



## PUBLIC NOTICE – AGENDA

**Historical Preservation Committee (HPC)  
Tuesday, August 05, 2025 – 3:30 PM  
2<sup>nd</sup> 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](http://www.woodlandpark.gov)).*

1. Call to Order and Roll Call
2. Approval of Minutes – June 3, 2025
3. Public Hearings – None
4. Committee Business – Active Projects
  - a. Junction House/Roberts House Grant (P3)
    - Roberts House Grant to-do list update – Meeting with History Colorado
  - 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
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, June 3, 2025 – 3:30 PM  
City Hall – 2<sup>nd</sup> Floor Conference Room  
Minutes**

1. **Call to Order and Roll Call:** Chair Glauth called the meeting to order at 3:35 p.m.

**Members present:** Chair Laurie Glauth, Vice Chair Linda Allred, Larry Black, and David Langley. Steve Plutt of Park County was also present. Staff members present included Planning Director Karen Schminke, Senior Planner CJ Gates, and Permit Technician Amy Wolin.

**Members Absent:** Eric Simonson and City Council Representative Steve Smith.

2. **Approval of Minutes: April 29, 2025**

**MOTION:** Mr. Black moved and Vice Chair Allred seconded to approve the April 29, 2025 minutes as presented. Motion carried unanimously by voice vote.

3. **Public Hearings: – None**

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

- a. **Junction House/Roberts House Grant (P3) – Roberts House Grant to-do list review (attached)**

Senior Planner Gates reviewed the April 29, 2025 To-Do List, noting the changes. The list was sent to Winter of History Colorado. The HPC consented to make the list permanent, the “draft” watermark will be removed. Senior Planner Gates will begin the Planning and Structural Grant Application, using Mr. Plutt’s summary from a previous grant, and note the period of significance as 1919-1930. The HPC advised Senior Planner Gates to contact History Colorado by phone because of the possible staff and funding decreases.

The City’s Building and Grounds Department will take a look at the Roberts House.

- b. **Templeton Cemetery Restoration Plan (P2) –** Mr. Plutt was awarded a \$1250 grant from the Saddle Club, bringing the grant total to \$2250. Mr. Simonson will do the survey. The Colorado School of Mines sent their data to Mr. Simonson. Access to the cemetery was permitted by the neighboring private landowners.
- c. **Preservation Plan (P4) –** Senior Planner Gates is playing phone tag with Minturn, CO. He left them another message explaining the Woodland Park HPC’s intent and some questions. He has learned that Minturn’s Preservation Plan was done in-house, by their Historic Preservation Planner, who also worked with their City Manager and City Clerk.

**d. Bergstrom Park Reimagined (P5)** – An advisory meeting was held today, which seemed to have good dialogue about the desire for historic preservation. Logan Simpson is the planning firm, which is being funded by the City and the DDA. They are exploring the costs of several options, including keeping or razing the building. The transparency of the funding, planning process, and key players’ goals has been a frustration. Since the Depot was built in 1985 as a replica, it’s not a historic building, but there are other ways to make a tribute. There’s a sliver of hope to preserve it because of Woodland Park’s railroad history. If the Depot building is demolished, then the baggage building is orphaned. The values conversation is all over the place, the HPC discussed the significance of the building, and would consider it a huge win if the depot building could be repurposed. The planning process may be complete in July.

The representative from Logan Simpson reportedly had several reasons and preconceived notions of tearing the Bergstrom Park depot building down, including financial/math, drainage, and crime issues. If a Police Substation is included, the project may cost \$750,000 to renovate the Depot building. He also said that there isn’t much data that historic parks are attractions. This is counter to all the literature and training available from local, state, and national historic preservation societies and agencies, especially for history tourism and sense of place. The HPC has advocated repurposing the Depot building into a gift shop, like Acacia Park in Colorado Springs, which had a 55% decrease in crime due to police presence on bicycles. Repurposing has worked before, and the HPC would like to be considered in bringing a solution to a problem. The City Manager seems open to compromise.

Planning Director Schminke reminded the HPC that they need to identify preservation priorities, as state historical preservation funding is cyclical in terms of being flush to dry. Therefore, being ready with projects and priorities will be helpful. Chair Glauth would consider it a huge win if the depot building could be repurposed. Other funding sources may be El Pomar, Daniels Fund, Gates Funds, and GOCO.

The next critical next step is a community meeting on June 25 from 5-6:30 p.m. Comments are being accepted online for different concepts up to June 4.

**e. Youth Poster (E2) – No update.**

## **5. Other Business**

- a. **Historic Designation Possibility – 107 W. Henrietta Avenue** – No report, but Mr. Langley did talk with John Gimelke, who owns three buildings that could qualify for historic landmarking. He would like to invite him to next meeting. Mr. Black added that these buildings can be part of the 150<sup>th</sup> planning celebration.
- b. **Vos Building (F3)** – Mr. Plutt updated the HPC on the status of preserving the Vos Building with, “There’s not a bank in the world that would loan him money for that.”
- c. **Colorado’s 150<sup>th</sup> Anniversary** – Mr. Black volunteered to do a walking tour on Friday, August 1. The 150<sup>th</sup> Anniversary celebration runs from July 4, 2025 to December 31, 2026. Mr. Plutt has attended a few meetings. Some ideas of how to celebrate include a parade on Main Street, concerts, a school essay contest on history or event in Woodland Park, a plaque of founding people of this town in front of City

Hall or a park, oral histories, and working with other local historical societies in the county. Also, Woodland Park will celebrate its 135<sup>th</sup> anniversary in 2026, and became a home rule city 50 years ago.

- d. **May Preservation Month Banner** – Eric removed it and returned it to the Planning Department.

6. **Reports:**

- a. **Committee Members' Reports** –

Mr. Black reported that the Marigreen Pines tours are on July 19 & 20, 2025. He is meeting with Eric Murray, the owner of Griffith Summer House at 116 W. Lake Avenue, and bringing historic landmark designation information. This 1899 cabin is on the list, the last survey was done in 2016.

Mr. Plutt has been researching Dallas Alley. He inquired the possibility of historic districts, especially Dallas Alley, Preacher's Row, Kansas Alley, and Quinn Alley. Chair Glauth added that the HPC should include the idea and formation of historic district designation into the Preservation Plan.

- b. **Council Member Liaison's Report** – No report. Since Council Member Smith has a scheduling conflict, perhaps the City Council might look into appointing a different Council Member Liaison.

- c. **Planning Director's Report** – Senior Planner Gates reviewed his To-do list. Vice-Chair Allred will look up structural assessment grant, Mr. Plutt will edit the Roberts House history. Senior Planner Gates will also look into the scope of work for the Reminaging of Bergstrom Park, email John Gremelke, research how to make historic districts, and add that to preservation plan in its development.

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

- 8. **Adjournment:** The meeting was adjourned at 5:01 p.m.

The next meeting is scheduled for July 1, 2025 at 3:30 p.m. at City Hall.

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

This \_\_\_\_\_ day of \_\_\_\_\_, 2025

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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?