Waste Handling).
- HEPA vacuum or wet clean all surfaces in the contaminated area.
- Following completion of subparagraph III.T.2.a. through III.T.2.f. of Reg. 8, conduct air monitoring requirements as described in subsection III.P.3 of Reg. 8 (Final Clearance Air Monitoring and Sample Analyses); air samples shall be collected aggressively as described in 40.C.F.R. Part 763, Appendix A to Subpart E (EPA 1995), except that the air stream of the leaf blower shall not be directed at any friable ACM that remains in the area.

VII. Asbestos Inspection

This asbestos inspection was conducted in general accordance with the United States EPA procedures published in 40 Code of Federal Regulations (CFR) Part 763, Subpart E – Asbestos-containing Materials in Schools and Colorado Regulation 8. These inspection protocols specify requirements for the inspector (Section 76.385), laboratory (Section 763.86).

This asbestos inspection involved identification and sampling of specific homogenous areas of suspect ACM in the specific areas that could be impacted by renovation/remediation activities as requested by the client. Suspect ACM includes nearly all building materials except concrete, glass, metal, wood, plastic, and ceramic.

A physical assessment of each homogeneous area of suspect ACM was conducted to assess the general condition of the materials and determine the friability of the material. Under the Nation Emissions Standards for Hazardous Air Pollutants (NESHAP), asbestos-containing building materials are classified as either friable, Category I non-friable or Category II non-friable ACM as described below:

- **Non-friable ACM** when dry, cannot be crumbled, pulverized or reduced to powder by hand pressure.
- **Friable ACM** when dry, can be crumbled, pulverized or reduced to powder by hand pressure.
- **Category I non-friable ACM** includes packings, gaskets, resilient floor covers, and asphalt roofing products containing more than 1% asbestos.
- **Category II non-friable ACM** are materials excluding Category I non-friable ACM materials that contain more than 1% asbestos.²

Bulk samples of suspect ACM were collected in general accordance with the Asbestos Hazard Emergency Response Act (AHERA) protocols as outlined in Colorado Reg. 8. Random samples of suspect building materials were collected for the specific areas and materials identified in this report.

Surfacing materials sampled in this report include, but are but limited to overspray, and droppings, which may be under flooring materials, adjacent walls, structural beams, and other concealed areas.

Colorado Department of Public Health and Environment per Regulation #8 define ACM as material containing more than 1% asbestos. If sample analysis results in <1% then sample can be point counted. If sample is under 1% it becomes Non-Regulated Asbestos Containing Material.

Recognition of Homogeneous Areas: Homogeneous material means an area of surfacing material, thermal system insulation material, or miscellaneous material that is uniform in color and texture (date of application of material looks the same). It should be pointed out that appears to be homogeneous and adjacent to each other may in fact have different contents in terms of asbestos, and only laboratory testing will decide exact concentration.

Sampling was conducted per Colorado Regulation #8 guidelines. Minimums are:

- 3- Samples per area of surfacing materials less than 1,000 square feet.
- 5- Samples per area of surfacing materials between 1,000-5,000 square feet.
- 7- Samples per area of surfacing materials greater than 5,000 square feet.
- 2- Sample of miscellaneous materials

Title 40 CFR Part 61 regulates asbestos fiber emissions and asbestos waste disposal practices, and also requires the identification and classification of existing building materials prior to demolition or renovation activity.

VIII. Limitations

Rex Environmental assumes no liability for any loss, injury, claim, or damages arising directly or indirectly from any use or reliance on this inspection report or the opinions expressed herein. Rex Environmental makes no risk assessment, warranty, guarantee or insurance policies of any kind, express or implied. This report is limited only to the area(s) inspected. There are no risk assessments, warranties, guarantees, or insurance available or provided by Rex Environmental.

This report was prepared pursuant to the contract Rex Environmental has with the client, including an exchange of information about the property that was unique and between Rex Environmental and its client. No guarantees are made arising from any service rendered and liabilities hereunder shall not exceed the total fee paid by the client and Rex Environmental. This report does not serve as a scope of work or bidding document.



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IX. Appendix A Firm Asbestos Certificate



Colorado Department
of Public Health
and Environment

ASBESTOS CONSULTING FIRM

This certifies that

Rex Environmental

Registration No.: ACF - 23959

has met the registration requirements of 25-7-507, C.R.S. and the Air Quality Control Commission Regulation No. 8, Part B, and is hereby authorized to perform asbestos consulting activities as required under Regulation No 8, Part B, in the state of Colorado.

Issued: September 21, 2021

Expires: October 10, 2022

Authorized APCD Representative
SEAL



Built Environment Reservoirs

July 31, 2022

Subcontractor Number:

Laboratory Report: RES 531641-1

Project #/P.O. #: Rm 10782

Project Description: 997 Pactolus Lake Rd Black Hawk,
CO 80422, USA

Robert Martinez
Rex Environmental
PO Box 440594
Aurora CO 80044

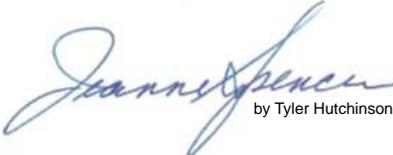
Dear Robert,

Eurofins Reservoirs is an analytical laboratory accredited for the analysis of Industrial Hygiene and Environmental matrices by the National Voluntary Laboratory Accreditation Program (NVLAP), Lab Code 101896-0 for Transmission Electron Microscopy (TEM) and Polarized Light Microscopy (PLM) analysis and the American Industrial Hygiene Association (AIHA LAP, LLC), Lab ID 101533 for Phase Contrast Microscopy (PCM) analysis. This laboratory is currently proficient in both Proficiency Testing and PAT programs respectively.

Eurofins Reservoirs has analyzed the following samples for asbestos content as per your request. The analysis has been completed in general accordance with the appropriate methodology as stated in the attached analysis table. The results have been submitted to your office.

RES 531641-1 is the job number assigned to this study. This report is considered highly confidential and the sole property of the customer. Eurofins Reservoirs will not discuss any part of this study with personnel other than those of the client. The results described in this report only apply to the samples analyzed, as received by the customer. This report must not be used to claim endorsement of products or analytical results by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without written approval from Eurofins Reservoirs. Samples will be disposed of after sixty days unless longer storage is requested. If you have any questions about this report, please feel free to call 303-964-1986.

Sincerely,



by Tyler Hutchinson

Jeanne Spencer
President



EUROFINS RESERVOIRS ENVIRONMENTAL, INC

NVLAP Lab Code 101896-0
AIHA LAP, LLC. LAB ID 101533

TABLE: I ANALYSIS: PLM BULK ANALYSIS, PERCENTAGE COMPOSITION BY VOLUME

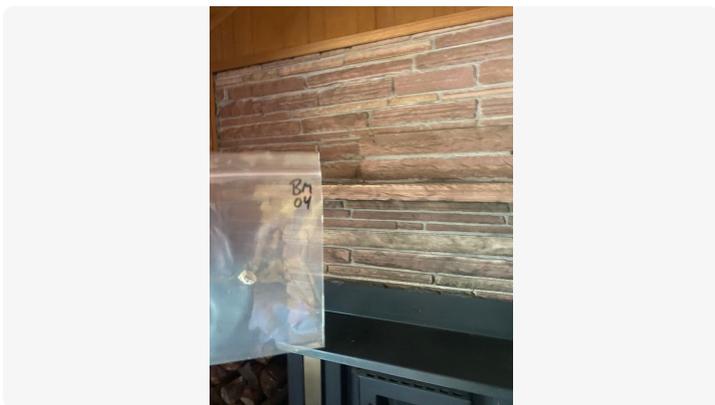
RES Job Number: **RES 531641-1**
 Client: **Rex Environmental**
 Client Project/P.O.: **Rm 10782**
 Client Project Description: **997 Pactolus Lake Rd Black Hawk, CO 80422, USA**
 Date Samples Received: **July 26, 2022**
 Analysis Type: **EPA 600/R-93/116 - Short Report, Bulk**
 Turnaround: **Standard**
 Date Samples Analyzed: **July 31, 2022**

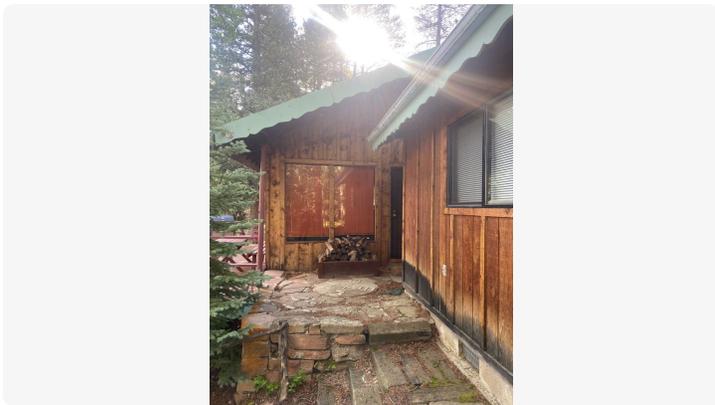
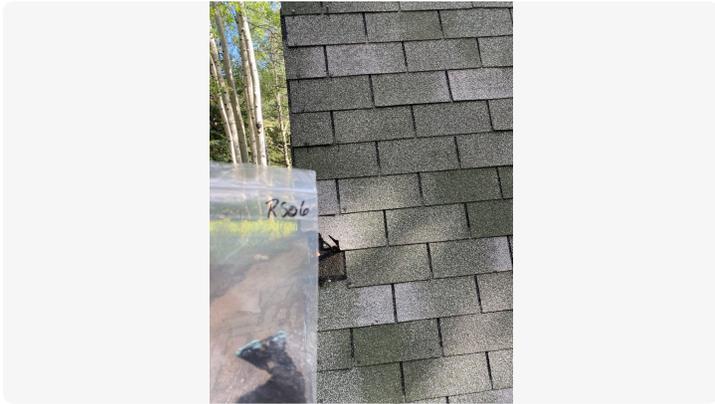
NA = Not Analyzed
 NR = Not Received
 ND = None Detected
 TR = Trace; <1 % Visual Estimate
 Trem-Act = Tremolite-Actinolite

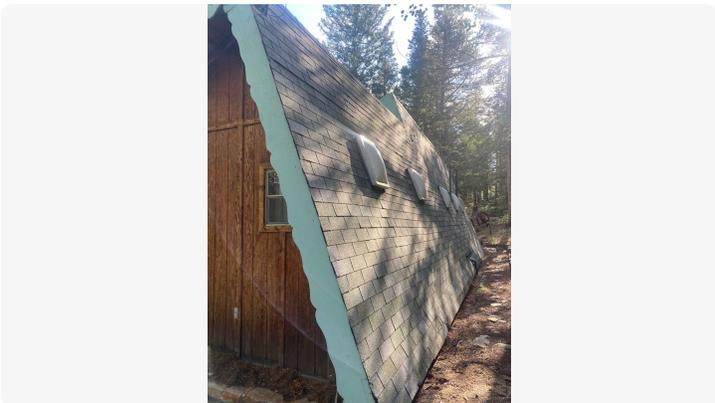
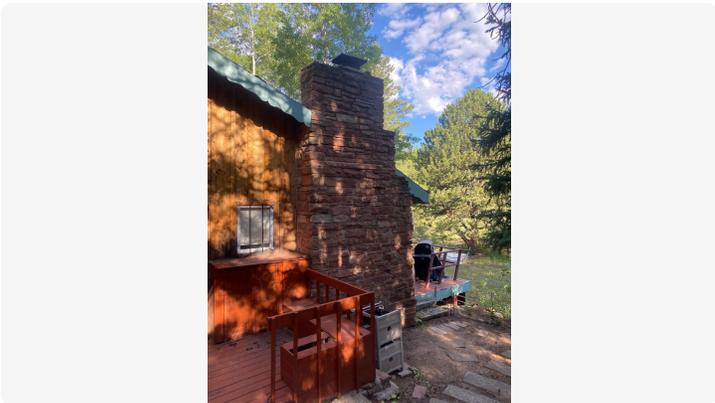
Laboratory Sample ID Client Sample Number	L A Y E R	Physical Description	Sub Part (%)	Asbestos Content		Non-Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
				Mineral	Visual Estimate (%)		
531641 - F01	A	Green/multi-colored sheet vinyl w/ black/gray fibrous backing material	100		ND	40	60
531641 - F02	A	Green/multi-colored sheet vinyl w/ black/gray fibrous backing material	100		ND	40	60
531641 - Bm03	A	Gray mortar	100		ND	0	100
531641 - Bm04	A	Gray grout	100		ND	0	100
531641 - Rs05	A	Black felt w/ blue paint	35		ND	70	30
	B	Black/multi-colored shingle	65		ND	8	92
531641 - Rs06	A	Black felt w/ blue paint	45		ND	70	30
	B	Black/multi-colored shingle	55		ND	8	92

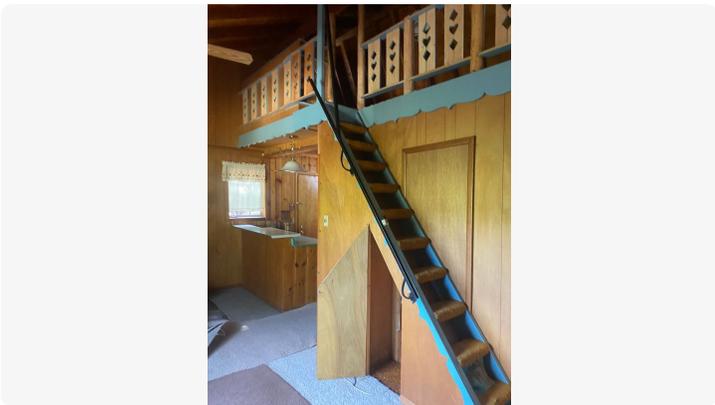
TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

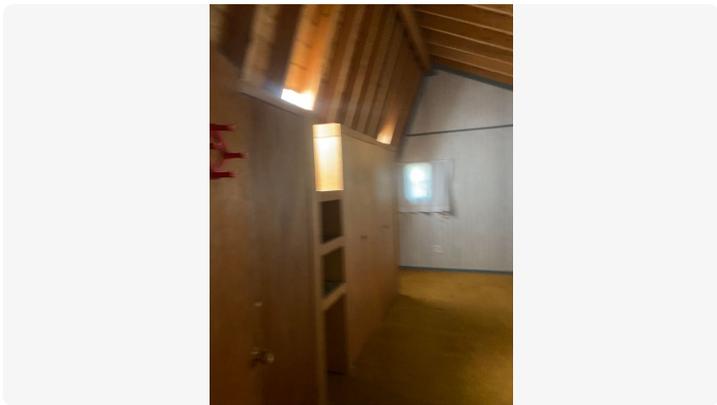
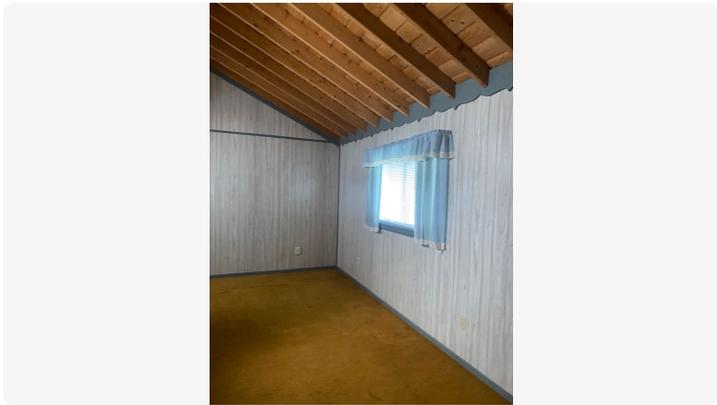

 Tyler Hutchinson
 Analyst

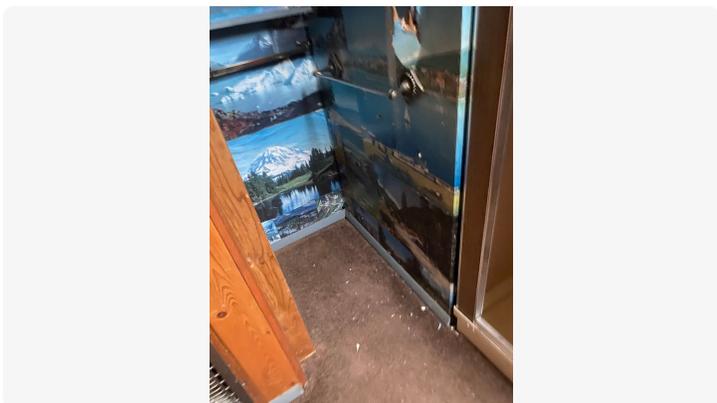
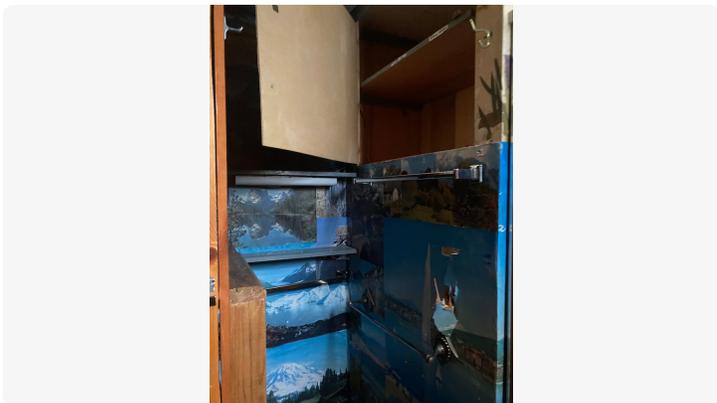
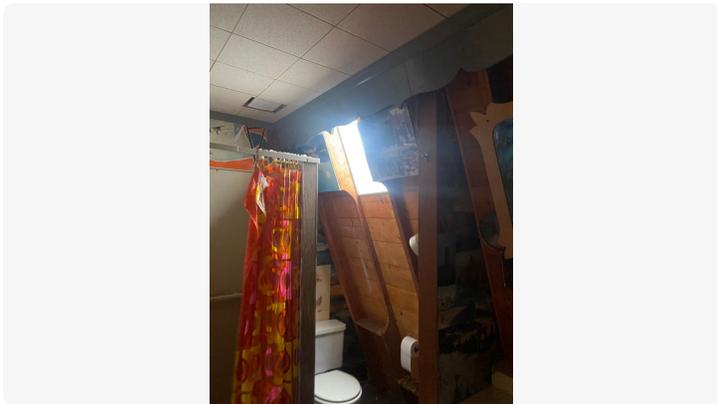


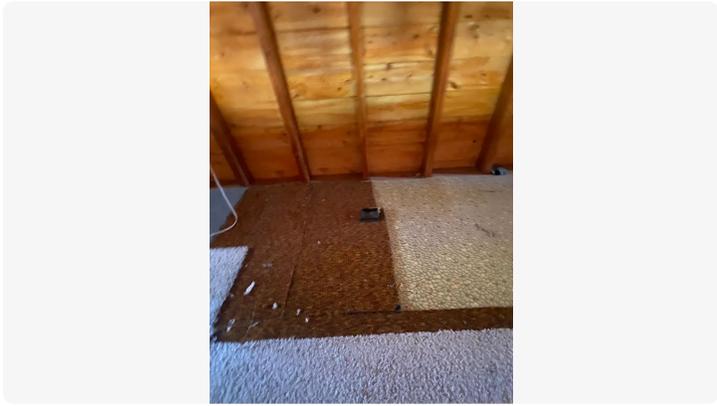














DMO-22-3

Demo Permit

Status: Active

Date Created: Aug 8, 2022

Applicant

Kyle Matthews
kyle@justarchitectureanddesign.com
9815 Westbury Ct
Highlands Ranch, CO 80129
720-323-1493

Location

997 PACTOLUS LAKE
CO 80422

Owner:

LINCOLN HILLS HEIGHTS LLC

NOTICE!!

Effective May 1, 2021 Gilpin County requires ALL contractors to be registered. PERMITS WILL NOT BE ISSUED TO UNREGISTERED CONTRACTORS! Contractors must visit <https://gilpincountyco.viewpointcloud.com/categories/1086/record-types/6481> to obtain registration.

Owner Information (must match county records)

Owner Name

Lincoln Hill Heights, LLC. James Hesterly
Owners Representative

Owner Address

9457 S University Blvd, #635

Owner City, State and ZIP Code

Highlands Ranch, CO 80126

Owner Phone Number

303-478-9048

Owner Email Address

jhlkinglofts@gmail.com

Work Description

Building Address

Date

997 Pactolus Lake Rd

07/21/2022

Use of Existing Bldg(s)

Residence

Description of Work to be Performed

Demolition and removal of existing residence

Applicants Valuation of Work

10,000

Number of Floors

2

Are you the property owner, and doing the work yourself?

No

Permit Requested

Square footage being demolished

Square footage

920

Project Design Professional or Contractor Information (if not owner)

Name

James Hesterly, L5, LLC

Address

5 Inverness Dr East, suite 130

City, State, Zip Code

Englewood, CO 80122

Phone Number

303-478-9048

Email Address

jlhkinglofts@gmail.com

Contractor Company

L5, LLC

Primary Contact and Property Access Information

Primary Contact Cell Number

303-478-9048

Requirements

Floor Plan with square footage noted and labeled (bedroom, bathroom etc.)

Site Plan showing location of building being demolished.

Certification

I certify that the information, plans and exhibits I have submitted are true and correct to the best of my knowledge. If submitted information is insufficient or incomplete, this application will be held in abeyance until such time as all required information is submitted or for which no permit is issued within 180 days following the date of application shall expire by limitation, and the submittal may be thereafter destroyed by the Building Inspector. I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining prior consent. A survey may be required to verify the location of improvements covered in this permit.

Kyle Justin Matthews

07/21/2022

Date Signed

07/21/2022

Full Name

Kyle Justin Matthews

Attachments

 1st flr plan.pdf

Uploaded by Kyle Matthews on Aug 8, 2022 at 9:08 am

 application form.pdf

Uploaded by Kyle Matthews on Aug 8, 2022 at 9:08 am

 2nd flr plan.pdf

Uploaded by Kyle Matthews on Aug 8, 2022 at 9:09 am

 Site Plan.pdf

Uploaded by Kyle Matthews on Aug 8, 2022 at 9:09 am

 asbestos demo inspection report 997 pactolus lake rd blackhawk co 80422.pdf

Uploaded by Kyle Matthews on Aug 8, 2022 at 9:11 am
