



PUBLIC NOTICE – AGENDA

**Historic Preservation Committee (HPC)
Tuesday, April 7, 2026 – 4:30 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 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, March 3, 2026 – 4:30 PM
City Hall – 2nd Floor Conference Room
Minutes

1. **Call to Order and Roll Call:** Chair Glauth called the meeting to order at 4:30 p.m.
Members present: Chair Glauth, Vice Chair Linda Allred, Larry Black, David Langley, Eric Simonson, and City Council Representative Jeff Geer. Staff members present included Senior Planner CJ Gates and Permit Technician Amy Wolin.
Members Absent: Planning Director Karen Schminke.
2. **Approval of Minutes – February 3, 2026:** Mr. Black motioned and Mr. Simonson seconded to approve the February 3, 2026 Minutes as presented. Motion carried unanimously by voice vote.
3. **Public Hearings – None**
4. **Committee Business – Active Projects**
 - a. **2026 Work Plan Discussion**
 - i. **2026 Budget Discussion** - Chair Glauth said a few things have come to light; the UPHS may be interested in working with the HPC on the Vos Building, and she asked if the HPC would be interested in working together on a proposal and plan to save it. The City may be forcing the owner to do something. She then looked at the 2026 Work Plan to see if some items could be moved around to fund a grant writer.

Cherise Boozi, a grant writer in Colorado Springs, could be a resource with the State Historical Fund. She could also be a lead person with the Roberts property as well, which includes brown fields restoration, sewer, lead, asbestos. She knows how to phase projects and funding.

Vice Chair Allred passed out packets of drawings by Mr. Langley depicting the Vos Building property with renderings if demolished or restored. The existing parking stays the same.

City Manager Aaron Vasalotti has invited Steve Plutt and Vice Chair Allred to reconvene about this at the end of March. Council Member Geer and Chair Glauth will be at this meeting, too. Chair Glauth added that the UPHS would partner with the City. She and Vice Chair Allred just had a meeting with Steve Plutt, in which they had a phone conversation with the Vos Building owner. The owner invited them to meet with him and contractors on March 18th at 3:00 PM. Chair Glauth

said there may some great opportunities. Chair Glauth said the call was to start a dialogue with the owner. Senior Planner Gates said PPRBD may have done a walkaround without the owner, who has yet to return any calls. Planning Director Schminke could or did do a site visit but concerned the condemnation process. Chair Glauth reminded the HPC that there is nothing in the City Code about condemnation. Council Member Geer said that City Council and Admin are already discussing it, admitted there is not a flow chart for a condemnation process, and the City is not interested in getting into business with nuisance properties. He added that City Council is skittish about making a Code about nuisance, despite that it might be effective.

The possibility of buying the property was discussed. Chair Glauth reminded the HPC that part of the condemnation process involves paying the property owner for property. Council Member Geer's goal is to pay favorable price. Mr. Langley brought up the right to cure, which Council Member Geer said is part of the eminent domain process. Chair Glauth said that process takes a while. Council Member Geer said the attorney fees could be in the ballpark of \$20-50k. Chair Glauth said they should attend March 18th meeting, learn more about the owner's plans, have a better conversation with Aaron, and then see where the HPC could go with this building. Council Member Geer was amazed that HPC members got into contact with the Vos Building property owner and believes it's better to work with him. Chair Glauth would like to offer funding, but Council Member Geer doesn't see a lot of choices. The Vos Building owner wasn't answering the phone until today, and his involvement would be best. Vice Chair Allred attended Saving Places and has those contacts. Council Member Geer asked what options may exist for this building along with what the owner wants to do. He said the City's plan is for condemnation, but that's a long process. Chair Glauth said everyone will have more information at the end of the month.

Mr. Black encouraged making the Vos Building a Local Historic Landmark, but Council Member Geer said the designation attaches strings. Vice Chair Allread clarified that it's not necessarily strings that are attached, but if the owner is interested in historic designation or preservation, funding may be available. If the owner doesn't pursue historic designation or preservation, there is no historic preservation funding.

Chair Glauth researched some CDOT maps and thinks CDOT may be another potential funding source due to possible funds owed to this property owner. Council Member Geer wants to explore all funding options if the owner cooperates. If the owner does not cooperate, the City has a plan. Chair Glauth added that if the City acquires the Vos Building, the City has more options. Council Member Geer said the HPC and City need to be prepared with options, and if they can save it, let's do it.

Chair Glauth would like the HPC and City to stay flexible. The grant writer, Cherise Boozi, is open to working on the Roberts House, too. Her fees are \$30/hour. April 1 is next deadline. Some of this was in Kimberly's court, but Chair Glauth would like to pivot and get Cherise involved.

Vice Chair Allred believes that if the HPC can be prepared with their information, Cherise could do first planning grant for less than \$500. Chances being awarded a grant are nearly guaranteed because Cherise knows History Colorado's grant process. She collaborated with the contractor, History Colorado, etc. successfully on the Divide Depot. Mr. Langley said the renovation projection for Vos Building seems high and wanted to know where it came from. Senior Planner Gates said that number was estimated by a contractor, who only mentioned it in the Planning office when he stopped in for more information on the Vos Building. Mr. Langley compared the Vos Building estimate to another, less expensive rehab of the Browning Building, admitting that disaster costs are another issue. Vice Chair Allred hopes the HPC can talk to the owner about contractors, as current estimate is outrageous. She has seen pictures of buildings in vastly worse shape that received \$1.6 million from State Historic Fund. Council Member Geer added that no one besides this one contractor has been in the Vos Building to be able to estimate the renovation costs. Vice Chair Allred said this is a values conversation as buildings in far worse condition have been saved. Chair Glauth said that they could see what happens if the March 18th meeting comes to fruition.

Mr. Langley thinks that the initial estimate may be high because of possible contractual situations and strings attached. Council Member Geer added that he has no preconceived notions of what's going to happen. He added that the \$1.5 million estimate may or may not be accurate for this building due to the unknown (sewage, structural, foundational, etc.) issues. Vice Chair Allred added that maybe it is \$1.5 million, but it all comes from the State, which Council Member Geer agreed would be good. Mr. Langley said he went through the Vos Building about 15 years ago, and at that time, he gave his opinion that it needed all new plumbing, electric, and a handicap ramp.

b. Junction House/Roberts House Grant (P3)

i. Roberts House Grant to-do list - Chair Glauth would like to use Cherise Boozi's grant writing services for the Roberts House. Vice Chair Allred agreed, adding that they are meeting with her and History Colorado at the Roberts House. Since they will miss the 4/1 deadline, Chair Glauth wants to target the 10/1 deadline. History Colorado's funding is still intact because it's funded by gaming. Vice Chair Allred clarified that the brown field and asbestos mitigation cannot go through History Colorado, but Cherise could guide the HPC in what the grants could cover.

Council Member Geer wanted to know how the grant writer would be funded out of 2026 budget. Chair Glauth would like to reallocate all the small stuff, which totals \$2900, to pay for the grant writer. Council Member Geer will ask Aaron if the HPC budget can be reallocated, and if so, if this is a City Council action item or if the 11-9 budget items are theirs to use for a grant writer. Regardless, now is the time to start talking about it. Vice Chair Allred clarified that this is a planning grant. Council Member Geer clarified that if the 11-9 can't be touched, the HPC would probably need \$1500-2000 for the planning grant. He would like a good estimate, then he can figure out with Aaron how to find it but wouldn't promise or commit to anything. Vice Chair Allred asked him to highlight Cherise's

success rate to Aaron her success rate. Council Member Geer said it may be difficult to mess with allocated funds in 11-9, so Vice Chair Allred will find out the estimate. Council Member Geer said the soonest this could be considered by City Council is at the second meeting in April.

Chair Glauth then brought up that the Roberts House is in Parks & Rec's plan as a trailhead. Council Member Geer said they need to know how much money is needed, and then to also work with PRAB for a vision. He would like to know what the PRAB & HPC want to do. The grant application is due on Oct. 1 and awarded in December. Chuck Severance needs a plan to work from. The building was designated three years ago. Vice Chair Allred will contact Chuck. Senior Planner Gates asked how the HPC wants to approach PRAB with this project, and if they would like Cindy to revisit the Roberts' House. Council Member Geer said to start with Cindy and see what P&R wants to do, including review the master plan for Roberts House. Vice Chair Allred suggested a joint meeting. There are two ways to approach the Roberts House property: access or no access to the inside of the house. If it's at the end of a trail, it may need bathrooms, pavilion, signage, etc. Chair Glauth said that the PRAB needs to decide what they want the site to be. If funding is found, the full restoration could be done with access to the inside of the building.

- c. **Templeton Cemetery Restoration Plan (P2):** The deadline was missed for funding, questions for Lindsey remain. Bids and the RFQ's are needed. Senior Planner Gates asked Vice Chair Allred to email these items to him. Vice Chair Allred added that preservation plan writer's fees, apply for next round of grants.
- d. **Preservation Plan (P4):** No update.
- e. **Bergstrom Park Reimagined (P5):** CDOT construction is nearly finished. Senior Planner Gates said that the plant that makes the special high-altitude asphalt shuts down in the winter, but when it reopened in February, the construction was back on and done very quickly.

5. Other Business

- a. **A250/C150/WP50/UPHS50:** Chair Glauth found that the City became a home-rule city in 1975 by only 22 votes, but their first action as a home-rule city occurred in 1976. Therefore, the WP50 will not be celebrated in 2026. The old-time baseball players are available to play a game on August 8, not August 1. There will be a week-long celebration for Colorado Day. The UPHS's third documentary will focus on five Teller County women. Once those five women are chosen, she thought that the HPC might consider doing the 2026 poster on the women instead of the former Woodland Park mayors. One of the women may have had connections to the Battle of the Bulge. Council Member Geer attended the A250/C150 Zoom call.
- b. **Historic Designation Possibility**
 - **107 W. Henrietta Avenue & 112 & 116 W. Lake:** These properties have no updates, but Senior Planner Gates added that of the 30 letters were mailed in January, one person has emailed him with interest. He asked if anyone knew

Nancy Dayton, as she did not provide the property she is associated with, and she has not responded to his email reply. Mr. Simonson will research her.

- c. **2026 HPC Poster:** Since the list of mayors may not exist, and the UPHS may focus on women in their third documentary, the poster theme may change. Years ago, George Parkhurst, a former Council Member, went through all the City Council Minutes. He may have or know of a list of Woodland Park Mayors.

6. Reports

a. Committee Members' Reports:

Vice Chair Allred shared that the Saving Places Conference was great and will use what she has learned for the HPC's projects this year. She has already been reimbursed for her expenses.

Mr. Black reported that part of the mission of the UPHS is to give tours, and the UPHS building has a sign advertising tours right on the building. The sign is out, but he does not know if the tours have picked up.

Chair Glauth informed the HPC that T-Mobile is phasing out the community grants that the UPHS is in the process of applying for, but she hopes the HPC's letter of support can help them get one of the remaining grants. Council Member Geer will ask Mayor Case about the City's letter, last he knew it was in Suzanne's possession, but she retired. The new City Clerk, Monica, might not be getting anywhere with the letter. Chair Glauth thinks the UPHS has a good chance of getting the grant.

- b. **Council Member Liaison's Report:** Council Member Geer thanked Vice Chair Allred for inviting him to the 250/150 meeting.

- c. **Planning Director's Report:** Senior Planner Gates also gave Vice Chair Allred the laminated HPC Posters for the UPHS and Visitor Center. Chair Glauth will also give some of the away at this summers' Farmers Markets.

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

8. Adjournment – The meeting was adjourned at 5:42 p.m.

The next meeting is scheduled for April 7, 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