



**Historical Preservation Committee
Monday, August 8, 2023 – 3:30 PM
City Hall – 1st Floor Conference Room
Minutes**

1. **Call to Order and Roll Call:** Chair Laurie Glauth called the meeting to order at 3:30 PM. Members in attendance included: Laurie Glauth, Larry Black, David Langley, Eric Simonson, and Linda Allred. Also in attendance were Planning Director Karen Schminke, Permit Technician Dorie Slaughter, City Council Representative Frank Connors, guest Steve Plutt from the Park County Historic Preservation Advisory Commission, and guest Hildred Davis.
2. **Approval of Minutes:** July 11, 2023: **MOTION:** Larry Black moved and Eric Simonson seconded to approve the July 11, 2023 minutes. The minutes were approved unanimously.
3. **Public Hearings:** – ZDP # 202306189: Roberts House HLD:
 - a. A request by Steve Plutt (Applicant) and the City of Woodland Park (Property Owner) to consider the Roberts House for Local Historic Landmark Designation. The subject property is located at 750 CR 21 with a legal description of Track D, Wal-Mart Center, Woodland Park, Colorado and is zoned Planned Unit Development (PUD). (QJ)

Ms. Glauth read the case into the record. She then asked if any committee members have any relationship with the applicant or other communication that may bias or create a predetermined the outcome prior to this hearing.

Ms. Schminke presented the staff report which reviewed the property location; the history of the original Junction House that had been located on the property; and then reviewed the current cabin that was constructed in 1915 by M.J. Taylor and the additions that were added later. She shared some contemporary photos and discussed the level of integrity as defined by National Park Service & Colorado History Society which included setting, location, design, materials, workmanship, feeling, and association. She referenced the 2006 Architectural Inventory that indicated that there is enough historic fabric left to maintain its integrity on a local level. She went over the local landmark designation criteria per Resolution No. 602, Series 2003 and indicated that the structure met those requirements. Finally, she indicated staff recommendation is to recommend City Council approve The Roberts House (aka The Junction House) as a Local Historic Landmark.

Mr. Plutt introduced himself and indicated that he is here with Hildred Davis who is the granddaughter of Edith and William Roberts who lived in this cabin. Mr. Plutt provided the following detailed presentation:

First I would like to say something just for the record your beginning slide showed that the Junction House served Cripple Creek. The Junction House originated in 1873 and Cripple Creek did not exist in 1873. Cripple Creek's significance did not come about until 1891. The significance of the Junction House was for Leadville during the Colorado silver boom. That is when all the traffic went through the Junction House, changing of horses, the hotel, and Summit Park Post Office there in the mid-1870s. It was a fully recognized United States Post Office. It does have beyond local significance just due to that. The Junction House provided a resting area for the development of the entire State of Colorado. I am hoping that it meets the criteria for national recognition as well. Hopefully the State of Colorado, History Colorado will recognize it as a landmark for the State.

The Roberts family made a lot of contributions to this area and they still to this day make contributions to this area. They homesteaded here just out by Thunderhead right by Kelley Road and Rampart Range Road in the late 1880s. Edith Roberts was a Lofland and was born in Green Mountain Falls in 1888. The family were pioneers of this region. William and Edith Roberts that lived in this house had some milk cows and provided dairy products to the area. They delivered these products milk, butter, eggs, and cream from a cart pulled by a donkey. They even traveled up to Carol Lakes and delivered up there. That's on top of Rampart Range Road. The family made a lot of contributions to the area and they still do. Hildred right here she has lead a 4H group for 56 years up here in Woodland Park including my sister was one of her alumni. The Roberts family continues to make contributions to our area youth and community.

I want to mention a few things about the cabin. The additions according to things I read about the City of Woodland Park when they examined it in 2006 in my opinion the additions need to be raised. They are not significant in any way. They were built in the 40s and 50s and they are not in very good condition. The main cabin had a small addition out the back that's visible in a 1920s photograph. So that would stay in my opinion. So the main house and the addition straight out the back to the northeast would stay. The cabin was built by Morris Taylor in 1915. That's a huge anomaly in this area. It's really an odd ball cabin because there is no corner notching to it. All the cabins around here were corner notch in different various styles. This cabin was vertical corner post. Vertical corner posts were brought to the United States by the Swedes and Germans back in the 1700 hundreds in Pennsylvania. One particular house was a two-story center post house in Pennsylvania that was built in 1744. Corner posts go way back in the United States, but in this area it is very, very rare. In fact, it is the only one I have seen. I have sat on a committee such as yours, the Park County Historic Preservation Committee for 25 years and we have reviewed countless cabins just like this and none of them have ever been corner posts style, they were notch. So this is really a rare cabin. It's in excellent condition. It has wood shingles. Covering the wood shingles are asphalt roofing. So it has preserved the interior quite well.

We were in it back in July, Linda Allred and myself. It is really clean inside. Not near what we thought it was going to be like. It is in good shape. It has a beautiful hardwood floor in the main room. It's in excellent condition too. The windows are all one over one wooden sash windows. The ones that are there were replaced in the

1940s, but the window frame if you look in the 1920s photograph that you showed here compared to the window frames today the frames are actually the same. It's just the panes and the sash have been changed out.

Ms. Glauth asked if anyone on the Committee had any questions.

Ms. Glauth questioned the staff report relaying the survey's conclusion that the cabin may not qualify for anything but a local designation. Mr. Plutt stated there are numerous mistakes in the 2006 survey: incorrect section, township, and range; refer to the barn as a garage; etc.

Ms. Glauth asked if Mr. Plutt thought we still have opportunity to go beyond the local designation. Mr. Plutt replied that he has a friend that sits on the review committee at History Colorado that reviews nominations and he came out to look at the cabin several months ago. His personal opinion, but he is only one of several that sit on that committee, is that it will not have any trouble getting State status. Mr. Plutt stated that he is hopeful that City Council will recognize its value as a historic landmark that can be developed for educational purposes.

The Committee had a short discussion regarding other structures that used to be on the subject property and across the road. These included corrals and other barns and what remains is an old foundation part of the old barn and it has cut nails. Mr. Plutt noted that where the Roberts House sits today, according to Ute Pass Historical Society and that survey, was where the original Junction House sat in 1912 when it burned. They built the cabin on top of that flat spot. Ms. Schminke noted that the barns across the road are not part of the subject parcel and that is a different piece of ground.

Ms. Glauth asked the size of the property. Mr. Plutt indicated 0.55 according to the assessor. Ms. Glauth asked Mr. Plutt if he saw updating anything for staff presentation since we have a little bit of a disconnect between the reconnaissance survey and some of the history; will the presentation to Council be modified so it matches up a little better. Ms. Schminke indicated that can be done and that one of the items that goes to City Council is the draft minutes from this hearing. The minutes will not be approved by the Committee, but they will have a draft summary of discussion and the points that were brought up in this meeting.

Ms. Glauth asked if there were any public comment. Hildred Davis indicated that she would be honored if this property would be part of the historical sites in our county. She noted that her brother and sister were born there and that two 2 other cousins were also born there during that time. She concluded that it would be a real honor and she would be thrilled if this were to go through and she hopes the Committee consider it.

Ms. Glauth closed public comment.

Ms. Glauth asked if there were any other comments. There were none.

Ms. Glauth asked if there were any final questions. There were none.

Ms. Glauth begin deliberation.

Ms. Schminke mentioned that Ms. Allred had helped prepared the application and her participation is a matter of disclosure and whether or not you she feels able to make a fair and impartial conclusion. It may be best to abstain. Ms. Allred indicated that all she did was prepare the drawings and measure with Steve. He did the main part of the application, but I did participate and I am in communication with History Colorado and the submittal of the work that Steve's done. Mr. Plutt responded by saying that Ms. Allred has cut herself short. She has done a lot. She has been a huge part of this project. Ms. Schminke indicated that she probably should recuse herself. Ms. Allred recused herself.

Ms. Glauth asked if anyone wants to make a motion. **Mr. Black made a motion to accept the application for designation and make a recommendation to Council. Mr. Langley seconded the motion. Ms. Schminke called for a roll call. Ms. Allred responded recuse. Mr. Simonson responded yes. Mr. Langley responded yes. Ms. Glauth responded yes. Mr. Black responded yes. Motion carried 4 to 0.**

4. Committee Business:

- a. Midland Terminal Depot** – Mr. Langley presented a proposal for scope of work for the Midland Terminal Depot to complete Construction Documents. This would include the Architectural and Structural, Mechanical, and Electrical Engineering and the total cost for the drawings would be \$11,880. Ms. Glauth asked Ms. Schminke if this would require a Request for Proposal or can we turn this work over to Dave. Ms. Schminke indicated that she is not prepared to answer that but will look into it.

The Committee then discussed the current budget, the potential for grant funds from the State, and that Council Member Connors may be able to request additional funds from City Council with the 2024 budget coming up. Ms. Schminke noted the Committee will have a more in depth discussion regarding the 2024 budget and Work Plan at their September meeting. Ms. Glauth requested that the City's Grant Analyst, Kimberly Burleson, be invited to the next meeting. Mr. Plutt commented that the El Pomar Foundation is really big on giving out grants for projects that have something to do with the City of Colorado Springs and the Midland Terminal had a lot to do with the City of Colorado Springs.

- b. Refurbish Headstones in City Cemetery** – Ms. Allred reported that to date they have refurbished 10 headstones and they think there are about 6 or 7 more, but none of them match the scale of the Andrew Hackman marker that was just completed. It was reported that Mr. Plutt has replaced 4 stones for Hildred Davis and she has reimbursed him for materials. Ms. Allred questioned if grants were available for this kind of work. It was agreed that this is another item to have Ms. Burleson look into.

Ms. Glauth reported that Harold Clare with A C Concrete has been donating material for this work and that the Committee should send him a thank you note for his donation of time and materials to do this. Mr. Plutt indicated that the materials Harold Clare has donated so far is about \$125 worth. Ms. Glauth indicated that Mr. Plutt should also be

reimbursed for the materials he has donated. Mr. Plutt indicated that he'd never turn down a \$20 bill but it is not necessary as he finds this work very rewarding and very interesting to do.

Ms. Glauth recommended a short presentation to Council so they can see what is going on and Mr. Connors indicated that he thought it would be very good. Ms. Schminke indicated that she will talk to the City Clerk to see about setting this up as a special presentation at the beginning of a Council meeting.

Mr. Simonson indicated that he spoke to Mel March and he brought over a huge stack of papers that we need to take a look at them. Mr. March has been working on the cemetery since the 1970's and this information he provided is likely quite valuable.

- c. **Templeton Cemetery** – Mr. Simonson shared drawings of the cemetery, including Google imagery. He provided an overview of the work he had been doing to locate likely unmarked graves. From the drawings you can see where the grave sites are relative to the 5 acres (one likely that of a child due to its small size) and a likely encroachment of the fairway, sand traps, green, and Frisbee golf.

Ms. Allred reported that Mr. Plutt has arranged a meeting with History Colorado for next week for historic status for this cemetery. Ms. Schminke directed everyone to a draft restoration plan on the backside of their agenda where there are some bullet points that break this project into pieces: Boundary Survey; Ownership Verification; Fence; Headstone Refurbishment; and Designation. She indicated that in the next Work Plan we may want to provide additional detail for each of these components. Ms. Glauth commented that we may want to discuss this also with Ms. Burleson.

- d. **Poster for 2023** – Mr. Langley stated that after viewing of the video *Dude Ranches in the Shadows of Pikes Peak* that the committee shouldn't ride tails on something that's already successfully, but a different take on the topic may be worth considering. He suggested that at this time the Committee should decide on a theme that makes use of a specific collection of photographs. Ms. Glauth quested if a poster should be reconsidered since it is already August. Mr. Langley indicated that it is not a matter of doing a poster but a matter of decision of approval of a theme to go with. Ms. Glauth recommended that the poster discussion be placed at the top of the agenda for next meeting so there would be enough time to give it some careful consideration, specifically deciding a topic and the timing.

5. **Reports:**

- a. **Committee Members' Reports** – Mr. Black indicated that the video *Dude Ranches in the Shadows of Pikes Peak* will be showing again at Gold Hill Theatres this Saturday, August 12th, at 11 a.m.
- b. **Council Member Liaison's Report** – None.

c. **Planning Director's Report** – Ms. Schminke reported that we have not received an application from the TAVA group for the Woodland Station redevelopment. She indicated that she would let them know when they receive that application.

6. **Public Comment on Items Not on the Agenda** – None.

7. **Adjournment:** The meeting was adjourned at 4:59 p.m. The next meeting is scheduled on Tuesday, September 5, 2023 at 3:30 PM.

Recorded by Dorie Slaughter, Planning Technician and approved by the HPC:

This 5 day of September, 2023

Larry Black
Larry Black, Vice-Chair