



**Historical Preservation Committee
Tuesday, May 7, 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 3:37 p.m. Members in attendance included: Laurie Glauth, Linda Allred, Larry Black, David Langley, and Eric Simonson. Also in attendance were City Council Representative Steve Smith, guest Steve Plutt (via Zoom) from the Park County Historic Preservation Advisory Commission, Planning Director Karen Schminke, and Permit Technician Amy Wolin.

Members Absent: None.

2. **Approval of Minutes:** April 2, 2024:

MOTION: Mr. Black moved and Mr. Simonson seconded to approve the April 2, 2024 minutes. The minutes were approved unanimously.

3. **Public Hearings: – ZDP # 202404051: 312 N. West Street HLD Amendment:**

- a.* A request by Lowell Ross (applicant) and Christel Aime (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)

City Council Member Smith recused himself from this public hearing. Director Schminke presented the staff report, including a synopsis of the Local Historic Landmark Designation Program and that any changes to the designated property must go through a public hearing process with the Historical Preservation Committee (HPC) and City Council. She presented background information noting that in 2018, the former owners were approved for Local Historic Landmark Designation and the legal description for the subject property included Lots 1, 2, and 3, El Dorado Subdivision, but the historic building (El Dorado Casino) is located only on Lot 2. The 2018 designation criteria met included: the building is more than 50 years old, was important in the growth of commerce, the property and people associated with ownership, and while the architecture has changed over time, the rustic style and character of the building are intact. The building has been modified with a second story and rear additions. Historical features include buttressed corners, log cabin architecture, and chimney design.

Director Schminke reviewed the current request: the applicant wishes to remove Lots 1 and 3 from the Local Historic Landmark Designation, but retain designation for the building on Lot 2. The property is bordered by Lake Avenue on the north, West Street on the east, and South Avenue on the south, and all three lots have an easement along their west property

line. She reviewed this request per the same criteria for granting an Historic Landmark Designation and presented the following findings:

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

Director Schminke concluded the presentation with the staff recommendation that the HPC recommend City Council approve the request to remove the historic landmark designation from Lots 1 and 3, El Dorado Subdivision, but the with the condition that Historic Landmark Designation for the El Dorado Casino on Lot 2, El Dorado Subdivision (312 N. West Street) is retained.

Historic Preservation Committee members clarified that the lot lines are accurate; the building on Lot 2 does not encroach onto Lots 1 or 3; and that Lots 1 and 3 will be accessed by their own separate driveways from Lake Avenue and South Avenue.

Lowell Ross, applicant representative, introduced himself. He had a more accurate site plan, showing the building on Lot 2 more than meets the setbacks, and the driveway would change to a single egress. He assured the HPC that the applicant is very sensitive to the historic attributes, both external and internal, of the building. For the vacant lots, one duplex is proposed on each Lot 1 and 3, and the architectural standards will be met.

Chair Glauth opened and closed the public hearing with no public comment.

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

Motion passed unanimously.

City Council first reading is scheduled for May 16, 2024, and the public hearing is scheduled for June 6, 2024.

4. Committee Business:

- a. **Vos Building Discussion** – No new information is available.
- b. **May Preservation Month Banner** – Director Schminke is in possession of the new banner, and the Planning Department team can help the HPC with the temporary sign permit to display it. Walgreens and Williams Bros. Furniture were mentioned as possible places. Mr. Simonson will ask the two locations and work on the permit.
- c. **Poster for 2024 Historical Women** – Names were brainstormed last meeting, and Mr. Langley drafted a poster with 14 women. The text needs to be drafted and edited, the title “Celebrating Women who Shaped Woodland Park” was chosen, and a time frame for their influence was narrowed down to 1901 and 1937-1987. There was also discussion about hopefully finding pictures from the three main service groups of the time: Ladies Home Demonstration Club, Manitou Park Grange, and Manitou Park Progressive Dames. Mr. Langley will present a final draft at the next meeting.

- d. **Templeton Cemetery Restoration Plan** – Mr. Plutt has not yet met with Colorado School of Mines to possibly schedule their mapping assistance to identify grave locations. He added that students may do this for their senior thesis. The area needs to be mowed before the mapping equipment can be brought in. He will repair Andrew Templeton's headstone with materials that were purchased last year. Director Schminke added that the City and HPC needs written permission from the property owner to access the property and to allow the headstone restoration.
- e. **Historic Designation Possibility – 107 W. Henrietta Avenue** – Chair Glauth updated the HPC that the property owners are not present today for an update, so this item will remain on the agenda for next month.
- f. **State Grant Opportunities Update** – No update.

5. **Reports:**

- a. **Committee Members' Reports** – Mr. Langley reported that although the church structure at 107 E. Henrietta has been substantially changed, there is a special relationship to it.

Mr. Black reported that "The Mighty Midland" will have a premier on June 15th at 11:00 a.m. A \$5 donation is requested for admission to cover the cost to rent for the Ute Pass Cultural Center; UPHS has already used their free event limit for the year.

Ms. Allred asked if any money remained in the budget for the cemetery work, and Director Schminke answered that \$400 remained in the "contingency expenses."

Mr. Plutt reported that County Commissioners Erik Stone and Dan Williams are working on a grant for the Crystola Bridge. He is still hoping to develop an event to promote an Ocean to Ocean Highway celebration and suggested a separate committee. Chair Glauth noted that Donna Finicle is overwhelmed so they may need to brainstorm on committee members to get this started. Mr. Plutt also stated he is hoping to meet with Dave Martinek to get Teller County to champion their project.

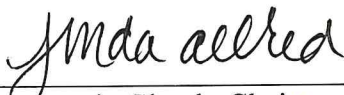
- b. **Council Member Liaison's Report** – Mr. Smith said he is happy to be here.
- c. **Planning Director's Report** – Director Schminke reported that the Code Compliant Specialist started work on May 1st, adding that the Planning Department now has a full team. She noted that the thank you letter drafted by Chair Glauth was sent to Tony Perry, thanking Park State Bank for their generous donation for the Ladies Home Demonstration Club plaque in Memorial Park.

6. **Public Comment on Items Not on the Agenda** – No additional comment.

- 7. **Adjournment:** The meeting was adjourned at 5:11 p.m. The next meeting is scheduled on Tuesday, June 4, 2024 at 3:30 PM, in City Hall.

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

This 4th day of June, 2024



Laurie Glauth, Chair
Linda Allred, Vice-Chair