



PUBLIC NOTICE – AGENDA

**Historical Preservation Committee (HPC)
Tuesday, April 29, 2025 – 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.woodlandpark.gov).

1. Call to Order and Roll Call
2. Approval of Minutes – March 18, 2025
3. Public Hearings – None
4. Committee Business – Active Projects
 - a. Chuck Severance – Junction House/Roberts House Grant (P3)
 - Roberts House Grant to-do list review (attached)
 - b. Templeton Cemetery Restoration Plan (P2)
 - c. Preservation Plan (P4)
 - d. Bergstrom Park Reimagined (P5)
 - e. Youth Poster (E2)
5. Other Business
 - a. Historic Designation Possibility – 107 W. Henrietta Avenue
 - b. Vos Building (F3)
 - c. Colorado's 150-year Anniversary
 - d. May Preservation Month Banner
6. Reports
 - a. Committee Members' Reports
 - b. Council Member Liaison's Report
 - c. Planning Director's Report
7. Public Comment on Items Not on the Agenda
8. Adjournment

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



**Historical Preservation Committee
Tuesday, March 18, 2025 – 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, and Eric Simonson. Steve Plutt of Park County attended via Zoom. Staff members present included Planning Director Karen Schminke and Senior Planner CJ Gates.

Members Absent: City Council Representative Steve Smith.

2. **Approval of Minutes:** February 4, 2025: Mr. Black moved and Mr. Simonson seconded to approve the minutes as presented. Motion carried unanimously by voice vote.

MOTION: Mr. Black moved and Mr. Simonson seconded to approve the February 4, 2025 minutes. The minutes were approved unanimously.

3. **Public Hearings:** – None

4. **Committee Business – Active Projects:**

- a. **Chuck Severance – Junction House/Roberts House Grant (P3)** – Mr. Severance could not attend, he has been rescheduled. Rob Felts decided the barn roof repair needed to be accomplished by a licensed roofing company. Staff will keep tabs on this.
- b. **Templeton Cemetery Restoration Plan (P2)** – Over the weekend of February 21-23, 2025, Colorado School of Mines students mapped the cemetery with radio and magnetic imaging. Vice-Chair Allred and Mr. Plutt plowed and staked the area first. Mr. Simonson also mapped the cemetery with GPS. Vice-Chair Allred will send the students Mr. Simonson's data. Receipts should be turned into Director Schminke. Thank you notes were already sent to property owners, who were tickled pink, and the VRBO owner. The VRBO address is within City limits, and staff will have to check for proper STR business licensing. Pat Hill is doing an article in the newspaper.
- c. **Preservation Plan (P4)** – Senior Planner Gates emailed Minturn's Preservation Plan to the HPC. It is not obvious if Minturn wrote their plan in-house or used a grant to pay for a consultant. Minturn's Plan was provided because of the similarities to Woodland Park. Director Schminke commented that this plan is a great place to start because it's concise, the photos and timeline are nice, and the scale, goals and objectives are concise and focused. Staff will reach out to Minturn for the cost of the consultant, their process was, and the timeline/year it was finished.

- d. **Bergstrom Park Reimagined (P5)** – Director Schminke updated the HPC that Logan Simpson is under contract, and did a general site visit earlier this afternoon. A date has not yet been set for the stakeholder kickoff. This project should move fairly quickly. Chair Glauth asked if the UPHS could be included in the stakeholder meeting.
- e. **Youth Poster Contest (E2)** – Senior Planner Gates met with Maria, who organizes the art programs with Parks & Rec, but nothing is concrete yet. The Parks & Rec Director needs to be contacted. Other ideas instead of the Poster Contest include: a summer children’s art camp, including a History Park field trip; a Plein Air event with Gail Gross/Teller County Arts Alliance or the WPAA if that still exists; or a graphic arts competition for adults. Director Schminke will have more information at the next meeting, and Senior Planner Gates added that the HPC could come up with a theme.

5. Other Business

- a. **Historic Designation Possibility – 107 W. Henrietta Avenue** – No report.
- b. **Vos Building (F3)** – Mr. Plutt informed the HPC that the owner, who also owns the Thai restaurant next to Joanies, is wanting to restore the entire building. John Gamalke of the DDA said the sewage backup was not that bad and had been taken care of by the owner themselves.

6. Reports:

- a. **Committee Members’ Reports** –

Mr. Black reported that the Rhapsody Bar & Grill is for sale, the building is being cleaned up. It’s a possible candidate as a Local Historic Landmark.

Mr. Simonson commented how cool it is that the Templeton headstone was repaired, and could be a great subject for the HPC to present to City Council.

Vice Chair Allred reported that people have asked if they can donate to the HPC on a Facebook page or City website to support HPC projects. Director Schminke will talk with Kristin, who handles all the social media, to see if the HPC can start a Facebook page and if there is a way the HPC can accept donations. Also, Vice Chair Allred has laminated many of the HPC posters and is ready to distribute them to local restaurants.

Director Schminke added that the Planning Department or HPC did a presentation to City Council about the Woodland Park Cemetery in October 2023. Mr. Plutt added that funds are not needed for the Woodland Park Cemetery, they are needed for the Templeton Cemetery. The ownership and dedication are still in question. Chair Glauth and Mr. Plutt would like to do another City Council presentation in the fall 2025.

Chair Glauth reported that in the past, the former Planning Director sat on the UPHS as a City liaison, that position was filled by Grace, but has been vacant since Grace left the City. She asked if a staff member could attend the monthly meetings because City maintains the History Park buildings. Director Schminke added that one of the

HPC members is supposed to be the liaison; Chair Glauth may need to be the liaison since she already sits on the UPHS. Director Schminke will talk to the City Manager.

Mr. Plutt reviewed the vision for the Templeton Cemetery: headstones for unknown and known; lining each grave with quartz; a plaque or wayside with the story of the cemetery; and a split rail fence around the perimeter. The Cemetery is eligible for designation with the State, perhaps with private donations. He gave an estimated cost of \$40-50 for each of the 25 headstones, which comes to \$1000-\$1250. The large monument is estimated at \$600, the split rail fence cost is unknown. He has a tractor and auger, and is interested in donating a lot because he's been wanting to do this since he was 30 years old.

b. Council Member Liaison's Report – No report.

c. Planning Director's Report – Director Schminke had no report.

Senior Planner Gates reported on his checklist items from the last meeting. This month's checklist includes:

- Laminate the Women of Woodland Park for City Council on Thursday
- Reach out to Minturn for their consultants and timeline
- Check on the UPHS involvement for Bergstrom Park
- Ask questions regarding a Facebook page and on accepting donations

7. Public Comment on Items Not on the Agenda – None.

8. Adjournment: The meeting was adjourned at 4:22 p.m.

Due to the rescheduling of this meeting and staff conflict, the next two meetings are scheduled for Tuesday, April 29, and Tuesday, June 3, 2025 at 3:30 PM, in City Hall.

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

This _____ day of _____, 2025

Laurie Glauth, Chair

Woodland Park Historic Preservation – Roberts House To-do List

GOAL: Preserve the Roberts house building in anticipation of future uses. Attached is a copy of the Parks, Trails and Open Space Map from the City's PTOS Master Plan which was adopted July 2023. This map identifies the Roberts House property as future trail head, and it is located along the American Discovery Trail / Ute Pass Trail that will connect to the Ring the Peak trail.

Below are steps identified to achieve the goal stated above.

1. Meet with History of Colorado to receive buy-in on this list of next steps.
2. Identify the period of significance for the house itself and the individual additions.
Per state feedback, from the 2024 grant application:
 - a. Applicant needs to clarify the specific period of significance and why it is significant.
 - b. Make sure additions have not become significant in their own right this may affect which additions may or may not be removed.
 - c. Determine the most highly significant date to which the building will be restored.
 - d. At the Robert's House Grant Application follow up meeting on January 13, 2025, Steve was tasked to meet with Anne on this topic.
3. Meet with History of Colorado and obtain written confirmation for the period of significance. (This period of significance impacts which additions, if any, will be removed which then impacts the scope of work.)
4. Create a scope of work based on the identified period of significance. (Again, which additions, if any will be removed.)
 - a. Identify which additions are to be removed and any required repairs to exterior walls and roof to ensure the building is weathertight.
 - b. Fine tune what is included in the asbestos abatement process to determine if the structure will be left vulnerable to weather and elements after the abatement is complete.
5. Obtain estimate from Chuck for the cost to prepare as-built and construction drawings (CD's) associated with the work identified in Step 4 above.

- a. As-built drawings need to include plans and elevations for what is currently existing.
 - b. CD's will provide details for the scope of work.
- 6. Apply for Planning Grant for funds to obtain as-built and construction drawings to return structure to identified period of significance and abate the asbestos. (This non-competitive grant is up to \$15,000 max & requires 10% City match)
 - a. After grant is awarded, City will proceed with purchasing policy requirements to contract with the design professional to create the as-built drawings and CD's.
- 7. Use the completed CD's to obtain current cost estimates to perform scope of work identified.
 - a. Addition removal?
 - b. Fine tune what is included in the asbestos abatement process to determine if the structure will be left vulnerable to weather, etc. after the abatement is complete?
 - c. If the building will be left vulnerable, meet with a local contractor to determine a cost to fully protect the building until the next phase of the project can be implemented?
- 8. Meet with History Colorado to discuss the project and any potential phasing of the work needed.
- 9. Apply for competitive grant for building construction/modifications. (Project may require multiple phases and separate grant applications for each phase.)
 - a. Need current rough estimates for the amount of work being requested.
 - b. Addition removal?
 - c. Fine tune what is included in the asbestos abatement process to determine if the structure will be left vulnerable to weather, etc. after the abatement is complete?
 - d. If the building will be left vulnerable, meet with a local contractor to determine a cost to fully protect the building until the next phase of the project can be implemented?

Written Comments from History Colorado

(Solid bullet points are from History Colorado; Items that have a “o” bullet point are additional notes discussed during the meeting)

Strengths:

- The project team is qualified and has done planning work that makes this the next logical step
- Good public benefit and community support
- There is urgency (Urgent due to the asbestos and trespassers)
- Good letters of support

Areas for Improvement:

- There were some questions from reviewers regarding the experience of the contractor; the application says the contractor abated asbestos at the Woodland Depot, but doesn't offer additional information on their experience. For future applications, include their resume to provide additional information.
 - o Include specific projects the contractor has previously done with historic structures.
- Photos of the interior finishes, which are part of the abatement, should be included in the application.
 - o Need to include pictures (a representative sample) of the areas being abated and any items being removed within the abatement process. More details the better.
- Reviewers had some confusion around the Scope of Work and Budget and were concerned that there was no contingency in the budget.
 - o If there is no budget contingency, explain why. This ties to the reviewers' confusion about what happens to the roof. If the roof is being removed, how is it going to be replaced? Explain more.
- Reviewers wanted more information about which features and finishes will be removed with the abatement.
 - o Reference note above regarding photos of what is being abated and removed.
- It was uncertain to reviewers whether the period of significance and the restoration date are justified and therefore whether demolishing the additions will meet the Secretary of Interior Standards.
 - o Applicant needs to clarify the specific period of significance and why it is significant.
 - o Make sure additions have not become significant in their own right this may effect which additions may or may not be removed.
 - o What is the most highly significant date to which the building will be restored?
- Be sure to clarify when the roof will be demolished. Is it part of this Phase 2, which is this grant scope of work, or is it part of a future phase?
 - o Provide clarity for each phase of the project. Exactly what is being touched and when. Construction documents would be helpful to explain this.

Additional Notes

- o Next grant applicant cycle – due date is April 1st –
Application opens February 1st – eligible for draft review March 1st
Last grant cycle for 2025 – due date is October 1st

Additional Notes - Continued

- State has opportunities for non-competitive grants that could potentially be used for Construction Documents. These grants require a 10% cash match.
As noted previously, finished construction documents would be extremely helpful for next submittal.
- At least one follow-up meeting with History Colorado is recommended for the purpose of getting agreement on the following prior to reapplication:
 - What is the period of significance?
 - Make sure the additions have not become significant in their own right.
 - What is the most highly significant date to which the building will be restored?

Notes from Linda Allred:

1. Steve will work with Anne on the Period of Significance portion of the application
2. Apply for non-competitive grant for additional funding to prepare Design Development drawings to represent, BEFORE and AFTER.
3. Linda or another Architect - to move forward on preparing actual 'AS BUILT' drawings. To include all existing plans and elevations. Also prepare drawings to show what the intended outcome of the structure will be. Exterior only for now as the final use of the structure is still up for debate.
4. The HPC to start brainstorming on 'WHAT WE PLAN TO DO WITH A RESTORED ROBERTS HOUSE' This is significant. Without this, we can not move forward on final engineered drawings as the 'USE' will determine what those drawings need to include.
5. Fine tune what is included in the asbestos abatement process to determine if the structure will be left vulnerable to weather, etc after the abatement is complete.
6. If the building will be left vulnerable, meet with a local contractor to determine a cost to fully protect the building until the next phase of the project can be implemented.
7. Include the cost of protecting the structure in the re-application process.
8. Request from the Asbestos Abatement Company their updated costs for abatement since we will be exceeding the length of time that their bid is valid. I'm guessing their bid was only good for a maximum of 6 months?

My list does not include their general request to include more information in the actual description and scope of work. But, obviously, all of 'AREA'S OF IMPROVEMENT' will have to be reviewed and revised.

Those are my thoughts for now.

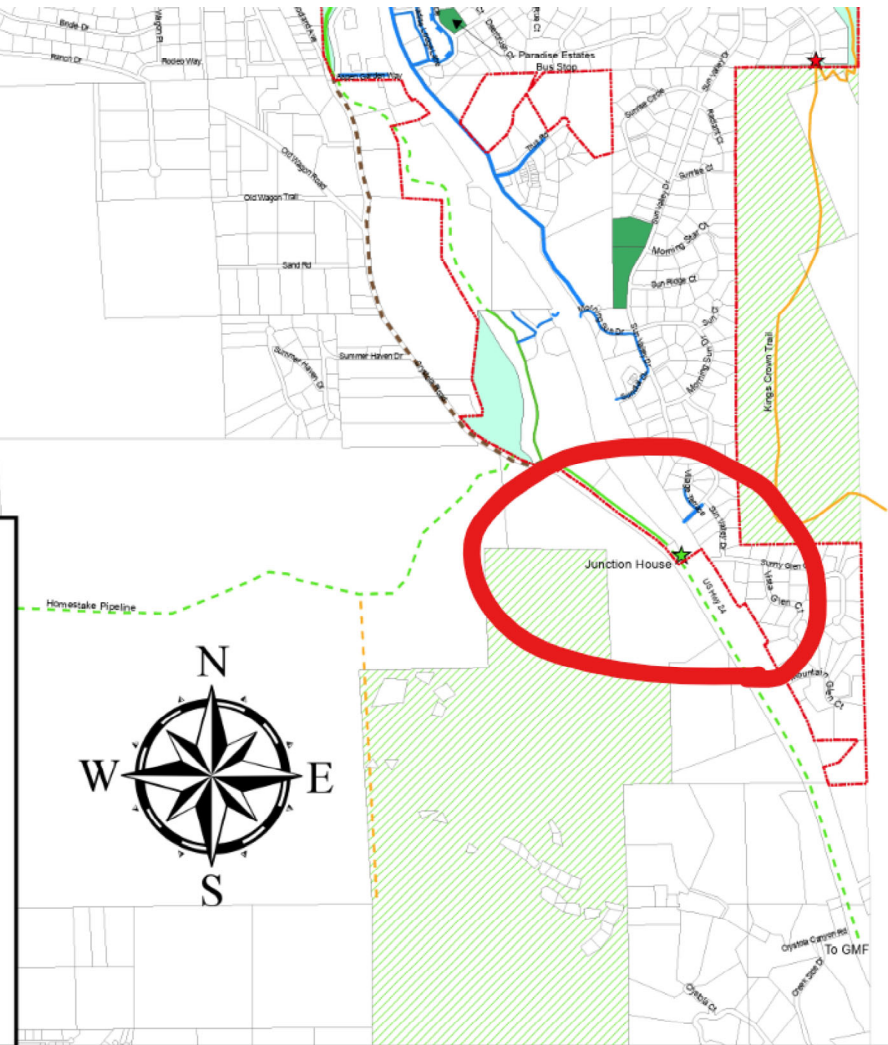
Linda

Parks, Trails and Open Space

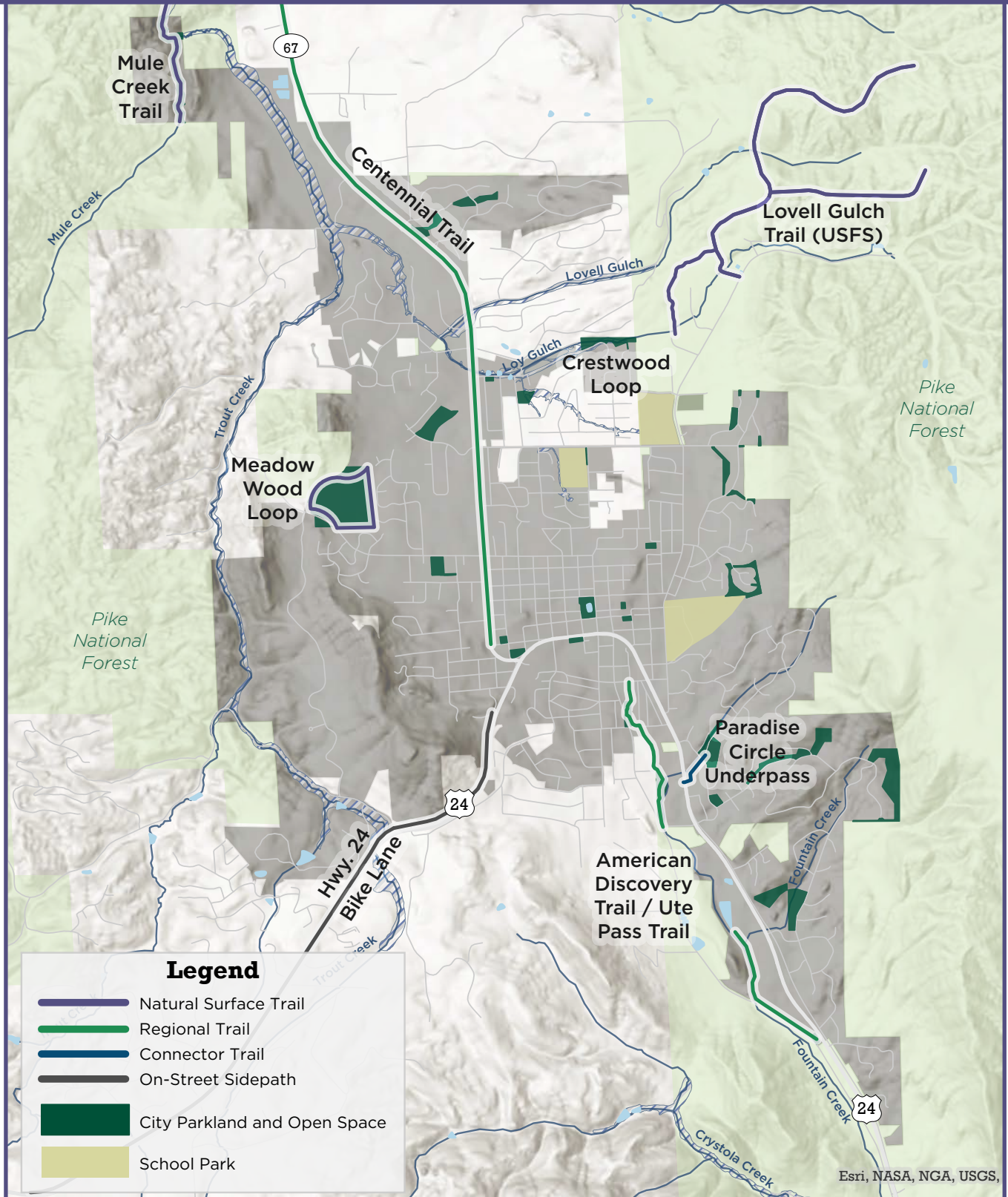
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|--------------------|-------------------------------------|------------------------------------|
| ★ Trailhead | Existing Sidewalk, ≥ 6 Ft | Open Space & Greenways |
| ★ Future Trailhead | Existing Sidewalk, 4 - < 6 Ft | Other City Public/Semi Public Land |
| ▲ Campgrounds | Existing Trail, ≥ 8 Ft | Parks |
| Wetlands | Existing On-Street Bike Route, 4 Ft | Pike National Forest |
| | Existing Trail, Primitive Dirt | Schools |
| | Future Sidewalk, ≥ 6 Ft | Future Park |
| | Future Sidewalk, < 6 Ft | Teller County Parks |
| | Future Trail, Off-Street, ≥ 8 Ft | City Limits |
| | Future On-Street Bike Route, 4 Ft | |
| | Future Trail, Primitive Dirt | |

0 500 1,000 2,000 3,000 4,000 Feet

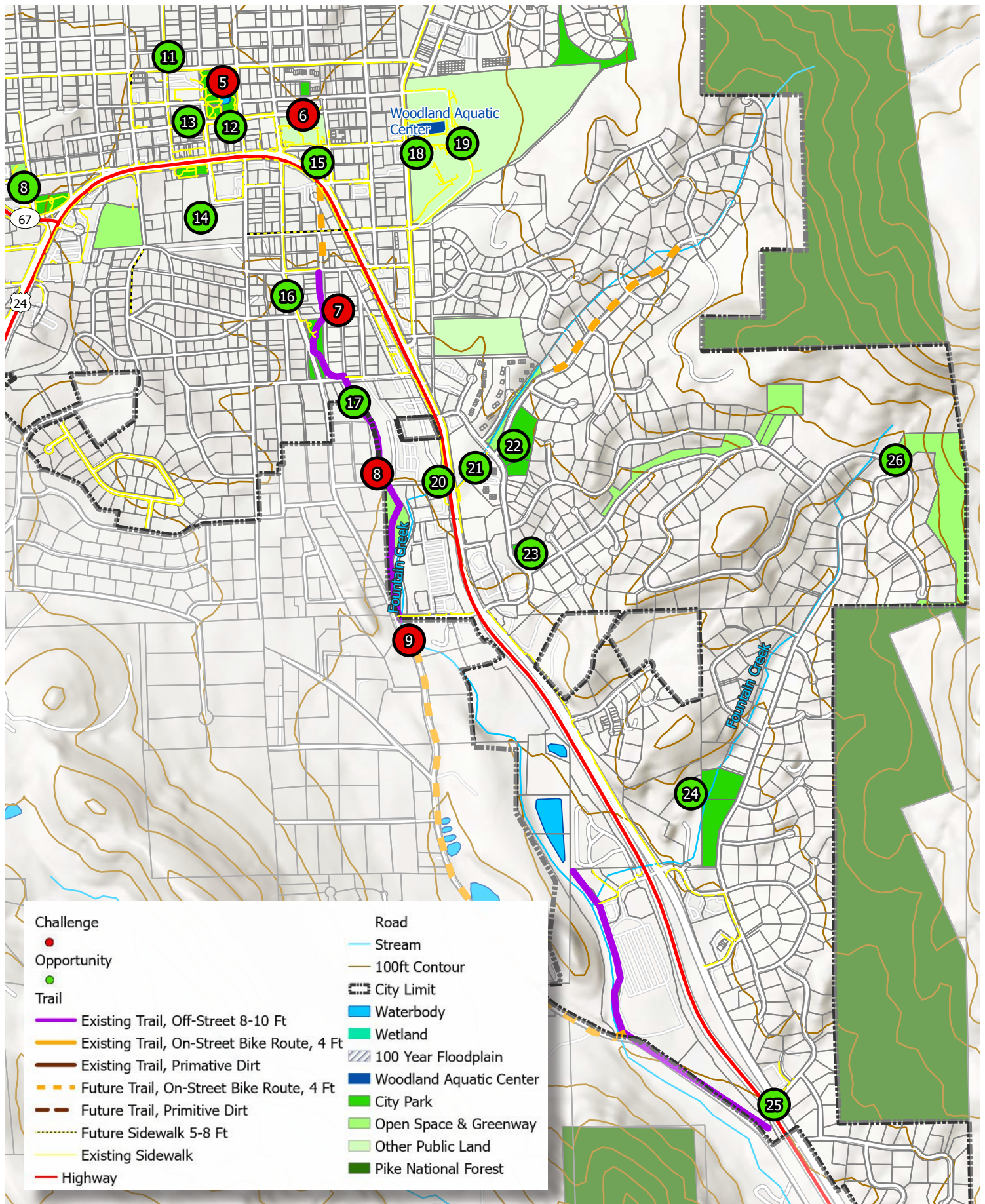
Scale: 1" = 1000'
Updated December 6, 2017 (DJB)



MAP 4: EXISTING TRAILS



MAP 6: WOODLAND PARK SOUTHEAST



OPPORTUNITIES AND CHALLENGES

OPPORTUNITIES

- 14 Leverage redevelopment for parkland and extend ADT north from Chester Ave. to commercial destination and Bergstrom Park.
- 15 Consider new programming opportunities at Ute Pass Cultural Center that meet community demand.
- 16 Update amenities at Cavalier Park to meet demand of increased use from new apartment complex nearby.
- 17 Identify opportunities for trailside interpretive and interactive elements
- 18 Continue successful Woodland Aquatic Center programs.
- 19 Potential future expansion for recreation center to meet community demand for indoor recreation.
- 20 Leverage recurring instances of underpass graffiti to create a student art mural or art expression tunnel.
- 21 Amenitize Chimney Park and other undeveloped parks in accordance with neighborhood preferences.
- 22 Leverage bike/ped connection from Chimney Park to commercial destinations on Highway 24.
- 23 Amenitize Bus Stop Park in accordance with neighborhood preferences; leverage development to connect to nearby open space.
- 24 Leverage new development to expand Sun Valley Park & develop walking trail.
- 25 Leverage potential Hwy. 24 Bypass to include trail connection to the Ring the Peak trail.
- 26 Kings Crown Rd. / Paradise Open Space Trailhead presents opportunity to work with partners to formalize access to Rampart Range.



15 Consider new programming opportunities at Ute Pass Cultural Center.



22 Leverage bike/ped connection from Chimney Park to commercial destinations.



18 Continue successful Woodland Park Aquatic Center programs.



23 Amenitize Bus Stop Park and other undeveloped parks.



21 Amenitize Chimney Park and other undeveloped parks.



24 Leverage new development to expand Sun Valley Park.

CHALLENGES

- 5 Manage overuse of Memorial Park.
- 6 Ute Pass Cultural Center in need of stage renovation and sprinkler system upgrades.
- 7 Fountain Creek culvert is an attractive nuisance that is frequently vandalized.
- 8 ADT in need of repair and dog waste stations.
- 9 ADT/Ute Pass Regional Trail gap requires coordination with Teller County.



5 Manage overuse of Memorial Park.



6 Ute Pass Cultural Center in need of facility upgrades.



7 Fountain Creek culvert is an attractive nuisance.



8 ADT in need of repair and dog waste stations.



26 Trailhead presents opportunity to work with partners to formalize access.