



PUBLIC NOTICE – Revised AGENDA

Historical Preservation Committee (HPC)

Tuesday, May 7, 2024 – 3:30 PM

Council Chambers – 220 W. South Ave

Zoom link available from the calendar at the bottom of the front page of the City website (www.city-woodlandpark.org).

1. Call to Order and Roll Call
2. Approval of Minutes – April 2, 2024
3. Public Hearings –
 - a. **ZDP # 202404051: 312 N. West Street HLD Amendment:** A request by Lowell Ross (applicant) and Christel Aime for Aimee Ventures, LLC, (property owner) to consider amending Ordinance No. 1328, Series 2018, that designated the El Dorado Casino located at 312 N. West Street as a Local Historical Landmark; said amendment would modify the legal description of the affected land but retain designation of the building. The subject property is located at 312 N. West Street with a legal description of Lots 1-3, El Dorado Subdivision, Woodland Park, Colorado. (QJ)
4. Committee Business
 - a. Vos Building Discussion Continued
 - b. May Preservation Month Banner
 - c. Poster for 2024 – Historical Women
 - d. Templeton Cemetery Restoration Plan
 - e. Historic Designation Possibility – 107 W. Henrietta Avenue
 - f. State Grant Opportunities Update
5. Reports
 - a. Committee Members' Reports
 - b. Council Member Liaison's Report
 - c. Planning Director's Report
6. Public Comment on Items Not on the Agenda
7. Adjournment

FOR MORE INFORMATION PLEASE CONTACT THE WOODLAND PARK
PLANNING DEPARTMENT AT (719) 687-5202



**Historical Preservation Committee
Tuesday, April 2, 2024 – 3:30 PM
City Hall – 2nd Floor Conference Room
Minutes**

1. **Call to Order and Roll Call:** Chair Laurie Glauth called the meeting to order at 3:30 p.m. Members in attendance included: Laurie Glauth, Linda Allred, Larry Black, David Langley, and Eric Simonson. Also in attendance were City Council Representative Frank Connors and guest Steve Plutt from the Park County Historic Preservation Advisory Commission. Planning Director Karen Schminke was present.
Members Absent: None.
2. **Approval of Minutes:** March 5, 2024:
MOTION: Mr. Black moved and Ms. Allred seconded to approve the March 5, 2024 minutes, with a correction to 4.b to reference Ms. Allred's 'associate' instead of her 'employee'. The minutes were approved unanimously.
3. **Public Hearings:** – None.
4. **Committee Business:**
 - a. **Vos Building Discussion** – No new information is available.
 - b. **May Preservation Month Banner** – May is National Historic Preservation Month. The final design of the 12' x 3' banner was discussed and approved. Miriam's graphic design services are \$166, and Canyon Signs can produce the banner for \$185. While the banner budget was originally \$250, the difference can be reallocated from the unspent training funds. Miriam will send the file to staff and Spence/Canyon Signs. Mr. Plutt will contact Spence to confirm production. Director Schminke will also get copies of both bids. Ms. Allred will ask Spence about wind-cuts in the banner.
MOTION: Mr. Langley moved and Mr. Black seconded to have Canyon Signs produce the sign and to reimburse Miriam for design services. Motion passed unanimously.
 - c. **Poster for 2024 Historical Women** – A discussion was had about the many possible women to highlight; their contributions; the progress of finding photos of women and Memorial Park; how many pictures will fit on the poster; the history of the lake, the social organizations from the time and their membership; perhaps a QR code could be included so that all the women can be memorialized. A dozen photos would be ideal for the poster design. The possible short list of names includes: Edith Atwell, Francis Johnson, Thelma Starr, Agnes Schupe, Lulu Warden, Fern Hammer, Ruby Carroll, Madeline Hughes, Irene Denny, Bes Inman, Iva Kelley, Clara Vos, Jo Wondergem, Francis Gregor, and Alberta Burns. Steve Plutt will get together with David Langley to review possible photos.

- d. **Templeton Cemetery Restoration Plan** – Ms. Glauth was unable to get the tombstone due to snow. Mr. Simonson offered to store it in a safe place. The cemetery is located within a larger parcel that is zoned PUD. Several issues exist such as: the legal right to cross other land to get to the cemetery; a public access easement; a navigable path; and current ownership, designation, and dedication of the cemetery. If Mr. Simonson can get landowner permission, Mr. Plutt will ask Colorado School of Mines to use their ground penetrating radar to find the grave sites, like they are doing for some of the historic Park County cemeteries. Director Schminke found that the County Assessor does not have the cemetery as a separate parcel, so it is part of a larger parcel that is privately owned. This land is not platted, but the cemetery is noted in the PUD plan.
- e. **Historic Designation Possibility – 107 W. Henrietta Avenue** – Mr. Langley mentioned the possibility of having this property obtain local historical designation. The owner is interested in changing the use from a church to a single-family residence. Director Schminke recommended the owner contact the Planning Department to initiate both these processes.
- f. **312 N. West Street (Preschool in the Pines) adjacent vacant lots** – Director Schminke noted for the Committee that the owner of this property has applied for a Change in Use to build two duplexes, one on Lot 1 and the other on Lot 3. Since this property is in a commercial zone, a Change in Use is required to allow residences. The existing Preschool in the Pines building, located on Lot 2, will not be changed. The historical designation for this property includes all three lots (Lots 1-3), and the City Attorney recommended the City go through the public hearing process to remove Lots 1 & 3 from historical designation, but retain the designation for Lot 2. If the historical designation is proposed to be amended in any way, the HPC will review the application as a QJ item and make a recommendation to City Council for their decision.
- g. **State Grant Opportunities Update** – Director Schminke said Kimberly received the resumes from those on the HPC. Mr. Langley believes he had drawn a foundation plan for the Baggage Building, but not MEP's, in 2018.

5. **Reports:**

- a. **Committee Members' Reports** – Mr. Black reported that a preview of “The Mighty Midland” will be held on June 7th, but the location and time are yet to be determined.

Mr. Plutt reported that he met with Donna Finicle about the possibility of holding an Ocean to Ocean Highway Day. She would like to meet with the HPC, City, and possibly DDA, about an event. Ms. Glauth added that Teller County should be included. She will contact Donna.

Ms. Glauth reported that she met with Pat Hyslop about getting children involved in local history, and she suggested connecting with the WPSD to engage students with their Colorado history and HPC projects - for instance the annual poster.

Ms. Glauth stated she would like to appoint a special projects committee that would include Mr. Plutt so that he could give presentations to other organizations as an HPC member, for example, his “History of Ute Pass” presentation.

MOTION: Mr. Langley moved and Mr. Black seconded to set up a Special Projects Committee to include Steve Plutt. Motion passed unanimously.

Ms. Glauth reported that the Cog car will be moved to the Centennial Trail. The signs will have to be moved as well, and should be oriented so the sun will not bleach them.

Ms. Glauth thanked everyone for attending the dedication ceremony at Memorial Park on March 8th. She will draft a thank you note to Tony Perry and Park State Bank thanking them for their generous donation for the monument and asked the letter be put on City letterhead. She will also send Ms. Schminke the receipt for the Donna Finicle plaque.

Mr. Plutt announced that the Senior Expo will be held on April 27th at 9 a.m. at the Community Church. He will be giving a presentation during the Expo. He also mentioned that Victor, CO is holding a presentation this Saturday on “How to Research Your Building” though the County Clerk’s office and records.

- b. Council Member Liaison’s Report** – Council Member Connors reported that the City Cemetery Cleanup is on Saturday, April 27th, at 8:00 a.m.
 - c. Planning Director’s Report** – Director Schminke provided a handout with information containing a link to the Ohio APA who is holding a web-based training called “The Relevancy Guidebook; How We Can Transform the Future of Preservation” on May 3, 2024. The webcast is free and the HPC is welcome to attend.
- 6. Public Comment on Items Not on the Agenda** – Ms. Glauth reminded the HPC that if they think of anything they may want on the City Website/HPC page, to bring forth those ideas. It was noted that the Brazenhead is designated as a Local Historic Landmark, so the HPC will review any proposed changes the property owner may want to make.
- 7. Adjournment:** The meeting was adjourned at 5:31 p.m. The next meeting is scheduled on Tuesday, May 7, 2024 at 3:30 PM, in City Hall.

Recorded by Amy Wolin, Permit Technician and approved by the HPC:

This _____ day of _____, 2024

Laurie Glauth, Chair

**CITY OF WOODLAND PARK
STAFF REPORT**

PROJECT NAME: HLD 2024-01: The El Dorado Subdivision Lots 1 & 3 – Local Historic Landmark Designation Amendment

FROM: Karen Schminke, AICP, Planning Director

REQUEST: Amendment request to remove Lots 1 & 3 from the Historic Landmark Designation

LOCATION: 312 N. West St. with a legal description of Lots 1-3, El Dorado Subdivision being a replat of Lots 1-6 and the adjacent 15 foot wide alley in Block 22, Lake Addition to the Town of Woodland Park

ZONING: Neighborhood Commercial (NC)

APPLICANT: Lowell Ross

LAND OWNER: Aime Ventures

PROCESS: May 7, 2024 Historical Preservation Committee Hearing
May 16, 2024 City Council 1st Reading of Ord. No. _____
June 6, 2025 City Council Public Hearing

Background: On April 4, 2018, the owners of the Pre-School in the Pines, Brian and Lisa Osborn, nominated their property for consideration of a Local Historic Landmark designation. The request was approved by City Council in 2018 by Ordinance No. 1328, Series 2018. The historical name for the building on lot 2 is The El Dorado Casino and it is considered significant for its importance in the growing commerce found in Woodland Park in the 1930s.

Figure 1: Teller County Assessors Records – Circa 1960s

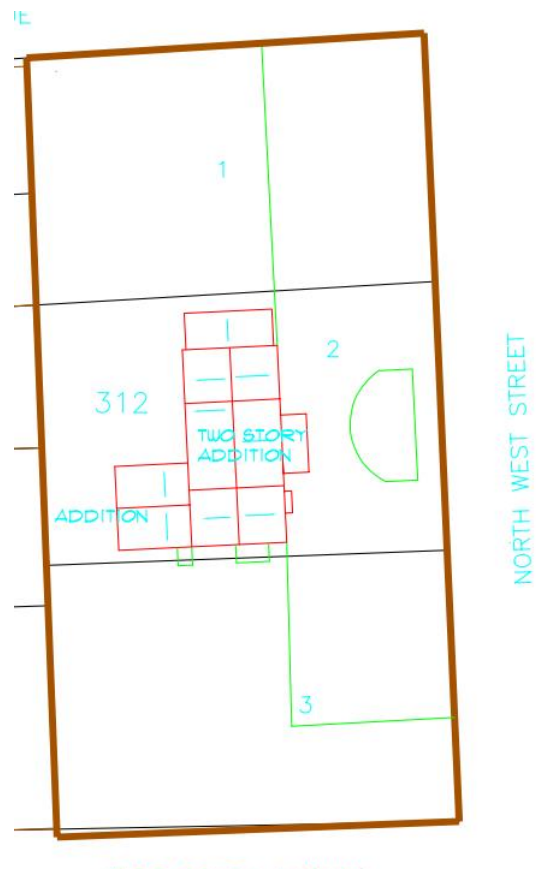
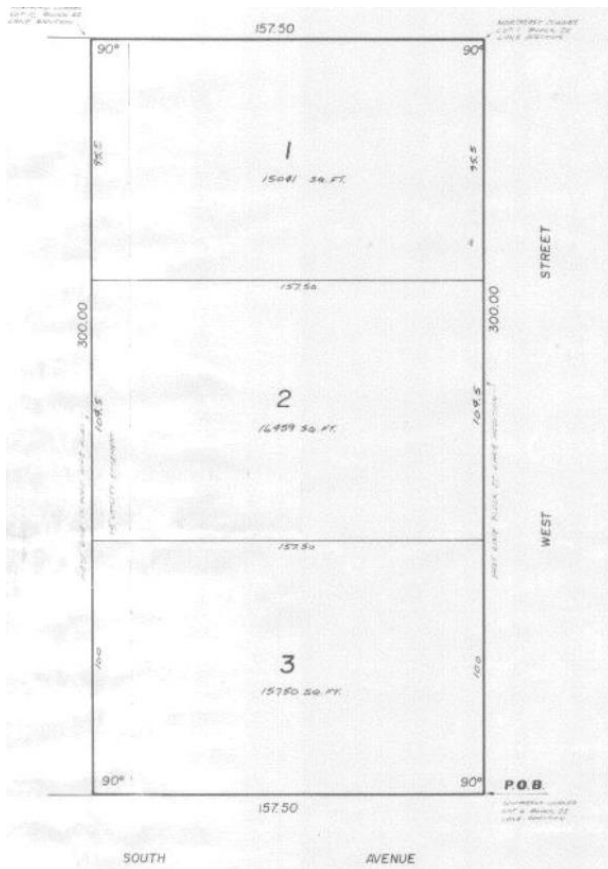


As was noted in the staff reports associated with approving the local historic designation, the building's architectural and historical integrity has changed significantly over time. This building's level of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society (setting, location, design, materials, workmanship, feeling, and association) has been significantly diminished due to many additions

on the building. Especially, the addition on the second floor and the removal of the historic windows and doors had compromised its original design. The workmanship, feeling, design, and materials have been changed extensively through the years. The building no longer has significant integrity to convey the significance of a National, State or local level. However, the building is significant for its rustic style and character. The character defining features include the buttressing effect at the corners, log construction, large stone fireplace, and small divided lite windows. (See Architectural Inventory Form OAHF 1403, Resource Number 5TL.3463)

Current Request: Figure 2 below is a snap shot of the subdivision plat for the subject property (El Dorado Subdivision Lots 1-3). The subject property is comprised of three individual lots and the El Dorado building is located on the center lot (Lot 2) and the lots on either side (Lot 1 and Lot 3) are vacant land. In 2018 Ordinance 1328 was approved and all three lots (Lots 1-3) are included in the legal description of the property associated with this historical designation.

Figure 2: El Dorado Subdivision lots 1-3



In 2022 the owner of the subject property obtained permission to change the use of the building on Lot 2 from the pre-school and instead use it as a residence, just as it had previously been in the 1970's. The owner is now requesting the historical designation be removed from lots 1 and 3. Per the project narrative included in the application, the property owner's intent is to maintain

the historic character and quality of this original log building on Lot 2, and to construct a residential duplex building on Lot 1 and on Lot 3. The project narrative also notes the owner's intent to keep the quality of the neighborhood intact and that each new building will have architectural detailing and materials sensitive to the historic nature and scale of the existing historical building.

Criteria: In accordance with Resolution No. 602, Series 2003, the Historical Preservation Committee shall evaluate a nomination in regards to the following **criteria for a Local Landmark Designation**:

1. The structure should be at least fifty years old.
2. The property is historically significant through one or more of its:
 - a. architectural design;
 - b. association with an historical event, period or person;
 - c. physical impact and location within the City of Woodland Park; and
 - d. potential to provide important information concerning the history of Woodland Park.
3. The structure should have sufficient original or accurately restored materials that maintain its original historic character.

With the adoption of Ordinance 1328, which granted historic landmark designation to the subject property, the following findings were made:

Findings in 2018:

1. The Pre-school in the Pines building is more than 50 years old, having been built in 1932.
2. The property as described in this Staff Report and by the attached Architectural Inventory Form OAHP 1403, Resource Number 5TL.3453 is historically significant for its location on N. West St., for the growth of commerce in Woodland Park, and due to the property and persons associated with its ownership.
3. Although the architectural integrity has changed substantially over time it is still significant on a local level for its rustic style and character.

Using the above criteria for a Local Landmark Designation staff has made the following findings for this request:

1. Lots 1 and 3 are vacant land with no structures present.
2. The attached Architectural Inventory Form OAHP 1403, Resource Number 5TL.3453 does not specify any significance for either of the individual vacant lots.
3. There are no structures present so this criteria is not applicable.

Staff has also made the following additional finding:

4. The original Findings from 2018 still apply to the El Dorado Casino building located on Lot 2, El Dorado Subdivision (312 N. West Street).

Recommendation: That the Historic Preservation Committee recommend City Council approve the request to remove the historic landmark designation from Lots 1 and 3, El Dorado Subdivision, but with the condition that Historic Landmark Designation for the El Dorado Casino on Lot 2, El Dorado Subdivision (312 N. West Street) is retained.

Attachments:

- Application to Amend the Historic Designation
- Ordinance No. 1328, Series 2018
- Architectural Inventory Form (OAHP1403), 2006



2024 HISTORIC LANDMARK
DESIGNATION
NOMINATION FORM
(Revised 1/1/2024)

Project # _____
Fee: \$62.00 (plus publication & recording fees)

Owner's Name CHRISTEL AIME
Mailing Address 1900 E. PIKES PEAK AVE. SUITE #3 COLO SPRGS, CO 80909
Phone Number(s) (719) 391-4444 (719) 231-2152 CELL
E-Mail Address CAIME@AIME-MANAGEMENT.COM

Applicant's Name (if different from owner) LOWELL ROSS
Mailing Address 1626 E. PIKES PEAK AVE COLO SPRGS, CO 80909
Phone Number(s) (719) 632-3384 EXT 103 (719) 606-7288 CELL

Name of Building or Site LOT 1-3 ELDORADO SUBDIVISION

Name of Builder and/or Architect (if known) AIME VENTURES NELSON-ROSS ARCH.

Site Address 312 N. WEST ST WOODLAND PARK, CO 80863

Legal Description Lot 1-3 Block _____ Subdivision ELDORADO

Date of Construction SUMMER 2024 Type of Construction SINGLE STORY RESIDENTIAL

Qualification for a Local Historic Landmark Designation is based upon Section 2.44.030 of the Municipal Code and the attached criteria.

1. Describe how the property is historical significant through its: architectural design; association with an historic event, period or person; physical impact and location within the City; and potential to provide important information concerning the history of Woodland Park.

LOT 1,2,3 ARE PART OF THE ELDORADO SUBDIVISION. LOT 1 + 3 ARE CURRENTLY VACANT. ON LOT 2 IS THE HISTORIC ELDORADO CASINO WHICH WAS RECENT RESTORED AND CONVERTED FROM A DANCE HALL TO A PRIVATE RESIDENCE IN 2022. IT'S THE INTENT OF THE OWNER TO MAINTAIN THE HISTORIC CHARACTER OF THE STRUCTURE.

2. Is the structure in its original condition or accurately restored materials that maintains its original historic character? Yes ☒ No ☐ If No, describe. _____

3. What alterations or additions if any have been added to the exterior of the structure? NONE

Please attach 6 copies of color photos from the street view.

I certify that the information and exhibits herein submitted are true and correct to the best of my knowledge.

Property Owner Signature [Signature] Date 4-4-24

Applicant Signature [Signature] Date 4/4/2024
(The Applicant's Signature is needed only if different from the property owner.)

This Section To Be Completed By City Planning Department Staff

1. Submission _____, 20__, taken by _____
(Within 60 days of receiving written consent the Committee will hold a Public Hearing.)
2. Fee Received _____, 20__, taken by _____
3. Historic Preservation Committee Public Hearing date _____, 20__.
4. Public Hearing Notice shall be published 15 days prior to Historical Preservation Comm. Hearing.
Send to newspaper _____, 20 ____
Publication date _____, 20 ____
5. Historical Preservation Committee action of approval or denial is referred to City Council via the City Council's Packet one week prior to First Reading of the Ordinance on _____, 20__. (Within 30 days of the referral, the City Council will hold a Public Hearing.)
6. Public Hearing Notice shall be published 15 days prior to City Council hearing.
Send to newspaper _____, 20 ____
Publication date _____, 20 ____
7. City Council First Reading of the Ordinance on _____, 20__.
8. City Council Public Hearing set for _____, 20__.
9. Letter of public hearing to applicant or property owner is sent _____, 20__.
(Within 15 days of the hearing, the property owner shall be noticed in writing.)
10. Letter of Approval/Denial to applicant sent _____, 20__.

In accordance with Resolution 602, Series 2003, the Criteria for a Local Landmark Designation of an individually owned residential or commercial building, structure, object or landscape including the following area of analysis:

1. The structure should be at least fifty years old.
2. The property is historically significant through one or more of its:
 - a. architectural design,
 - b. association with an historical event, period or person,
 - c. physical impact and location within the City of Woodland Park,
 - d. potential to provide important information concerning the history of Woodland Park
3. The structure should have sufficient original or accurately restored materials that maintain its original historic character.

Nelson-Ross Architects

1626 East Pikes Peak

Colorado Springs, Colorado 80909

Phone: 719-632-3384

Fax: 719-632-1781

E-mail: lross@jpnarch.com

Letter of Intent

Date: April 10, 2024

To whom it concerns,

In regards to lots 1, 2, and 3 of the Eldorado Subdivision located at 312 N. West St. The historic 2 story log building known as the notorious Eldorado Casino is located on lot 2. In 2022 our client, Christel Aime, fully restored this historic building, converting it from a daycare to a private residence. It is Christel's sincerest intent to maintain the historic character and quality of this original log building. During restoration he restored all the historic architectural elements both internal and external, returning it to a beautiful state.

Christel is requesting to remove the historic status of lots 1 and 3 so he can build a residential home on each lot. Each home will have architectural detailing and materials sensitive to the historic nature and scale of adjacent properties. It's his intent to keep the quality of the neighborhood intact. Currently the property is within the business district, having residences on these lots will keep with the character of the adjacent properties and reduce traffic compared to it's potential use if developed as commercial.

Sincerely,

Lowell Ross

SINGLE FAMILY DUPLEX
411 WEST LAKE ST. + 412 W. SOUTH AVE
WOODLAND PARK, COLORADO 80863

OWNER

AIME VENTURES, LLC
1900 E. PIKES PEAK AVE., SUITE #3
COLORADO SPRINGS, COLORADO 80909
PHONE: 719-391-4444

ARCHITECT

JOHN P. NELSON ASSOCIATES
1626 EAST PIKES PEAK AVENUE
COLORADO SPRINGS, CO. 80909
PHONE: 719-632-3384
john@jpnarch.com

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF NEW CONSTRUCTION OF 1 DUPLEX (2 SINGLE FAMILY) DWELLING UNIT ON LOT 1 AND 1 DUPLEX (2 SINGLE FAMILY) DWELLING UNIT ON LOT 3. THE PROJECT IS LOCATED AT 312 NORTH WEST ST, WOODLAND PARK, COLORADO 80863. REFER TO VICINITY MAP FOR PROPERTY LOCATION. NEW ADDRESSES AND DRIVEWAY ACCESS FOR LOT 1 AND 3 PER SUBDIVISION

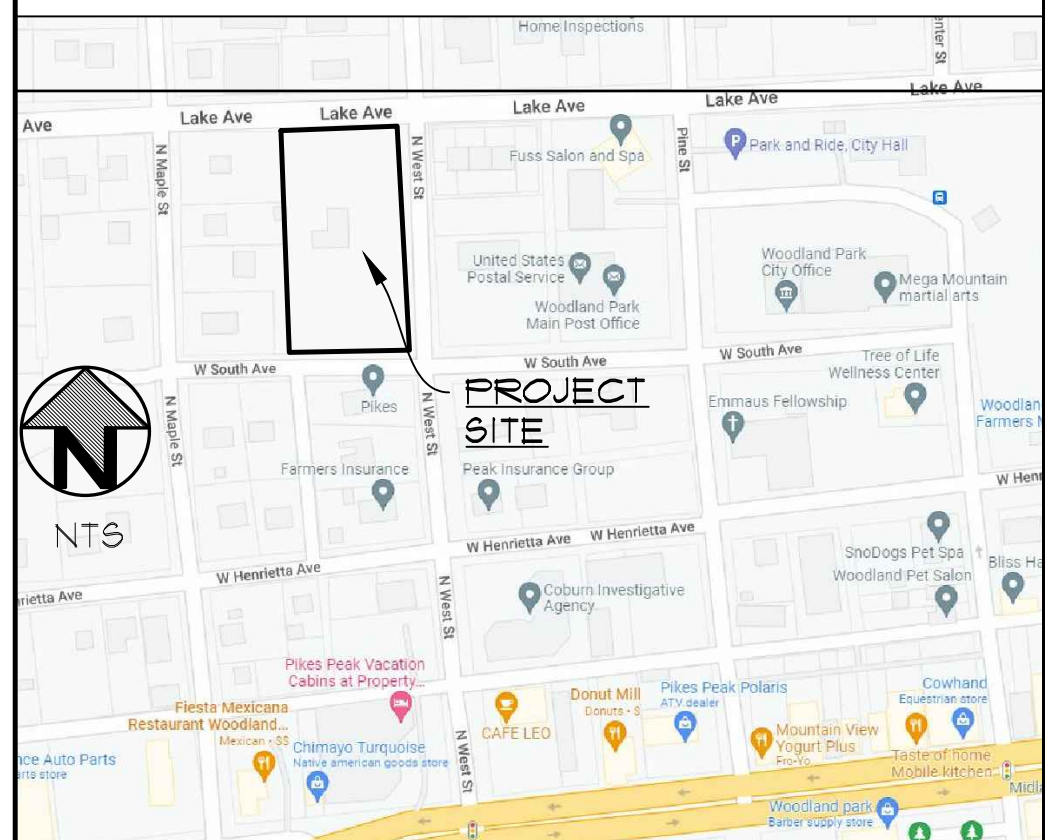
REGULATORY/REVIEW AGENCIES

REGIONAL BUILDING DEPARTMENT
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO. 80910
719-327-2880

DRAWING INDEX

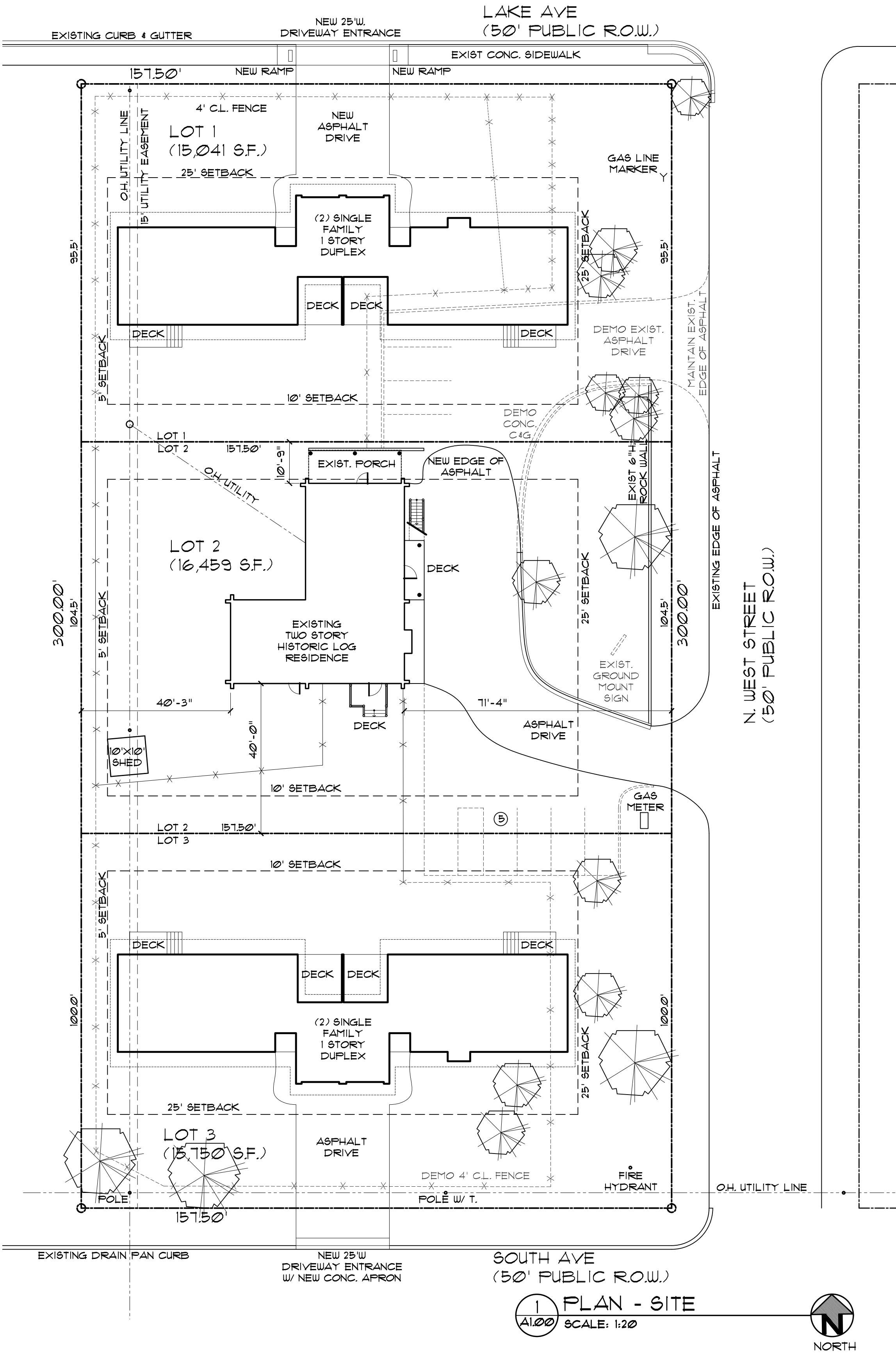
ARCHITECTURAL
A1.00 TITLE SHEET - SITE PLAN

VICINITY MAP



PARKING

EXISTING 2 STORY RESIDENCE
TWO PARKING STALLS REQUIRED
1 SINGLE FAMILY DUPLEX 1233SF. PER LOT
1 PARKING SPACE REQ'D FOR EA DWELLING UNIT PROPOSED.



PROJECT DATA

CONSTRUCTION TYPE

REVIEW UNDER THE: 2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL ELECTRICAL CODE

TYPE OF CONSTRUCTION: V-B
SQUARE FOOTAGE: (2) 1233 SF. SINGLE FAMILY DUPLEX
FIRE SPRINKLERS: NOT REQUIRED

ZONING

R-3 OCCUPANCY, SINGLE FAMILY RESIDENCE

LEGAL DESCRIPTION:

LOTS 1, 2, AND 3, ELDORADO SUBDIVISION, COUNTY OF TELLER, STATE OF COLORADO.

EXISTING ZONING:

NC

PARCEL I.D. NUMBER:

6329241670040

SINGLE FAMILY DUPLEX

312 NORTH WEST STREET
WOODLAND PARK, COLORADO 80863

DRN. BY:
L. ROSS
REVISIONS:

NOT FOR
CONSTRUCTION
REVIEW ONLY
11/13/2023

ISSUE
DATE: 11-13-2023
SHEET:

A1.00

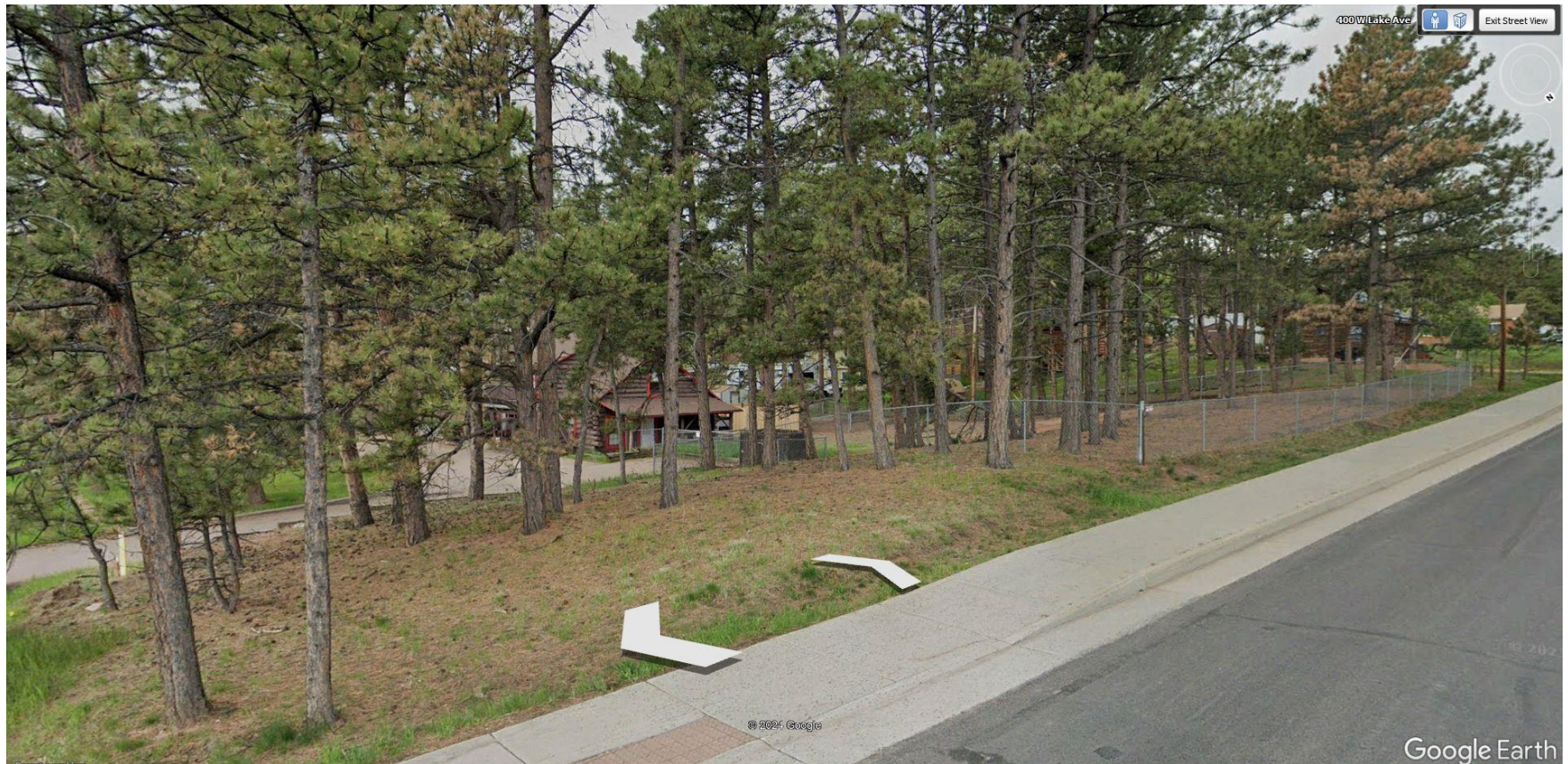
nelson ross
ARCHITECTS
1626 E. PIKES
PEAK AVENUE
COLORADO
SPRINGS, CO.
80909
719-632-3384
JPNARCH.COM

TITLE SHEET AND SITE PLAN

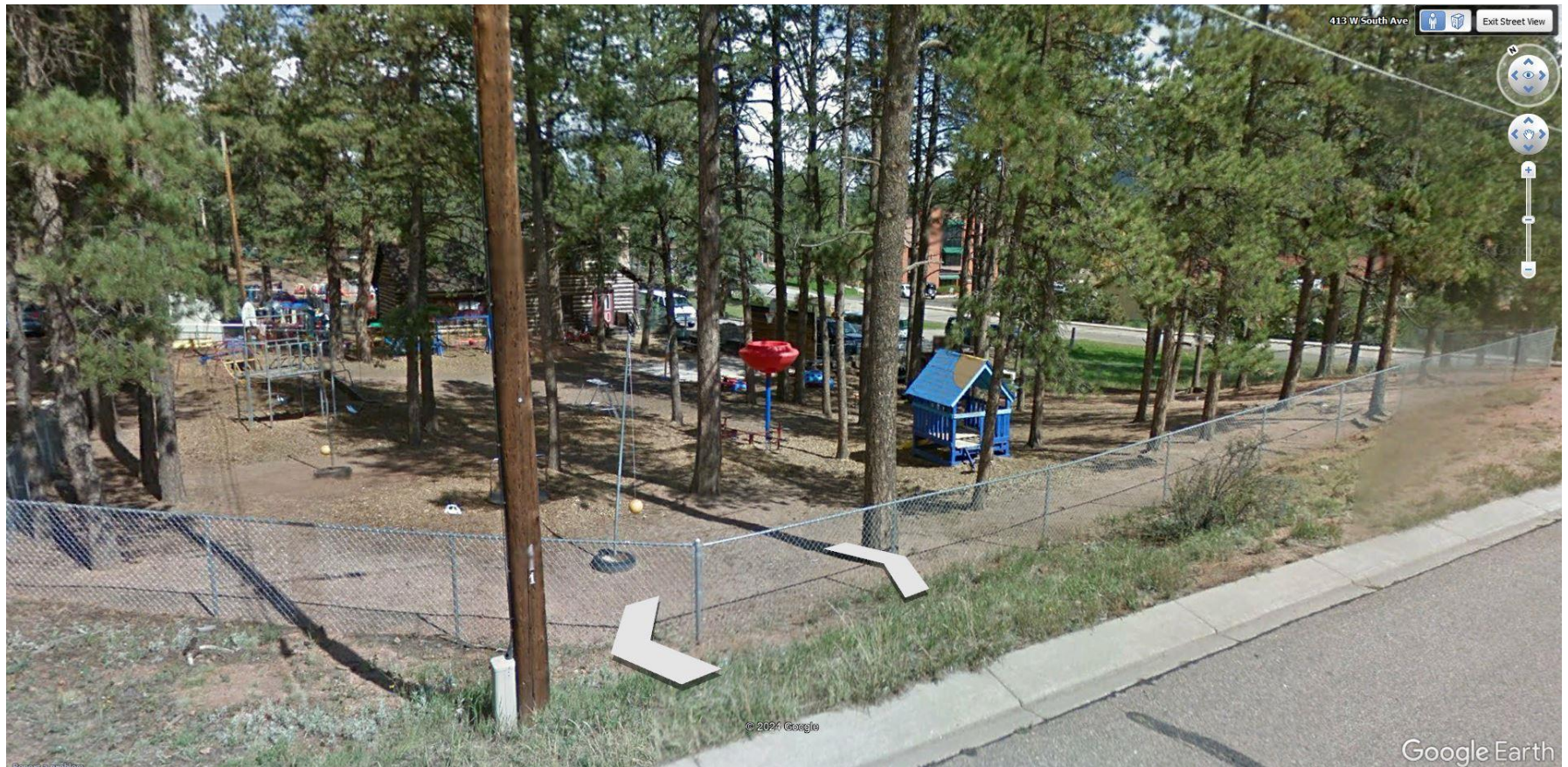
Lot 3 looking West



Lot 1 looking Southwest



Lot 3 looking Southwest



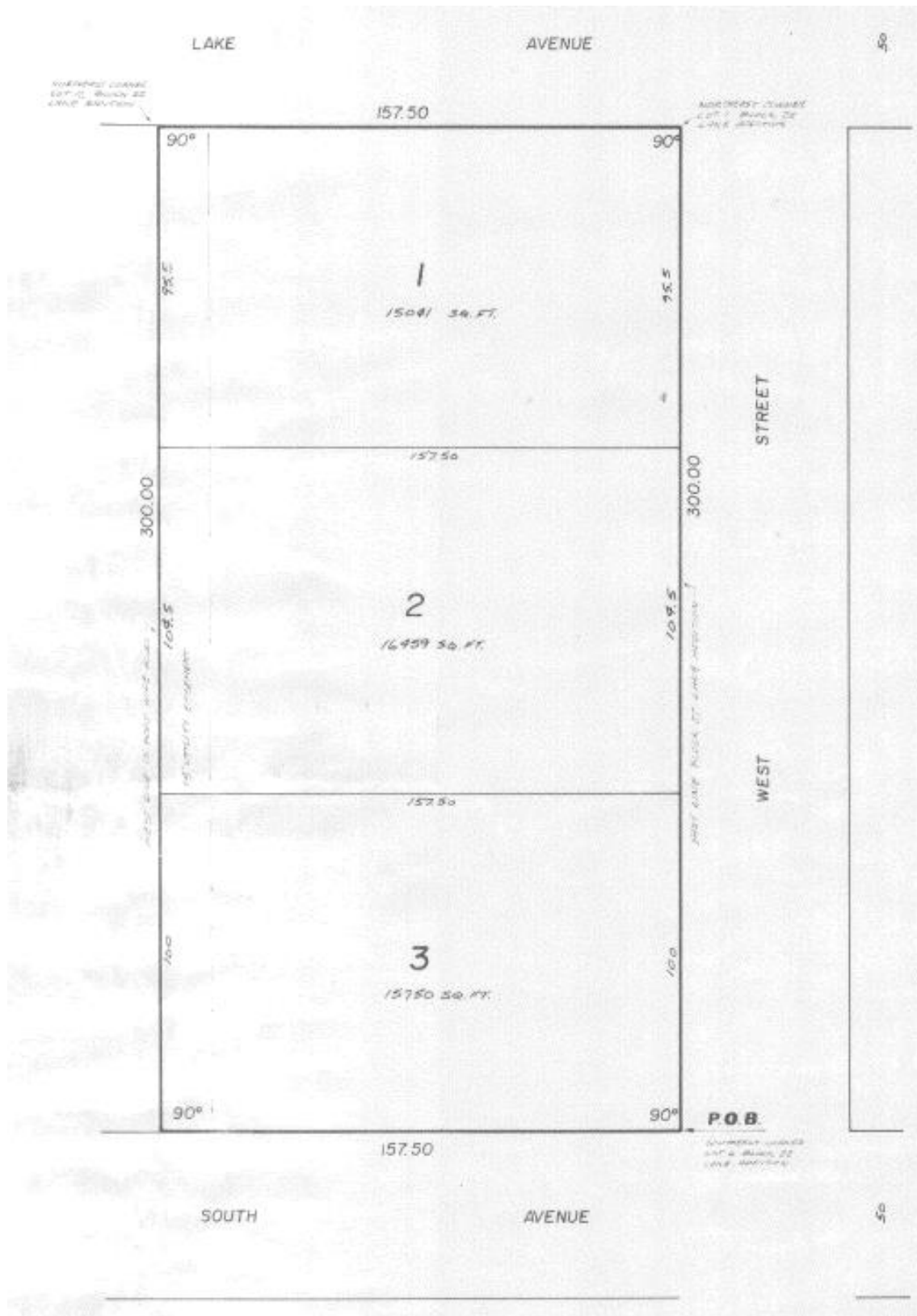
Lot 1 looking West



Lot 2 when it was a daycare



PLAT



CITY OF WOODLAND PARK

ORDINANCE NO. 1328, SERIES 2018

AN ORDINANCE ESTABLISHING LOCAL HISTORIC LANDMARK DESIGNATION OF THE EL DORADO CASINO (A.K.A. PRE-SCHOOL IN THE PINES) LOCATED AT 312 N. WEST STREET AS REQUESTED BY THE OWNER, OSBORN PROPERTY MANAGEMENT, LLP.

WHEREAS, pursuant §2.44.030 of the Woodland Park Municipal Code, the City Council has authority to designate local historic landmarks; and

WHEREAS, the preservation of the historic areas and buildings within the community is an important aspect of the heritage and culture of Woodland Park; and

WHEREAS, the owner, Osborn Property Management, LLC, Brian and Lisa Osborn, have voluntarily nominated their property at 312 N. West Street with a legal description of Lots 1-3, El Dorado Subdivision being a replat of Lots 1-6 and the adjacent 15 foot wide alley in Block 22, Lake Addition to the Town of Woodland Park for consideration of a Local Historic Landmark designation; and

WHEREAS, the Historic Preservation Committee held a public hearing on May 7, 2018 to confirm the local historic significance and integrity of the site and structure based on architectural integrity and significance as the largest and the most popular casino in the town from the 1930s to 1954; and

WHEREAS, the City Council City Council held a public hearing on June 7, 2018 and determine it to be in the best interest of the citizens of Woodland Park to designate the Preschool in the Pines as a local historic landmark.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO, THAT:

Section 1. Due to historical significance of the El Dorado Casino (a.k.a. Preschool in the Pines), the City Council finds it to be in the best interest of the citizens to recognize the cultural and historic value of the subject property. The Preschool in the Pines building is significant for its rustic style. Character defining features include the buttressing effect at the corners, log construction, large stone fireplace, and small divided lite windows. This building was a part of the growing commerce found in Woodland Park in the 1930s. As the town grew, it was inevitable that gambling and drinking would come to the town. The founding members, having foreseen this day instituted policies to try to prevent large scale drinking establishments and casinos from opening. But by the 1930s most of these founding members had died, and many businessmen took the opportunity to open these types of businesses, which were located in different areas of town. The El Dorado sat just north of downtown within the residential neighborhood. This casino was owned by Bert Bergstrom who owned several businesses in

town which also included the Ute Inn (5TL3454) on Midland Avenue. This casino was the largest and the most popular in the town.

Section 2. Findings:

1. The Pre-school in the Pines building is more than 50 years old, having been built in 1932.
2. The property as described in this Staff Report and by the attached Architectural Inventory Form OAHF 1403, Resource Number 5TL.3453 is historically significant for its location on N. West St. for the growth of commerce in Woodland Park, and due to property and persons associated with its ownership.
3. Although the architectural integrity has changed substantially over time, it is still significant on a local level for its rustic style and character.

Section 3. The Preschool in the Pines, owned by Osborn Property Management, LLP located at 312 N. West Street is hereby granted Local Historic Landmark designation by the City Council of the City of Woodland Park.

Section 4. Should any article, section, clause, or provision of this Ordinance be declared by any Court to be invalid, the same shall not affect the validity of the balance of this Ordinance.

Section 5. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

PASSED BY CITY COUNCIL ON THE SECOND AND FINAL READING FOLLOWING
PUBLIC HEARING THIS 24 DAY OF June, 2018.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____
____ Determined Eligible- NR
____ Determined Not Eligible- NR
____ Determined Eligible- SR
____ Determined Not Eligible- SR
____ Need Data
____ Contributes to eligible NR District
____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource Number: 5TL.3462
2. Temporary Resource Number: 10
3. County: Teller
4. City: Woodland Park
5. Historic Building Name: El Dorado Casino
6. Current Building Name: Preschool In The Pines
7. Building Address: 212 N. West Street, Woodland Park, CO 80863
8. Owner name and address:
William Brown; P. O. Box 9027, Woodland Park, CO 80866

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 12 Range 69
NE 1/4 of SW 1/4 of NW 1/4 of NW 1/4 of section 24
10. UTM Reference
Zone 13 495076mE 4316129mN
11. USGS quad name: Woodland Park
Year: 1994 Map Scale: 7.5'
12. Lot(s): 1-3 Block: N/A
Addition: Lake Addition Year of Addition: 1890
13. Boundary Description and Justification:
The building is bounded on the east by North West Street, on the south by West South Street; on the west by a residential property; and on the north by West Lake Street.

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): L-Shaped Plan
15. Dimensions in feet: Length 46 x Width 44
16. Number of stories: Two Story
17. Primary external wall material(s) (enter no more than two): Wood/Log
18. Roof configuration: (enter no more than one): Side Gabled Roof
19. Primary external roof material (enter no more than one): Composition Roof
20. Special features(enter all that apply): Chimney Fence Porch
Balcony

Resource Number: 5TL.3462

Temporary Resource Number: 10

21. General architectural description:

This building is a side gable rustic style log building with Portland cement daubing. The center portion has had a second floor added. The crowns of the logs are cut shorter as the wall rises, creating a buttress effect at the corners of the building.

Front (East) Elevation: The buildings appearance has changed with the addition to the center section. Originally the building appeared to be a long rectangular gable structure, but now appears to be a two-story square building with two gable wings. The center portion has a second floor balcony which creates a porch for the entrance below. All of the windows have been changed to bronze aluminum single hung windows with applied divider strips. On the left wing of the building, there is a large rubble stone fireplace. The porch is supported by log columns with vertical log railings on the balcony.

South Elevation:

This is the gable end of the building and adjacent is a log gable-L going in a westerly direction. This elevation is also log and has a small wood deck supported by round posts on concrete piers. The gable - L is an addition, but is believed to be an early addition. The building has the same characteristics with logs and daubing. There is a small wood deck with concrete filled stairs edged with railroad ties off of an exit door. The windows on the gable - L are a pair of 12 lite bronze aluminum slider windows.

West Elevation

This is the rear of the building and the log notching is different from the front of the building. The logs are flush ends. The gable - L has 2 slider windows with 6 lites each. The concrete footer extends past the face of the building. The west elevation of the two-story portion has a single 6 lite window on the second floor. Below two windows have been removed and logs have been cut to infill the previous opening.

North Elevation

The north elevation is identical to the south elevation. There is also a covered porch on this elevation with log posts. The buttressing effect seen at the corners of the original log cabin has been modified at this corner. The logs have been cut off.

22. Architectural style/building type: Rustic

23. Landscaping or special setting features:

The property is heavily treed with evergreens. The ground is primarily dirt and slopes toward the building on the north, west and south. The front of the building has a half round driveway with a large green space next to the street. The green space has a few evergreen trees and grass. The south, north and west portions of the property have a chain link fence.

Resource Number: 5TL.3462

Temporary Resource Number: 10

24. Associated buildings, features, or objects
None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: circa 1932
Source of Information:
"History of Woodland Park"

Actual:

26. Architect: Unknown
Source of Information:

27. Builder/Contractor: Unknown
Source of Information:

28. Original Owner: Bert Bergstrom
Source of Information:
"History of Woodland Park"

29. Construction history (include description and dates of major additions, alterations or demolitions):

1932 Building was constructed.

Unknown Gable - L was built.

February 1973 A building permit was issued presumeably to construct the second story addition and modernize the building with new windows and doors and interior modifications and removal of the porte cochere.

See Field 21 for more information.

30. Original location: Yes Moved: Date of move(s)

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commerce/Trade/Business/Casino

32. Intermediate use(s): Domestic/Single Dwelling

33. Current use(s): Commerce/Trade/Professional

34. Site type(s): Casino, Day Care Facility

Resource Number: 5TL.3462

Temporary Resource Number: 10

35. Historical Background:

1932 Bert Bergstrom built the El Dorado Casino on the site
1973 William and Glendena Abbott purchased building and property
1981 William and Amy Brown purchased property.

This building was built by Bert Bergstrom as a casino (The El Dorado) in 1932. The El Dorado was one of many casinos in the town, but this was one of the largest and the most popular. Other casinos were the Ouray Inn (Brazenhead) with the old library (5TL.3467) behind as the casino; and the Thunderhead Ranch which is located on Rampart Range Road. The business was run by Bergstrom with the assistance of Loren Chamberlain and Harley Inman (rumors associated them with organized crime).

Bergstrom sold the property in 1973 to William and Glendena Abbott. The photos from this time period appear to show the house as a residence and it is believed to have been a residence until the early 1990s (circa 1992) when the building was turned into a day care facility.

Bert Bergstrom was born in Sweden and came to the United States at age 17 and resided in San Francisco, California. He moved to Cripple Creek and opened a bar in 1934 until around 1946 when he moved to Woodland Park and purchased the Ute Inn. Bert's first wife died, leaving him with three young children and married Clara in 1950. Clara was originally from Kansas.

Bert was a colorful character and was involved in many of the gambling establishments in the town (along with this one he owned the Thunderhead Ranch). His bar the Ute Inn (5TL3454) had slot machines lining the walls, and he purchased the first liquor license in Woodland Park after prohibition. In 1954, the "Feds" raided Bergstrom's establishments and arrested him and confiscated many of his slot machines. In one instance, after the machines had been confiscated and were being transported to the County Jail, they disappeared never to be seen again. His business, the Ute Inn, was also seized to enforce a tax lien. According to the lien, Bergstrom owed \$35,989.47 in back taxes for 1946, 1947, and 1949. He also owed \$3,768.87 in special penalties. Bergstrom paid the lien and fines and reopened the Ute Inn in one and half days.

Bert also made considerable contributions to the town. He bought the land on the South side of Midland Avenue and donated the land to the Saddle Club. He also donated land to the adjacent Catholic Church for a parking lot. He was a Santa Claus for many years and was a member of the Santa Claus Club. He was also the Grand Marshall of the yearly Rodeo Parade for 26 years. An article in the Ute Pass Courier April 5, 1984 honored the Bergstroms. At the time Bert said, "I'm going to rest." He had enjoyed being a part of the town's growth. From that time on he was just going to watch, but, "it will keep growing," he prophesied. Bert died in 1986 at age 89.

36. Source of Information:

"History of Woodland Park". Author Unknown. "Ute Pass, A Quick History", Jan Petit. 1979.

"Woodland Park Township Minutes 1890 - 1967. Teller County Assessors Records. Teller County Clerk and Records Records, United States Census, Woodland Park Cemetery Records

VI. SIGNIFICANCE

37. Local landmark designation: No

Designating Authority:

Date of designation:

Resource Number: 5TL.3462

Temporary Resource Number: 10

38. Applicable National Register Criteria:

- X A. Associated with events that have made a significant contribution to the broad pattern of our history
 - B. Associated with the lives of persons significant in our past;
 - X C. Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 - D. Has yielded, or may be likely to yield, information important in history or prehistory;
- Qualifies under Criteria Considerations A through G (see Manual)
Does not meet any of the above National Register Criteria

38a. Applicable local landmark designation criteria

- X 1. The structure is at least 50 years old;
- X 2a. Historically significant through its architectural design.
- X 2b. Associated with historical event, period or person.
- 2c. Historically significant through its physical impact and location within the City of Woodland Park.
- 2d. Potential to provide important information concerning the history of Woodland Park.
- X 3. Sufficient original or accurately restored material that maintains its original historical character.

39. Area(s) of significance: Architecture

Commerce

40. Period of significance: 1932, 1932 - 1956

41. Level of significance: Local

42. Statement of Significance:

Architecture: The building is significant for its rustic style. Character defining features include the buttressing effect at the corners, log construction, large stone fireplace, and small divided lite windows.

Commerce: This building is a part of the growing commerce found in Woodland Park in the 1930s. As the town grew, it was inevitable that gambling and drinking would come to the town. The founding members, having foreseen this day instituted policies to try to prevent large scale drinking establishments and casinos from opening. But by the 1930s most of these founding members had died, and many businessmen took the opportunity to open these types of businesses, which were located in different areas of town. The El Dorado sat just north of downtown within the residential neighborhood. This casino was owned by Bert Bergstrom who owned several businesses in town which also included the Ute Inn (5TL3454) on Midland Avenue. This casino was the largest and the most popular in the town.

43. Assessment of historic physical integrity related to significance:

The building's level of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society (setting, location, design, materials, workmanship, feeling and association) has been significantly diminished due to the many additions on the building, especially the addition of the second floor and the removal of the historic windows and doors. The workmanship, design, feeling and materials have been changed extensively through the years. The building no longer has sufficient integrity to convey its significance on a National, State or Local Level.

Resource Number: 5TL3462

Temporary Resource Number: 10

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Not Eligible

44a. Local landmark eligibility field assessment Not Eligible

45. Is there National Register district potential? N/A

Discuss:

Due to the selective nature of this survey, it is difficult to determine historic district potential. Additional selective surveys should be completed to determine district potential and district boundaries. Based on a windshield surveys, it appears that the greatest potential for a historic district is the residential area to the north of Highway 24. Highway 67 marks the western boundary and Rampart Range Road is the eastern boundary. More survey work should be conducted in this area.

If there is National Register district potential, is this building: N/A

45a. Local District Eligibility: N/A

There are no district criteria in the City of Woodland Park Landmark Designation Resolution. If there were criteria in the resolution, this area would potentially be eligible for a local district designation.

46. If the building is in existing National Register district, is it: N/A

VII RECORDING INFORMATION

47. Photograph numbers: 5TL3462 1 - 5TL3462 7

Negatives filed at: The photos for this project were done with a digital camera. No negatives exist. Digital photos located at City of Woodland Park and Colorado Historical Society

48. Report title: Historic Survey of Woodland Park - January 2007

49. Date(s): August 2006

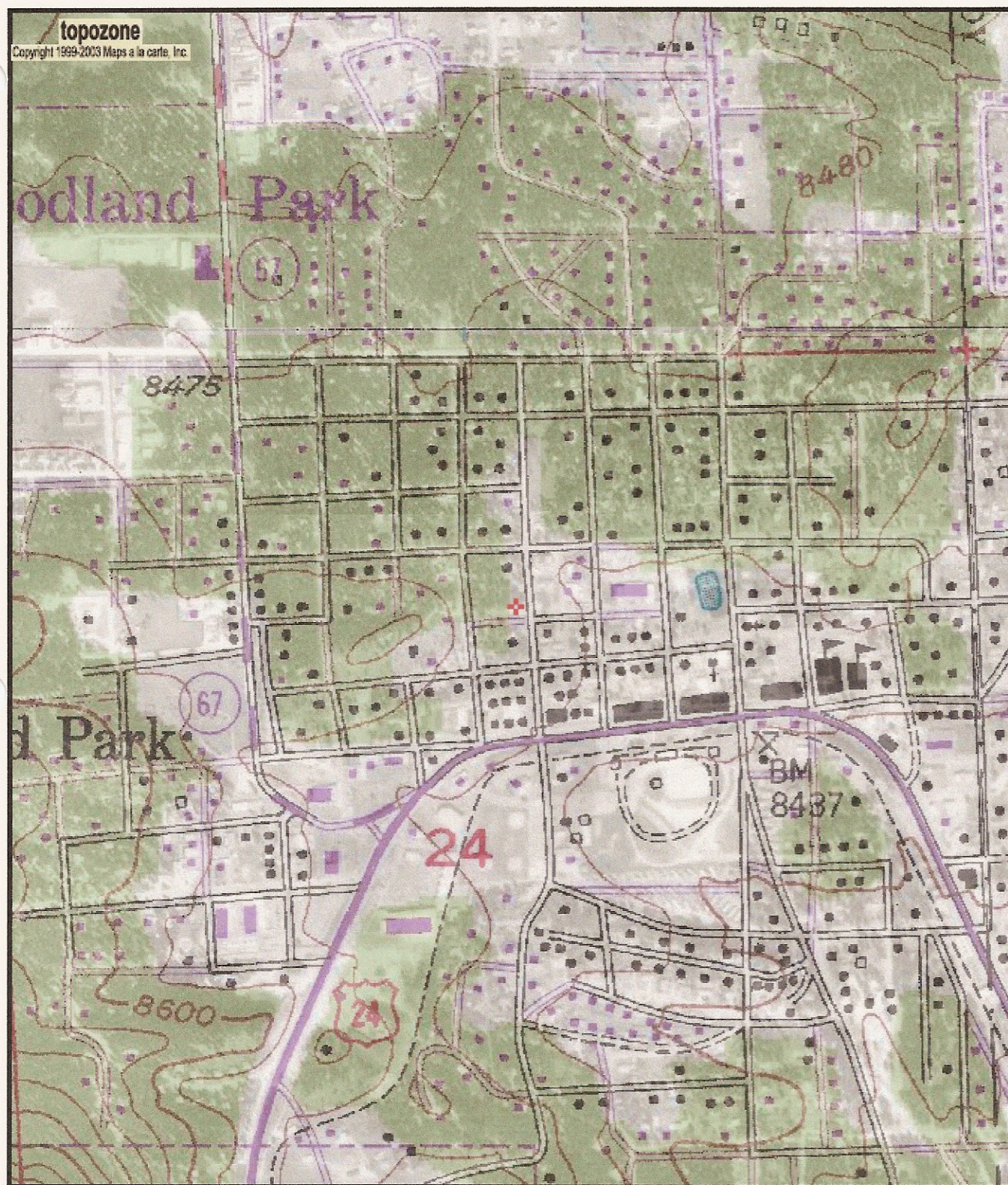
50. Recorder(s): Barbara Darden, R. A.

51. Organization: Scheuber + Darden Architects, LLC

52. Address: 10800 E. Bethany Drive, Suite 380, Aurora, CO 80014

53. Phone Number: (303)755-7395

Note: Attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.

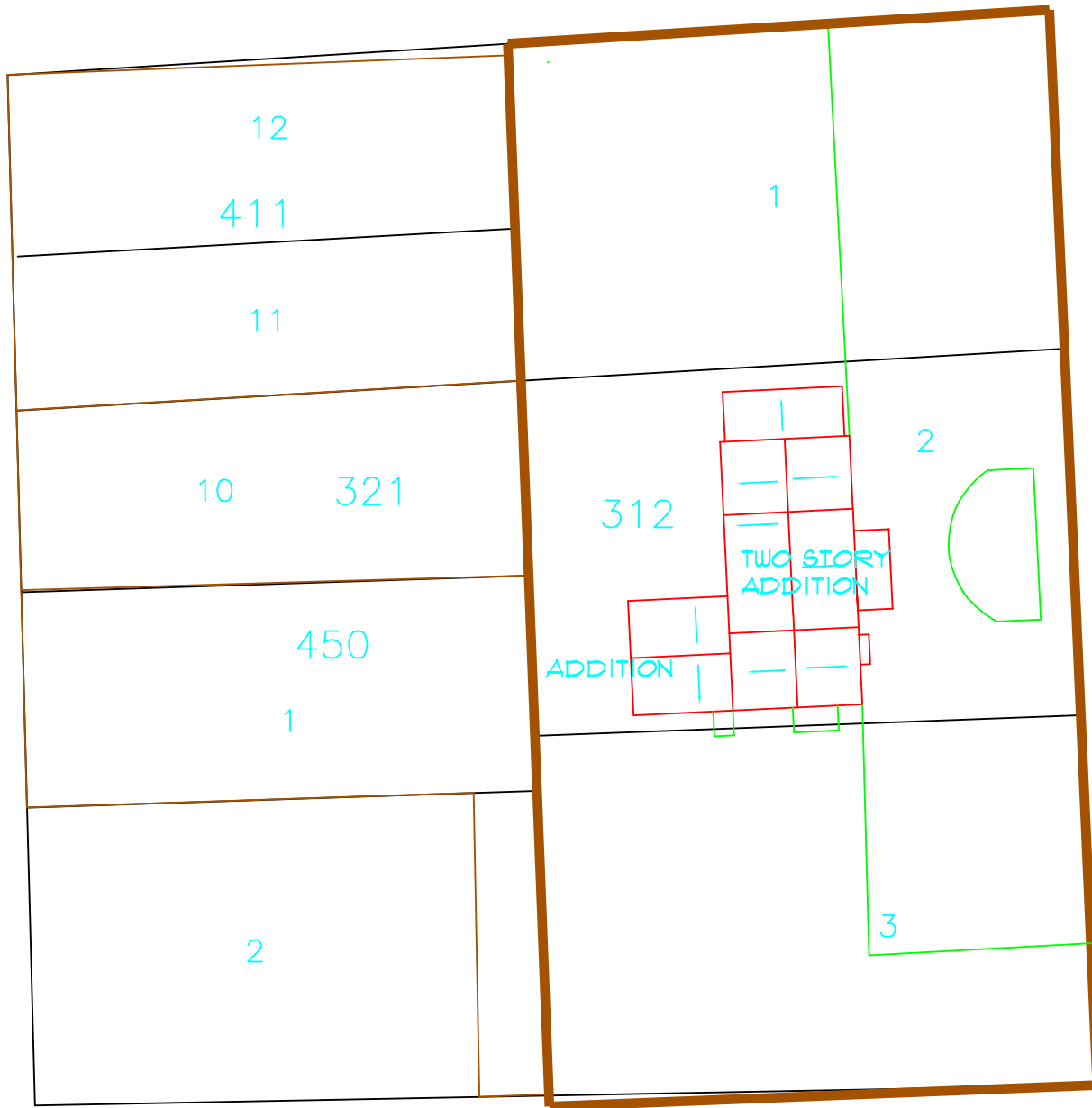


0 0.1 0.2 0.3 0.4 0.5 km
0 0.09 0.18 0.27 0.36 0.45 mi

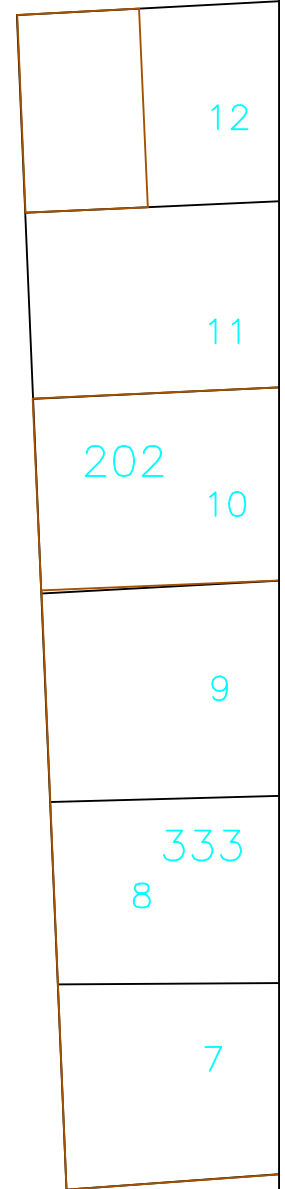
Map center is UTM 13 495076E 4316129N (NAD27)
Woodland Park quadrangle - Elevation 8,499.8 ft / 2,590.6 m (USGS NED)
Projection is UTM Zone 13 NAD83 Datum

*M
G
M=9.953
G=-0.036

WEST LAKE AVENUE



NORTH WEST STREET



WEST SOUTH AVENUE



212 NORTH WEST STREET

1
A1.0

NTS



Front Elevation - Assessors Records - Circa 1960s

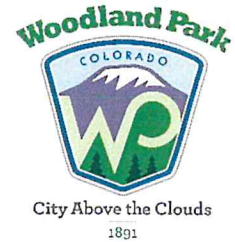


Front Elevation - City of Woodland Park - Circa 1970s



Front Elevation - Assessors Records - Circa 1990s

City of Woodland Park
220 W. South Avenue
Woodland Park, CO 80866



April 3, 2024

Tony Perry
Park State Bank & Trust
PO Box 9
Woodland Park, CO 80866

Dear Tony,

On March 8 a small group of brave souls gathered in the cold and bitter wind to honor a group of women. We gathered at Memorial Park to hear Steve Plutt identify and recount the remarkable accomplishments of a group of women who had vision and saw it through to completion. The Home Demonstration Club, as they were called... provide an example of how community can work together. Today, all of our residents are beneficiaries of their hard work.

On behalf of the Woodland Park Historical Preservation Committee I want to express our gratitude to you and Park State Bank & Trust. When Steve suggested this project you were onboard & your donation/funding made this possible.

As a community leader yourself and armed with the PSB mission to **“make a difference in the community”**

We recognize you’re giving back to our community. You are providing an opportunity to learn & not forget how this place we call home came to be. This helps guide/build this community as we go forward.

Your donation to make this happen is about community,..... Much gratitude to you for making this happen.

Warm regards,

Laurie Glauth
Chair- WP Historical Preservation Committee