



PUBLIC NOTICE - AGENDA

**Historical Preservation Committee (HPC)
Tuesday, November 5, 2024 – 3:30 PM
2nd Floor Conference Room – 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 – October 1, 2024
3. Public Hearings – None
4. Committee Business
 - a. Woodland Park Exterior Maintenance Inspection of Local Historical Landmarks Update
 - b. Teller County Historic Preservation Committee Discussion – David Martinek
 - c. 2025 Work Plan
 - d. 2025 Budget
 - e. Templeton Cemetery Restoration Plan
 - f. Historic Designation Possibility – 107 W. Henrietta Avenue
 - g. Roberts House Property Grant Application 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, October 1, 2024 – 3:30 PM
City Hall – 2nd Floor Conference Room
Minutes**

1. **Call to Order and Roll Call:** Chair Glauth called the meeting to order at 3:30 p.m.

Members present: Chair Laurie Glauth, Vice Chair Linda Allred, Larry Black, David Langley, Eric Simonson, and City Council Representative Steve Smith. Steve Plutt of Park County and Andy Hammond, the owner of 107 W. Henrietta, were also present. Staff members present included Planning Director Karen Schminke, Senior Planner CJ Gates, and Permit Technician Amy Wolin.

Members Absent: None.

2. **Approval of Minutes:** September 3, 2024:

MOTION: Mr. Black moved and Mr. Langley seconded to approve the September 3, 2024 minutes with a later correction. The minutes, including the later correction, were approved unanimously.

3. **Public Hearings:** – None

4. **Committee Business:**

- a. **Preservation Plan Discussion – Lindsey Flewelling, History Colorado (Scheduled for 4:00pm)** – Ms. Flewelling first mentioned that the (January) 2025 Colorado Preservation, Inc. (CPI) Saving Places Conference is in Colorado Springs, and that CLG Scholarships are available for attending.

Ms. Flewelling gave a History Colorado presentation on how to write a Preservation Plan, and the opportunities that are possible from such plans. The Preservation Plan is a goal-setting document with multiple inputs from the public, staff, and elected officials that then gives the HPC direction for the preservation programs and projects for the community. It legitimizes the HPC's activities with public input on what's important. Preservation Plans also strengthen grant applications.

Preservation Plans are needed because they identify and articulate community preservation goals, inform and educate property owners, provide clarity, avoid conflict between competing public interests, and strengthen political understanding and support. Plans must be written to Department of Interior quality standards by a consultant or by local staff with HPC volunteers. If done in-house, considerations like time, capacity, integration into other planning efforts, and additional assistance from History Colorado should be considered.

The HPC has not yet discussed if they are interested in a consultant or in-house process.

A Preservation Plan includes a survey and inventory review; historic context review; any local, state, or national register designations; public engagement, education or outreach; legal or program requirements; economic and development issues; funding incentives; other relevant sections; and a matrix for implementation of recommendations.

A copy of History Colorado's guide for writing a Preservation Plan will be sent to Director Schminke. Chair Glauth reminded the HPC that a Preservation Plan has been on the radar since the HPC was formed; it's time to get it done. The Preservation Plan can be intertwined with other local Comprehensive Plans, Main Street, any other local HPC, and input from realtor groups, architects, and contractors. Other important considerations include housing, grant considerations, and task assignments, and these should be updated regularly.

CLG and State Historical Fund Grants were explained.

- b. **Teller County Historic Preservation Committee Discussion** – Senior Planner Gates reported that David Martinek, Chair of the Teller County Historical Preservation Committee, is hoping to attend the November 2024 WP HPC Meeting. Chair Glauth expressed the hope for collaboration with overlapping projects such as the Ocean to Ocean highway as noted in the 2025 Work Plan.
- c. **2025 Draft Work Plan** - Senior Planner Gates reviewed the newly-formatted plan. Director Schminke said it is essentially the same as last meeting. A few of the 2025 projects and possible future projects were reviewed. It was determined that Local Historic Landmark plaques are not separate projects, but if an application is approved of a LHL, the money for the plaque is available from somewhere else in the HPC budget. For example, the monies allocated for a poster can be used for other projects within the HPC's realm, like education or conferences. More members may be able to attend the History Colorado Saving Places conference in 2025 because it is in Colorado Springs.
- d. **2025 Draft Budget** – The HPC discussed the current cost of the LHL plaques, which have always been paid for out of the HPC budget. Mr. Plutt submitted the grant application for the Carriage House. This will help with the asbestos abatement, but a \$10,039 City match is required. The City Council does not finalize the 2025 budget until December, but this project was included in the draft.

The HPC decided to wait until the November meeting to approve both the 2025 Draft Work Plan and 2025 Draft Budget.

- e. **Templeton Cemetery Restoration Plan** – Chair Glauth asked Mr. Plutt for a brief outline of the work required and accomplished.
- f. **Historic Designation Possibility – 107 W. Henrietta Avenue** – Mr. Langley introduced Andy (of Hammond Investments LLC), the owner of 107 W. Henrietta Ave., which he has renamed "The Henrietta." Andy wants to preserve the history and integrity of the building, which has been changed multiple times,

noted that the building is on the front cover of the Woodland Park History book but is not a Local Historic Landmark, and is interested in the LHL Designation process. Chair Glauth explained the public process, which includes public hearings by the HPC and City Council. If a property is designated as a LHL by the City Council, a plaque is made. Possible tax credits exist. The ZDP process includes letting the HPC know the proposed scope of work, but there are no restrictions for remodeling or construction for LHL's. Andy informed the HPC of his plans to have retail on the upper floor and a salon and spa on the lower level.

- g. Roberts House Property Grant Application Update** – Mr. Plutt is unsure of when the decision will be made. The grant is for under \$50k. He believes almost everyone receives grant money. Tony Perry of Park State Bank donated the money for Stage 1 (testing). Vice Chair Allred added that the grant application may be approved because the asbestos is a major spill; the State required a posted warning sign. Mr. Plutt would like to also apply for an El Pomar grant because of the Roberts House connection to Colorado Springs. The City would have to provide electricity and water as in-kind services, and hopefully would be able to write a grant this year. Senior Planner Gates added that timing is important, the City workplan scheduling needs to coincide with the timing of the grant distribution.

5. Reports:

- a. Planning Director's Report** – Director Schminke had to go to another meeting, so asked to give her report first. The DDA met this morning and talked about matching the City's budget to plan for Bergstrom Park. She also emphasized that no action has been taken yet, but while the DDA recognizes that groups have different opinions, it desires condemnation of the Vos Building.

Chair Glauth added that if the City goes down the path of condemnation, it may cost the City \$400k for an ultimately unbuildable lot with no redevelopment possible per current City Codes, making it a very small and very expensive parkway. Perhaps the DDA and City would like to help from the HPC to look at this creatively and apply for grants or work with a non-profit. With some historical funding, changes to the building and use are possible.

- b. Committee Members' Reports** –

Mr. Black reported that the Potato Soup Supper is on October 11 at 5:30 p.m. The Mighty Midland movie will be shown. Two seats are available for the survey drive with Senior Planner Gates on 10/3 at 9 a.m.

Vice Chair Allred inquired about the reimbursement, Director Schminke asked Senior Planner Gates to check with the finance department on the status.

Mr. Plutt clarified some items in last month's minutes, suggested a plaque to honor Bert Bergstrom, and talked about the historical significance of the Vos building.

Chair Glauth listened to the DDA meeting on Zoom, and reiterated that there are more possibilities for the Vos building than condemnation. The historical

significance includes the building's triangular design to accommodate the curve of the train tracks and the unique "horseshoe" shape of the main road of Woodland Park.

Mr. Plutt added that DOLA does not award grants for demolishing buildings, but does award grants for rethinking and rejuvenating.

- c. **Council Member Liaison's Report** – Mr. Smith reported that he spoke to the City Manager about grant money for the Roberts House, and the City Manager confirmed that the HPC will have equal say in the reimagining of Bergstrom Park. Also, a Columbine teacher asked if they could do some research on History Park.

The HPC reiterated that the City owns the Baggage Building and has spent lots of time and money on buildings there. Ideas were given about the existing bathrooms being converted to an office, to place more historic buildings there because it's right in the middle of town, to keep the bathrooms open during office hours like Frisco and Fairplay.

- 6. **Public Comment on Items Not on the Agenda** – None.
- 7. **Adjournment:** The meeting was adjourned at 5:11 p.m. The next meeting is scheduled on Tuesday, November 5, 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
Planning Department
220 W. South Avenue
Woodland Park, CO 80866



October 29, 2024

Greetings Historical Preservation Committee,

On Wednesday October 3, 2024, Mr. Larry Black and CJ Gates conducted the Exterior Maintenance Inspections of the 15 Local Historic landmarks within our city.

Overall, the properties are in good condition, and none appeared to have been negatively altered from what had been observed by Larry on previous inspections in years past.

At the HPC meeting on November 5, 2024, CJ Gates will present a PowerPoint tutorial with updated photos of the properties as well as the recommendations provided by Mr. Larry Black.

CJ will contact the property owners of the US Post Office and the N. W. Terrill Mercantile about the painting items. CJ will meet with city staff members regarding the process on the city owned buildings that are listed as needing a little maintenance.

I personally would like to thank Mr. Black for the great history lesson he gave me during our tour of the City's historical designated structures. Possibly the best part of the tour was searching for Larry's picture on the wonderful mural located on the Ute Pass Cultural Center! Thank you, Larry!

Sincerely,

CJ Gates
Senior Planner
City of Woodland Park
O: 719-687-5209

CITY OF WOODLAND PARK
Exterior Maintenance Inspection of
Local Historical Landmarks

Historic and/or Current Name & Address	Maintenance Inspection Completed on October 3, 2024	Year Built	Designation Ordinance
Brazenhead or Ouray Inn 720 W. Hwy 24	Plaque is visible-Chimney looks well supported. Building appears to be well maintained.	1948	Ord. #607, Series 1994
Ute Pass Cultural Center 210 E. Midland Ave.	Plaque is visible-Building appears to be well maintained. Mural is well maintained.	1938	Ord. #629, Series 1994
Steffa Cabin - Museum 230 E. Midland Ave.	Plaque is visible-Building appears to be well maintained. Front entry steps are ok. HPC recommends: <i>1) There are two holes in the ground near the foundation on the north side of building that need to filled in. Animals appear to be living under foundation. 2) ADA ramp on north side of building needs to be maintained.</i>	1895	Ord. #755, Series 1998
Immer Cabin, History Park Museum 122 Laurel St.	Plaque is visible-Chimney appears ok. HPC recommends: <i>1) New railing for east side stairs be installed.</i> 2) North side window trim needs paint.	1948	Ord. #805, Series 1999
Brockhurst Cabin History Park Buildings 231 Henrietta Ave	Plaque is visible-Building appears to be well maintained.	1926	Ord. #834, Series 2000

Calaboose History Park Buildings 231 Henrietta Ave	<i>Plaque is visible-HPC recommends: 1) Roof be replaced. 2) Sign Above the door needs to be worked on to become more readable.</i>	1891	Ord. #834, Series 2000
Carroll Den History Park Buildings 231 Henrietta Ave.	<i>Plaque is visible-HPC recommends: 1) New railing for main entry stairs be installed.</i>	1920s	Ord. #834, Series 2000
Maytag House 301 W. Gunnison	Plaque is visible-Building appears to be well maintained.	1934	Ord. #1069, Series 2007
Carroll Cabin 202 N. West St.	Plaque is visible-Building appears to be well maintained.	1922	Ord. #1069, Series 2007
UPHS Museum Center 231 Henrietta Ave.	<i>Plaque is visible-HPC recommends: 1) Exterior east facing door needs repairs due to delamination of wood 2) Deck on east side of building needs to be replaced.</i>	1890	Ord. #1112, Series 2009

US Post Office 210 W. Midland Ave.	Plaque is visible-HPC recommends: 1) Exterior trim around windows and door needs painting. 2) Sidewalk in front of building needs to be cleaned up and swept.	1937	Ord. No.1325 Series 2018
N. W. Terrill Mercantile 200 W. Midland Ave	Plaque is visible-HPC recommends: 1) <i>Exterior trim around windows and needs painting.</i>	1893	Ord. No.1326 Series 2018
Midland Terminal Depot 211 W. Midland Ave.	Plaque is visible – new electric and widows work is currently on hold.	1935	Ord. No.1327 Series 2018
El Dorado Casino 312 N. West St.	Plaque is visible-Building appears to be well maintained.	1932	Ord. No.1328 Series 2018
Roberts House 750 CR 21	Plaque not installed and asbestos work coming soon.	1915	Ord. No 1458 Series 2023



City of Woodland Park Historic Preservation Committee (HPC) 2025 Work Plan

Administration – Committee & CLG program administration

- A1. Training – Complete training requirements pursuant to CLG status.
- A2. Annual Report - Complete Certified Local Government (CLG) annual report for State OAHP in October and meet ongoing CLG requirements.
- A3. State Coordination – Continue to work with SHF staff member, Lindsey Flewelling and consider her guidance regarding our preservation planning and next steps.
- A4. Budget – Submit the HPC 2026 Budget Request and priorities to the City Manager in August.
- A5. Membership - Continue to maintain a strong and active HPC membership.

Education – Public education promoting local history

- E1. “May as Preservation Month” – Celebrate to build awareness through collaborative efforts such as displaying the banner and newspaper articles.
- E2. Youth poster contest – Collaborate and consult with UPHS and Parks and Recreation Art Programs to develop a youth poster contest.

Ongoing – Continuous activities

- O1. Downtown preservation – Continue to support downtown preservation and design through participation in the Main Street Program, Downtown Development Authority, Woodland Park Arts Alliance, Ute Pass Historical Society (UPHS), and Keep Woodland Park Beautiful projects and programs.
- O2. UPHS Support – Continue to support UPHS’s walking tours from June through September. Train 3 to 4 volunteers and improve publicity to generate greater participation in the tours. Also, support the UPHS annual Potato Soup Supper fund raiser.
- O3. Annual Inspection – Complete a maintenance inspection of the 15 locally landmarked sites.
- O4. City Cemetery – Continue headstone restoration at the City Cemetery.

Projects – Active Specific projects

- P1. Pikes Peak Ocean to Ocean Highway - Look for opportunities to support Pikes Peak Ocean to Ocean Highway.
- P2. Templeton Cemetery – Formalize restoration plan for Templeton Cemetery.
- P3. Junction House/Roberts House - Explore Grant opportunities for historical assessments for this Local Landmark.
- P4. Preservation Plan – Prepare for developing a Preservation Plan as desired by the City’s CLG status.
- P5. Bergstrom Park Reimagined – Collaborate with Parks and Recreation Advisory Board regarding the future of the park and its historical resources.

Future Projects

- F1. Woodland Park's heritage Poster - Create and publish an eleventh poster to foster awareness of Woodland Park's heritage.
- F2. Midland Terminal Railway Station relocated to Bergstrom Park in 2015 – Obtain grant funds to complete construction drawings, building permit, remodel and installation of exhibits in phases.
- F3. Vos Building Preservation (209 E. Midland Avenue).
- F4. Fire mitigation plan – Pursue grant funds for and develop a Fire mitigation plan for landmarked historic structures within the City of Woodland Park.

Updated and approved by HPC on _____

Historical Preservation Committee - 2025 Budget Proposal

GL 100-114-2071

ITEM	2022 Budget	2022 Actual ¹	2023 Budget	2023 Actual ²	2024 Budget	2024 Estimate	2025 Budget	2025 Notes
Historical Themed Poster Design	\$800.00	\$800.00	\$800.00	\$800.00	\$800	\$800.00	\$800	
Historical Themed Poster Printing	\$55.00	\$93.50	\$100.00	\$100.00	\$100		\$100	
SHF Survey Grant								
Support organizations to promote history	\$300.00		\$300.00	\$100.00	\$350		\$350	
Plaques	\$250.00		\$250.00		\$300	\$61.50	\$300	
Interpretative signage		\$740.00						
May Preservation Month or other events	\$250.00				\$250	\$358.39	\$250	
Training & travel - Member Conference Attendance	\$700.00		\$700.00	\$316.85	\$700	\$540.74	\$700	
Junction House: Asbestos Abatement								Future Capital Request. 2012 cost estimates: Barn \$17,869; House \$17,464
Baggage Building Remodel	\$3,500.00	\$4,100.00	\$300.00		\$9,100		\$9,100	Grant match - update scope of work & finalize MEP drawings for permits
Contingency expenses	\$445.00	\$64.98	\$350.00	\$238.57	\$400	\$86.43	\$400	Headstone restoration, etc.
TOTAL BUDGET and EXPENDITURES	\$6,300.00	\$5,798.48	\$2,800.00	\$1,555.42	\$12,000	\$1,847.06	\$12,000.00	

Approved

¹ Baggage Building asbestos abated in 2022 with additional funds: \$5,000 from Newmont and \$3,500 from DDA.

² 2023 Actuals to be updated prior to November 7, 2023