



## PUBLIC NOTICE – AGENDA

**Historic Preservation Committee (HPC)  
Tuesday, March 3, 2026 – 4:30 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 – February 3, 2026
3. Public Hearings – None
4. Committee Business – Active Projects
  - a. 2026 Work Plan Discussion
    - i. 2026 Budget Discussion
  - b. Junction House/Roberts House Grant (P3)
    - i. Roberts House Grant to-do list
  - c. Templeton Cemetery Restoration Plan (P2)
  - d. Preservation Plan (P4)
  - e. Bergstrom Park Reimagined (P5)
5. Other Business
  - a. A250/C150/WP50/UPHS50
  - b. Historic Designation Possibilities
    - 107 W. Henrietta Avenue
    - 112 & 116 W. Lake
  - c. Vos Building (F3)
  - d. 2026 HPC Poster
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, February 3, 2026 – 4:30 PM**  
**City Hall – 2<sup>nd</sup> Floor Conference Room**  
**Minutes**

1. **Call to Order and Roll Call:** Vice Chair Allred called the meeting to order at 4:29 p.m.  
**Members present:** Vice Chair Linda Allred, David Langley, Eric Simonson, Larry Black, and City Council Representative Jeff Geer. Staff members present included Senior Planner CJ Gates and Permit Technician Amy Wolin.  
**Members Absent:** Chair Laurie Glauth and Planning Director Karen Schminke.
2. **Approval of Minutes – January 6, 2026:** Vice Chair Allred noted that under 6.A., the veterans’ memorial project proposed in the Woodland Park Cemetery was scrapped because the City of Woodland Park declined the request. Mr. Black motioned and Mr. Simonson seconded to approve the January 6, 2026 Minutes as corrected. Motion carried unanimously by voice vote.
3. **Public Hearings – None**
4. **Committee Business – Active Projects**
  - a. **Junction House/Roberts House Grant (P3)**
    - i. **Roberts House Grant to-do list:** Senior Planner Gates has sent an email to Chuck Severance.
  - b. **Templeton Cemetery Restoration Plan (P2):** No report.
  - c. **Preservation Plan (P4):** Senior Planner Gates had planned on talking with Lindsey next week before the Saving Places Conference. Since Vice Chair Allred will be attending a session on implementing Preservation Plans, she will touch base with Lindsey to see how to implement a Preservation Plan instead, as Lindsey is probably very busy.
  - d. **Bergstrom Park Reimagined (P5):** No report.
5. **Other Business**
  - a. **A250/C150/WP50/UPHS50:** Vice Chair Allred reported that the next meeting is in Colorado Springs on February 17<sup>th</sup>. The website was launched on January 27<sup>th</sup> for all jurisdictions. She will send the link to Council Representative Geer.  
  
Council Representative Geer reported that he brought this to City Council, and there is not much appetite for the WP50, as the City Charter history is confusing to most

people. He added that banners on the streetlight poles will be highlighting the A250/C150.

**b. Historic Designation Possibility**

- **107 W. Henrietta Avenue:** Mr. Langley noted that nothing is going forward at this point, but he is meeting with the owner on Thursday.
- **112 & 116 W. Lake:** Vice Chair Allred said that the owner of 112 W. Lake has a Fairview, TX address, and 116 W. Lake's owner has a Colorado Springs address.

Senior Planner Gates added that 30 letters were mailed in January, but no responses have been received yet. Mr. Black will meet with one of the Lake Avenue property owners in May.

- c. **Vos Building (F3):** Council Representative Geer updated the HPC that the City Council is working with attorneys for a condemnation process due to past issues with the building. They will have a meeting with the property owner or attorneys, and they will conduct a walk-through to see if the damage is enough for condemnation. So far the attorneys working with the City have advised condemnation. Council Representative Geer said that condemnation does not mean the building will be automatically ripped down. The City is in unchartered territory, and the owners do not have the finances to address the building issues. Vice Chair Allred said that she had talked to City Manager Aaron Vassalotti; he had mentioned the condemnation process, the City acquiring it, but not necessarily tearing it down. Council Rep. Geer said he does not get a sense that the desire is to tear it down, he needs a better feel for the building needs, and that demolition is not necessarily imminent. He will ask if the HPC members can be part of the walk-through. Mr. Langley asked what the condemnation process means. Council Rep. Geer said the word "blight" has been used to describe this building. Condemnation may allow the City to purchase the building from the property owner in lieu of tearing it down. The goal here is to force the current owners to sell it. The walk-through starts this process. Mr. Langley agreed that it would be good for the HPC to go on the walk-through, so it could be analyzed by the HPC architects. He worked on the addition but hasn't been in the building since the sewer backup. Council Rep. Geer said the sewer caused a lot of damage, will ping Aaron to see when the walk-through is, would prefer to not see it torn down as when it's gone, it's gone. Vice Chair Allred added that it's the last remaining historic structure, and its demolition would be a blow to Main Street. Council Rep. Geer said that it will remain on his radar as something we are working on, and the public wants something done with it.
- d. **2026 HPC Poster:** The HPC did not receive a list of mayors from Suzanne before she retired. Senior Planner Gates will ping Nicole and Monica to get a list of mayors.

**6. Reports**

**a. Committee Members' Reports:**

Mr. Black reported that the UPHS patron lunch was a big success, even though the weather was not ideal. He presented readings and a slide program, complete with prizes. Also, the Visitor Center needs more copies of the HPC posters. They are on

display at the Visitor Center but not at the UPHS Museum. Senior Planner Gates will laminate one from each year, and Vice Chair Allred will take them over to the Visitor Center. Vice Chair Allred added that it would be good to come up with a system to produce them as people want them. Council Representative Geer added that the City Council was impressed with the laminated 2025 HPC poster. Senior Planner Gates said that the Planning Department has posters from 2007, 2011, and 2015-2025. He will laminate some, and Vice Chair Allred will take them to the Visitor Center.

Mr. Langley reported that the HPC poster is a good reminder. The Henrietta building owners are working on getting a permit and have had seven building permit applications rejected so far.

Vice Chair Allred shared on behalf of Chair Glauth that the letter supporting the UPHS History Park project was needed, Senior Planner Gates had just emailed it today.

- b. **Council Member Liaison's Report:** City Council Representative Geer thanked the HPC for the posters, and although his presentation did not go as smoothly as he wanted because he was right after Suzanne Leclerq's retirement presentation, the City Council appreciated the laminated posters.
- c. **Planning Director's Report:** Senior Planner Gates had no other updates. His to-do list includes:
  - Vice Chair Allred is attending the Saving Places Conference this month and will meet with Lindsey about Preservation Plan implementation
  - He will get with Nicole on the mayor list
  - Laminate HPC posters
  - Meet with Lindsey after the Saving Places Conference
  - Talk to Chuck Severance

7. **Public Comment on Items Not on the Agenda:** None.

8. **Adjournment** – The meeting was adjourned at 4:56 p.m.

The next meeting is scheduled for March 3, 2026 at 4:30 p.m. at City Hall.

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

This \_\_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Laurie Glauth, Chair



## City of Woodland Park Historic Preservation Committee (HPC) 2026 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 2027 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. A250/C150/WP50 – Celebration and Potential collaboration with the Ute Pass Historic Society
- E3. Woodland Park’s heritage Poster - Create and publish an ~~eleventh~~ <sup>12<sup>th</sup></sup> poster to foster awareness of Woodland Park’s heritage or A250/C150/WP50.
- E4. Send informational letter to property owners for all inventoried, but not yet historically designated, properties regarding informational resources and designation benefits.

### 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.

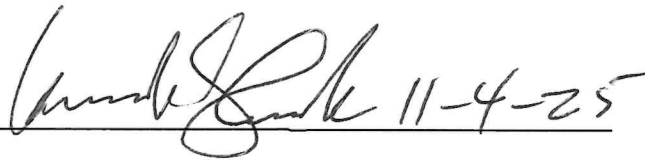
### Projects – Active Specific projects

- 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 – Continue collaboration with Parks and Recreation Advisory Board regarding implementation of the newly adopted Bergstrom Park Plan.

**Future Projects**

- F1. Midland Terminal Railway Station buildings relocated to Bergstrom Park in 2015 – Obtain grant funds to complete construction drawings, building permit, remodel and installation of exhibits in phases.
- F2. Vos Building Preservation (209 E. Midland Avenue).
- F3. Fire mitigation plan – Pursue grant funds for and develop a Fire mitigation plan for landmarked historic structures within the City of Woodland Park.
- F4. Youth poster contest – Collaborate and consult with UPHS and Parks and Recreation Art Programs to develop a youth poster contest.

Updated and approved by HPC on

 11-4-25

## Historical Preservation Committee - 2026 Budget Proposal

GL 100-114-2071

ITEM	2023 Budget	2023 Actual <sup>2</sup>	2024 Budget	2024 Estimate	2025 Budget	2025 Estimate	2026 Budget	Notes
Historical Themed Poster Design	\$800.00	\$800.00	\$800	\$800.00	\$800		\$800	
Historical Themed Poster Printing	\$100.00	\$100.00	\$100		\$100	\$141	\$100	
SHF Survey Grant								
Support organizations to promote history	\$300.00	\$100.00	\$350		\$350		\$0	
Plaques	\$250.00		\$300	\$61.50	\$300		\$400	
A250/C150 - Veteran Headstone Donation							\$500	
May Preservation Month or other events			\$250	\$358.39	\$250		\$0	
Training & travel - Member Conference Attendance	\$700.00	\$316.85	\$700	\$540.74	\$700	\$270	\$700	
Baggage Building Remodel	\$300.00				\$0		\$0	Objective: Update scope of work & finalize MEP drawings for permits
Contingency expenses	\$350.00	\$238.57	\$400	\$86.43	\$400	\$80	\$400	Headstone restoration, etc.
<b>Subtotal Expenses</b>	<b>\$2,800.00</b>	<b>\$1,555.42</b>	<b>\$2,900</b>	<b>\$1,847.06</b>	<b>\$2,900.00</b>	<b>\$490.46</b>	<b>\$2,900.00</b>	
Grant Match - (2025 - Robert's House) (2024 - Baggage Building) (Preservation Plan?)			\$9,100		\$11,900		\$11,900	
<b>TOTAL EXPENSES &amp; Grant Match</b>	<b>\$2,800.00</b>	<b>\$1,555.42</b>	<b>\$12,000.00</b>	<b>\$1,847.06</b>	<b>\$14,800.00</b>	<b>\$490.46</b>	<b>\$14,800.00</b>	

Approved  
 11-4-25