



PUBLIC NOTICE – AGENDA

Historic Preservation Committee (HPC)
Tuesday, June 2, 2026 – 4:30 PM
2nd Floor Conference Room – 220 W. South Ave
(Revised Agenda – May 29, 2026)

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 – May 5, 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. **Brazenhead Building (720 W US 24) Building Maintenance Discussion**
 - b. A250/C150/UPHS50
 - c. Historic Designation Possibilities
 - 107 W. Henrietta Avenue
 - 112 & 116 W. Lake
 - d. Vos Building (F3) – Scheduled for HPC Hearing July 7, 2026
 - e. 2026 HPC Poster
 - f. 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, May 5, 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, David Langley, Larry Black, and Eric Simonson. Staff members present included Senior Planner CJ Gates and Permit Technician Amy Wolin.
Members Absent: City Council Representative Jeff Geer and Planning Director Karen Schminke.
2. **Approval of Minutes – April 7, 2026:** Mr. Black motioned and Mr. Langley seconded to approve the April 7, 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** – As discussed in the last meeting, some funds can be moved around if needed.
 - b. **Junction House/Roberts House Grant (P3)** – The Master Plan designates the Roberts House is also a trailhead, P&R and PRAB have that document. A clear direction is needed for the buildings. Vice Chair Allred shared some initial information on Brownfields grants, which may offer planning services for this and several other HPC projects, but not the Preservation Plan. She only has access to the Saving Places presentation on Brownfields grants for a limited time on her phone, and Chair Glauth volunteered to view the presentation with her. They will take notes and make a checklist of the Brownfields grant process. It's possible that the Brownfields funds could take the work off the Planning Department staff. A meeting with Brownfields folks is an initial step. Their funding may come from hazardous waste cleanup with the EPA. The Brownfields monies would include funds for asbestos testing, which would also get the EPA involved.

Vice Chair Allred also shared that the barn is included in the Junction House Local Historic Landmark (LHL) designation.

- i. **Roberts House Grant to-do list** – Chair Glauth will review the Brownfields presentation with Vice Chair Allred. They will take note of the requirements and process.
- c. **Templeton Cemetery Restoration Plan (P2)** – Steve Plutt put in a request to the City Manager for a monument but has not heard back. A previous request was quashed because of the possibility of vandalism over the complicated history.
- d. **Preservation Plan (P4)** – Vice Chair Allred found that funding is available through History Colorado for a planning grant, and they have a list of potential grant writers. Or the HPC could do it themselves with the base from Sally Riley. A letter of intent is needed to apply for a grant. The grant application is due on October 1.
- e. **Bergstrom Park Reimagined (P5)** – RFPs are being sent out. The HPC will be asked to participate in the process.

5. Other Business

- a. **A250/C150/UPHS50** – Chair Glauth named some things going on in the community such as: The UPCC mural will be cleaned on May 17-18, and artist Lois Sprague will refresh it by July 4th. Drone footage will be taken. Also, the Farmer’s Market will have a special booth each week, UPHS has some plans, and the old-fashioned baseball game takes place on August 8th.
- b. **Historic Designation Possibilities** – The Planning Department received two more responses concerning LHL designation from the owners at 720 W. South and 514 Henrietta. They were sent a link to the State’s Historic Designation information and a City Local Historic Landmark application.
 - **107 W. Henrietta Avenue** – Mr. Langley said the owners call the building “The Henrietta,” and they are ready to apply. Once an application and \$68 fee are submitted and deemed complete, public hearing dates will be set with the HPC and then with City Council.
 - **112 & 116 W. Lake** – Mr. Black will talk to the owners this summer.
- c. **Vos Building (F3)** – Chair Glauth updated the HPC and clarified some misconceptions about the owner, Andrew Nguyen (pronounced “Wing”). She stated that Andrew has been forthright, but had some circumstances come up that precluded his ability to make changes to the building. He is interested in working with the City and architects in Woodland Park. Steve Plutt filled out the LHL application for the Vos Building, and gave it Senior Planner Gates, but the \$68 application fee is still due. The City’s condemnation process was aggressive. She hoped Council Representative Geer listens to this meeting and asked him to talk to Aaron (City Manager) about backing off the condemnation process and stop wasting time with the aggressive tactics so the property owner can move forward.

Mr. Langley added that Andrew has provided a letter of intent to hire him as the architect. He clarified his role and would recuse himself from any action items that came before the HPC. He said that Andrew is a serious, committed person who was unfortunately burned by a contractor. Mr. Langley questioned the motives behind the PPRBD and City inspections, saying that the demolition plans, construction plans,

and permits were incomplete. He added that the first thing to answer to is an inspection request, but no work has been done, therefore the cease-and-desist order does not apply.

Chair Glauth continued that the condemnation process stemmed from the owner's seeming non-compliance. She asked that Council Representative Geer request the City stop the condemnation process because the HPC believes that the property owner is sincere and serious in doing the right thing in the future. Vice Chair Allred added that Mr. Nguyen is going to seek funds from History Colorado, it could take years of a phased project, that the City needs to give him time, the owner plans to designate a portion of the building to a museum about Claire Vos, the aggressive inspections with two armed police officers left the owner too flustered to respond. Mr. Nguyen claims he was never informed of money available for the sewage cleanup. There are two sides to every story.

Chair Glauth encouraged the City to slow down the condemnation process, as lots of new information with the owner has come to light in the last three weeks. It's time to dispel the rumors. She again asked City Council Representative Geer, who is staying on as the HPC Council Representative, to please talk with the HPC before going any further with the condemnation process.

Vice Chair Allred questioned why health and fire inspections are even being done if the building is not ready. Senior Planner Gates said that the rumors of a sewer backup may have triggered the health inspections.

Chair Glauth continued that now that Andrew is hiring Mr. Langley, he will be able to respond to permitting questions and concerns.

Senior Planner Gates explained the Public Record Request process. All records requests must start with the City Clerk's online form. The City Clerk then requests the records and time estimate from the proper department. Fees are only incurred if excessive hours are incurred.

- d. **2026 HPC Poster** – Chair Glauth updated the HPC that the UPHS has chosen the five women to be featured in the upcoming documentary. She will get the names of the women to Mr. Langley for the poster.
- e. **May Preservation Month Banner** – On May 1, Mr. Simonson and Vice Chair Allred installed the poster on the Vos Building's railing. Steve Plutt has published several articles in the Ute Pass Courier about historical topics in Teller County and Woodland Park.

6. Reports

a. Committee Members' Reports –

Mr. Black reported that the new exhibit, "Brady Doll Collection," is open in the UPHS Gift Shop. On display is a Black baby doll. Some residents had Black servants in the 1920's & 1930's.

Vice Chair Allred collected more posters for the UPHS. She will laminate them and submit reimbursement for the lamination film. This will be funded from the "miscellaneous" category in the HPC budget.

Mr. Simonson found the plat for the Roberts House, which is part of the Walmart Center Subdivision. This is good news for the Brownfields grants possibility.

- b. Council Member Liaison’s Report** – No report due to absence.
- c. Planning Director’s Report** – Senior Planner Gates reported that two property owners are interested in the Local Historic Landmark designation. He will send Council Representative Geer the YouTube link to this HPC Meeting with timestamps. This is his last HPC meeting as he and his family are moving. The Senior Planner position is posted. All HPC information and files are in the City’s “H Drive,” which all Planning Department employees have access to, so continuity will be kept.

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

8. **Adjournment** - The meeting was adjourned at 5:24 p.m.

The next meeting is scheduled for Tuesday, June 2, 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~~ ^{12th} 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.

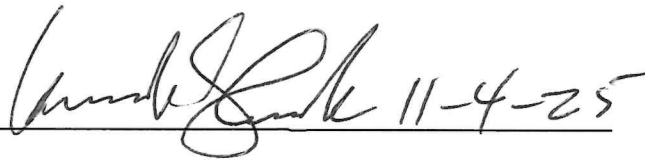
Projects – Active Specific projects

- 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 ²	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.
Subtotal Expenses	\$2,800.00	\$1,555.42	\$2,900	\$1,847.06	\$2,900.00	\$490.46	\$2,900.00	
Grant Match - (2025 - Robert's House) (2024 - Baggage Building) (Preservation Plan?)			\$9,100		\$11,900		\$11,900	
TOTAL EXPENSES & Grant Match	\$2,800.00	\$1,555.42	\$12,000.00	\$1,847.06	\$14,800.00	\$490.46	\$14,800.00	

Approved
 11-4-25