



PUBLIC NOTICE – AGENDA

**Historical Preservation Committee (HPC)
Tuesday, June 03, 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 – April 29, 2025
3. Public Hearings – None
4. Committee Business – Active Projects
 - a. Junction House/Roberts House Grant (P3)
 - Revised 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, April 29, 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 3:39 p.m.

Members present: Chair Laurie Glauth, Vice Chair Linda Allred, Larry Black, David Langley, and Eric Simonson. Steve Plutt and Chuck Severance were also present. Staff members present included Senior Planner CJ Gates and Permit Technician Amy Wolin, with Planning Director Karen Schminke in attendance via Zoom.

Members Absent: City Council Representative Steve Smith.

2. **Approval of Minutes: March 18, 2025**

MOTION: Mr. Black moved and Mr. Simonson seconded to approve the March 18, 2025 minutes as presented. Motion carried unanimously by voice vote.

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)
Senior Planner Gates introduced Mr. Severance. The HPC reviewed the Robert's House To-Do List, adding their observations. Mr. Severance made a site visit to the Robert's House, and the most pressing issue is to fix the metal roof, which is a safety issue because it's about to fall off. Mr. Severance recommended that first the HPC decide what the building's use will be, and without that, just the outside of the building should be cosmetically repaired. He saw hikers on the trail near the building, parked at the utility substation. He believes that 4-6 more parking spaces could be added with a trail annexation, and the HPC could focus on things like the roof, windows, doors, and kiosks. The building is in the Parks, Trails, and Open Space Plan and the Ring the Peak Trail, so it would be beneficial to at least preserve the building. Senior Planner Gates then reviewed the Draft Roberts House To-Do List. He will amend the list to include some more action items, including: contact History Colorado for the next steps for the grants (Planning Grant and Structural Assessment Grant), defining the period of significance as 1919-1930, and grant matching for asbestos abatement.
- b. **Templeton Cemetery Restoration Plan (P2)** – The Colorado School of Mines students will present their finding at their Senior Project Presentations on Tuesday. Several members of the HPC will attend. Mr. Plutt ordered 12 unknown headstones

with a \$1000 donation from Jim & Louise Plutt of London, England. He also got materials to build some structures reflecting how the gravesites looked originally: the four Templeton children's graves were originally enclosed with a log structure, and a picket fence surrounded a neighboring grave. He applied for a \$1250 grant from the Saddle Club. Vice-Chair Allred added that the golf course manager approves of the information markers, and wants an additional one by the fairway to invite people to walk up to the cemetery.

- c. **Preservation Plan (P4)** – Senior Planner Gates is trying to get a hold of the HPC Planner with the City of Minturn to ask some questions regarding their preservation plan.
- d. **Bergstrom Park Reimagined (P5)** – Parks and Recreation has named a consultant and scheduled two public meetings. The HPC and public are encouraged to be involved and provide input at the meetings.
- e. **Youth Poster (E2)** – Maria has moved on from Parks & Rec; no report.

5. Other Business

- a. **Historic Designation Possibility – 107 W. Henrietta Avenue** – No report.
- b. **Vos Building (F3)** – The owner intends to do something, and is going to apply for a \$625,000 loan, which is for only the improvements on the first floor. The potential contractor met with some members of the Planning Department onsite, which was just the first step in what could be a very long road. The contractor will pass on the Saving Places and Brownstone Grant ideas to the owner, and believes there are two choices: preserve or demolish. Though demolition permits are to be reviewed by the HPC, the process is unclear. Planning Staff will look into the code to clarify. Mr. Plutt expressed that the ultimate goal is to save the building, and the HPC has done everything it can.
- c. **Colorado's 150th Anniversary** – Mr. Plutt will see if the HPC can help the UPHS with any projects concerning this.
- d. **May Preservation Month Banner** – The banner is displayed at the former Merit Real Estate building (510 W. US 24).

6. Reports:

- a. **Committee Members' Reports** –

Mr. Black reported that the UPHS Marigreen Pine Tour tickets are on sale now. The tours are July 19 & 20, and he will be on the first bus so that the driver makes the correct turn. He also added that the small log cottages behind the Hackman House were housing for the railroad employees.

Mr. Simonson had no report.

Vice Chair Allred distributed the laminated posters, but not to restaurants (safety and cleaning concerns). Instead, the Woodland Park Library gratefully accepted them and will display them. She will also give some to the UPHS gift shop.

Mr. Plutt worked on the last 6-7 headstones for the Woodland Park Cemetery. He has repaired 40 headstones and replaced another 40 with donations from private entities. He also mentioned that Hildred is happy to give to this community that has given so much to her.

Chair Glauth thanked the HPC for the flowers, to which Mr. Langley replied, “Thanks for making it back.”

b. Council Member Liaison’s Report – None.

c. Planning Director’s Report – Senior Planner Gates reviewed his progress and to-do list updates for the next meeting:

- The Women of Woodland Park Posters were laminated and issued to City Council by Mr. Smith at the last City Council Meeting.
- Donations to the HPC are not to be done via Facebook.
- Contact History Colorado for the next steps in the grant application
- Make contact with Minturn for information regarding their Preservation Plan
- Inform the UPHS about the Reimagining Bergstrom Park meetings
- Roberts House: Check with Rob Felts to get a roof contractor
- Clarify the HPC’s role in the demolition permit process

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

8. Adjournment: The meeting was adjourned at 5:02 p.m.

The next meeting is scheduled for June 3, 2025 at 3:30 p.m. at 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. (1919-1930)
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 cost estimate from Chuck to prepare as-builts for what is currently existing and the shape of each portion of building is in. HPC needs to ensure the grant will cover this expense.

6. Apply for Planning (Structural Assessment) 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. Will need to obtain construction drawings (CD's) associated with the work identified in Step 4 above. CD's will provide details for the scope of work.
 - b. Need current rough estimates for the amount of work being requested.
 - c. Addition removal?
 - d. 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?
 - e. 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?