



## PUBLIC NOTICE – AGENDA

**Historic Preservation Committee (HPC)  
Tuesday, August 4, 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 – July 7, 2026
3. Public Hearings – None
4. Committee Business – Active Projects
  - a. Junction House/Roberts House Grant (P3)
  - b. Templeton Cemetery Restoration Plan (P2)
  - c. Preservation Plan (P4)
  - d. Bergstrom Park Reimagined (P5)
5. Other Business
  - a. A250/C150/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, July 7, 2026 – 4:30 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 4:31 p.m.

**Members present:** Larry Black, David Langley, Eric Simonson, and Chair Glauth.

**Members absent:** Vice Chair Linda Allred, City Council Representative Jeff Geer.

Staff members present included Planning Director Schminke, Permit Technician Amy Wolin, and Code Compliance Rick Dieter. City Attorney Williams was present via Zoom.

2. **Approval of Minutes – June 2, 2026:** Mr. Black motioned and Mr. Simonson seconded to approve the June 2, 2026, minutes as presented. Motion carried unanimously by voice vote.

3. **Public Hearings**

- a. **Local Historic Landmark Designation for 209 E. Midland (Vos Building) (26-0099):** Consider recommending approval to designate 209 E. Midland (the Vos Building) a Local Historic Landmark, a request by Steve Plutt (Applicant) and Andrew V. Nguyen (Property Owner). The subject property is located at 209 E. Midland with a legal description of Lots 7, 8, and 9, Block 12, Steffa's Subdivision of Addition No. 1 to the Town of Manitou Park, now known as Woodland Park, except that part lying within the bounds of Highway 24, County of Teller, State of Colorado and is zoned Central Business District (CBD). (QJ)

Chair Glauth noted Vice Chair Allred (absent) and Mr. Langley were advised by the City Attorney to recuse themselves from this case. Mr. Langley stayed seated at the dais. It was also noted that the City Attorney is available during this meeting via Zoom.

Director Schminke presented the staff report. The subject property at 209 E. Midland Avenue is being considered for a Local Historic Landmark designation. It is nestled in between US24, Fairview Street, and E. Midland Avenue. The triangle-shaped property was adjacent to railroad ROW and became smaller when the ROW became a highway ROW. Steffa's Subdivision was platted in 1889, and the Town of Manitou Park was platted in 1887. This property is zoned CBD.

Director Schminke showed a photo comparison of the Vos Building circa 1950 and 2024, pointing out that it was built in 1939. The addition was added in 1993. She reviewed Clara Vos' contributions including: a dental clinic, ideas on how to fundraise to fix the school gymnasium, Memorial Day Cemetery cleanup, sewing/quilting circles to support local Boy Scouts and Campfire Girls, held civic affair meetings to control wild dogs running at large and advocate for a fire alarm system, ideas for raising money to start the first Woodland Park

4H club, visualized a “Woodland Park Town Hall” in the old Odd Fellows building, meetings that negotiated and facilitated the donation of 2.85 acres that expanded the Woodland Park Cemetery, and baking and giving countless cookies and cakes to the Red Cross during WWII.

In 2015, a Reconnaissance Survey (inventory) of the Lake Addition Historic Neighborhood was completed. The inventory used the Cultural Resources Inventory Form OAHP #1417 instead of the Architectural Inventory Form OAHP #1403, which would have provided more detailed information regarding the building (like setting, design, materials, workmanship, etc.). The Architectural Inventory criteria are what the National Park Service and State of Colorado use to evaluate structures for their historic designations. The building consists of: two stories with no style; a concrete foundation; stucco and concrete block; vinyl single-light fixed picture, vinyl single-light side-by-side sliding, a couple of wood-framed single-light fixed picture windows; asphalt composition flat roof with false front parapet and one small section that is side-gabled; concrete block chimney on east gabled elevation; an uncovered concrete pad porch. The document’s Table 5-1 notes this property is landmark “Eligible,” but no Field Eligibility Recommendation was made on the basis that it “needs data.”

The original 1939 footprint of the building was 954 sf, and the 1993 addition consisted of another 940 sf. A slide was shown of images comparing the current south façade with an AI generated image of a proposed restored façade.

The application included four letters of support for this proposal from Pikes Peak Historical Society (Florissant, CO), Teller Historic and Environmental Coalition (Teller County), Ute Pass Historical Society & Pikes Peak Museum (Woodland Park, CO), and Victor Heritage Society (Victor, CO).

This application was referred out for comments to the DDA, Main Street, NETCO Fire, Teller County Health, PPRBD, City Utilities, City Clerk and the City Manager. All publications and postings for the public hearing were met. Only one comment was received; Teller County Health asked who would restore the building and what the future use would be.

The Local Landmark Designation Criteria per Resolution No. 602, Series 2003 are:

1. The structure should be at least 50 years old,
2. The property is historically significant through one or more of its: architectural design, association with a historical event, period or person; physical impact and location within the City of Woodland Park; and potential to provide important information concerning the history of Woodland Park.
3. The structure should have sufficient original or accurately restored materials that maintain its original historic character.

The applicant addressed Criteria #1 and #2 but omitted #3.

Staff finds:

1. The Vos Building is more than 50 years old, having been built in 1939.

2. Even though the applicant addressed all four sub-criteria listed, the information provided primarily addresses the significance of the property as being associated with a person, Clara Vos, and her contributions to the community.
3. The property as described in this staff report and the Colorado Cultural Resources Inventory Form OAHP #1417 (Resource Number 5TL.4149) does not provide documentation of “sufficient original or accurately restored materials that maintain its original historic character” of the structure. There are concerns that more data is needed and that the replacement of the divided lite windows in the original building, as well as the substantial addition to the east side of the original structure, have severely compromised the original historic character.

The Staff recommends that should the HPC find there is a sufficient basis for designating this property a Local Historic Landmark, the HPC:

**Move to recommend City Council approve and ordinance designating 209 E. Midland Avenue (the Vos Building), having a legal description of Lots 7, 8, and 9, Block 12, Steffa’s Subdivision of Addition No. 1 to the Town of Manitou Park, now known as Woodland Park, except that part lying within the bounds of Highway 24, County of Teller, Colorado, as a Local Historic Landmark.**

Mr. Langley asked if he could make any comments or ask questions, and Director Schminke stated that he should have recused himself at the beginning of the meeting, but he stayed seated at the dais. Chair Glauth allowed Mr. Langley to comment at the pleasure of the HPC. Mr. Langley clarified that the building does have historical character. He also stated that since 1993, the State Historical Commission guidance on additions to historical structures was that additions look and be different from the original building to not to be confused with the original historical aspects. Chair Glauth clarified that this means that it’s very easy to tell the difference between the original historic structure and the new addition. Chair Glauth noted that the 2015 inventory does not note the exact location of the vinyl windows.

The reviewing agency review and report period are concluded; therefore no additional agency review comments are expected before the City Council hearing. The HPC hearing recommendations will be added to the existing Staff Report, which will then go to City Council.

Chair Glauth clarified Criteria #3, which Director Schminke believes the applicant did not address in the LHL application. The architectural form was not completed at the original time of inventory/survey. These criteria may require a professional survey. The applicant can address Criteria #3 in their presentation. Director Schminke is concerned that the changes to the windows and the significant addition are significant because of the building’s simple design. Chair Glauth added that the State Historical Commission guidance holds more weight than staff concerns; additions to historic buildings should be different to delineate the addition from the original structure.

Applicant Steve Plutt of Lake George, CO, introduced himself. Before his presentation, he addressed the concern over the vinyl windows, stating that past practice would suggest vinyl windows do not make a difference in the LHL nomination or designation, and should not be considered in this case. He noted that many already designated LHL’s in Woodland Park contain vinyl windows or other modifications, including: the Ouray Inn/Brazenhead

(windows, additions), the El Dorado (windows and doors), the Maytag House (windows and garage door), the Steffa House, and Carroll Cabin. He also noted that the Cowhand does not have period doors on the back entrance.

He said that Mr. Langley is correct, the State Historical Society recommends that an addition to a historic building should be distinguishable from the historic building so the original, historically significant structure is obvious. The Vos Building thus qualifies as an LHL as it is what is accepted and expected from the State Historical Society. The State Historic Society website clearly states that vinyl windows do not automatically disqualify a building for State Historical Landmark designation in Colorado.

Mr. Plutt then addressed the three points the City required for Local Historic Landmarks:

1. *The structure should be at least 50 years old:* the Vos Building is 87 years old. It was built 1939 by John and Clara Vos using dimensional lumber provided by the Spillman Sawmill, which was located right across the street (now the Dinosaur Resource Center).
2. *The property is historically significant through one or more of its:*
  - a) *Architectural design:* The Vos Building has a distinct design and architectural style; it is an irregularly shaped building reminiscent of a right trapezium. The unique shape this building creates a remarkable and distinctive architectural style that is instantly noticeable on Main Street. This trapezium design very unusual; it is the only one in all of Main Street and all of Woodland Park.
  - b) *Association with a historical event, person, or period:* This heritage building belonged to the esteemed Mrs. Clara Vos, who is a major figure in the historical chronicles of Woodland Park. Mrs. Vos: During WWII made by hand and sewed mattresses for the Red Cross; brought dental professionals and optometrists to Woodland Park to serve Woodland Park's children in need; procured Woodland Park's first city/town hall by convincing the City (Town) to buy the old Odd Fellows Building on Main Street to hold town hall meetings; she held movie nights (attended by hundreds of people on Friday nights) in that building to benefit the community; and more. Her most important contribution was raising the money to buy 12 residential lots that now form Memorial Park. If it wasn't for Mrs. Vos' foresight, those lots would be houses today instead of Memorial Park. Mrs. Vos was the main propeller of getting Memorial Park established. All these ideas were conceived in the Vos Building.

The building also served as a venue for numerous meetings where diverse ideas were cultivated, ultimately improving the lives of the entire local community.
  - c) *Physical impact and location within the City of Woodland Park:* During its historic period of contribution and significance, the Vos Building was the gateway to Woodland Park. Until the expansion of Woodland Park's city limits, this building was at the eastern edge of Woodland Park. In the 1940s and 1950s, it took at least an hour to get from downtown Colorado Springs to Woodland. When the Vos Building came into sight, you knew you were finally in Woodland Park, and would think, "Oh boy, we finally made it."
  - d) *The potential to provide important information concerning the history of Woodland Park:* Mr. Plutt stressed that this building does have the "potential" to serve as a

visitor, education, or interpretive center directly on Main Street, presenting the history of Woodland Park.

3. *The structure should have significant original or accurately restored materials that maintain its original historic character:* Mr. Plutt inadvertently left this off the application. He explained that while this building has undergone an extension/addition, the main structure remains entirely in its original condition except for windows, which are acceptable to many other historic landmarks in Woodland Park. He noted that other Woodland Park departments, active committees, resolutions, and ordinances support the nomination of the Vos Building, including:
- Woodland Park 2021 Comprehensive Plan, Preserving Our Heritage section (p. 108) tasks the HPC to “protect and preserve the historical and cultural heritage of the City through historical landmark designations.”
  - Certified Local Government (CLG): Woodland Park was designated a CLG by the State Historic Preservation Office. Part of the CLG mission statement is “to seek, to encourage, and expand local involvement in historic preservation.”
  - Main Street: Woodland Park is a Main Street Community. Main Street’s mission is to “coordinate resources and technical assistance for communities seeking to revitalize their historic downtown commercial districts. Colorado Main Street is committed to creating high quality places and building stronger communities through preservation-based economic development.” As a Main Street Community, Woodland Park needs to follow through and practice preservation-based economic development.
  - Woodland Park 2021 Comprehensive Plan, page 32: “Community identity is important to Woodland Park...visual quality is important to maintaining the small town character” and “encourages ways to identify the town’s architecture and celebrate the heritage of town.”
  - 2019 Woodland Park Community Placemaking Plan tells of enhancing the town through heritage that celebrates our mountain western character. heritage.
  - Woodland Park Municipal Code Chapter 2.44.010 Local Historical Preservation, Protection and Landmark Designation: “Woodland Park is to promote the cultural well-being of community by way of the protection and preservation of the City’s historical and cultural heritage through historic landmark designation.” He reiterated that the City is tasked with preserving the City’s historical and cultural heritage through historic landmark designations.
  - Woodland Park’s Main Street Facebook page explicitly states that they will engage the community in historic preservation, downtown revitalization and economic development by promoting a strong business climate.
  - Ordinance 607 Series 1994: The City will encourage and establish educational opportunities to increase the appreciation and understanding of the unique heritage of the City.
  - Woodland Park Downtown Development Authority (DDA): One of the DDA’s goals is to work together with the HPC. Part of the DDA mission is revitalization, enhancing the downtown district, prevent property deterioration and blight, and to improve the appearance, condition, and function of the district.

All those mission statements and organizations that Woodland Park belongs to work together with the Woodland Park HPC and support downtown revitalization while preserving the City's historic character. Andrew Nguyen was doing exactly what the City wanted him to do (all the above philosophies, departments, memberships, plans, ordinances, etc.) when the City issued a notice to vacate. To reject this application would be at odds with the above mission statements, ordinances, plans, and documents. Woodland Park should designate this building as a historic landmark based on the above documents. To reject this application would be at odds with the many above values of the City of Woodland Park. He doubts that Woodland Park simply belongs to these organizations to increase their pool of grant resources, not caring at all about historic preservation. He is sure Woodland Park would not stoop to that level, and that the City does have historic preservation in mind.

Mr. Plutt noted in the last years, the owner, Andrew Nguyen, did not intentionally disregard the City and County concerns as during this time there were financial setbacks and several deaths, including of the matriarch. He explained that Mr. Nguyen is a first generation American whose family emigrated from Vietnam. In the Vietnamese culture, a death in the family puts everything on hold, so Andrew could not respond as the Vos Building became secondary to taking care of his family.

Andrew Nguyen, the property owner, introduced himself. He thanked the HPC for hearing the case, and apologized for the past confusion. He bought the building in Woodland Park to expand his family's restaurant business (Saigon Grill in Old Colorado City). He was raised with his two siblings by their single mother, working in the restaurant every day. It was hard to find trustworthy employees. The family wanted to move to Woodland Park for the history, culture, and a place to call home. He still believes Woodland Park is a good place to build a business and live the American dream. In 2019, he secured the financing to buy the Vos Building, but his grandmother passed away. She was the bedrock, the compass, and the passion behind his mother and family, inspiring and guiding them in the restaurant business.

At the same time, Mr. Nguyen had an obligation to fulfill the promise he made to Abram Edwards, the seller of the Vos Building. He promised Mr. Edwards he would make something beautiful out of the building.

Meanwhile, Mr. Nguyen's mother believed in the reciprocal support of family, friends, and the community. Unfortunately, they chose a long-time, 15-year customer as the contractor, believing they were giving him an opportunity to grow his business. Instead, the contractor stole over \$270,000. Then the Covid-19 pandemic started. Mr. Nguyen expressed that these were unprecedented times of loss: family deaths, money stolen, and the world shutting down. The pandemic was one of the reasons why the contractor was able to hide how much he was stealing. The Nguyen family tried to recapture some of the stolen funds in court, but since it was the contractor's first business, he already filed for bankruptcy, and Mr. Nguyen would not receive any reimbursement. He appealed to the HPC that his family, like theirs, is strong, and if hardship comes your way, you pick yourself up and move forward. Unfortunately, after his grandmother died, his mother and then his stepfather also died. During these years, it was impossible to do anything quickly, navigating the turmoil was difficult.

Mr. Nguyen knows the concerns the City has and position the City is in, and fully understands what is needed to improve and preserve the building. He is determined to get the

building back to its former glory. He asked the HPC to designate the Vos Building as a Local Historic Landmark.

Chair Glauth thanked Mr. Nguyen for his explanation of the situation. On behalf of the HPC, she expressed gratitude for his commitment to the community and to the history of this particular property. She acknowledged the challenges as a private property owner. Unfortunately, this building's location makes it extremely visible, which has contributed to bringing on some of the sanctions by the City and DDA, and noted that this building is not the only building in Woodland Park that needs attention. She thanked Mr. Nguyen for his Local Historic Landmark application.

Chair Glauth opened the public comment period.

Steve Plutt added that if this nomination is accepted, it will open the doors for the State Historic Fund grants. Mr. Nguyen needs these grants (after being bilked out of \$270k) to help pay for the necessary repairs of the building.

Mike Bryant, Board Member of the Ute Pass Historical Society, stated that the UPHS fully supports the restoration and the Local Landmark Designation of the Vos Building.

Chair Glauth closed the public comment period.

Mr. Black and Mr. Simonson expressed they were in favor of the nomination. Chair Glauth went on the record as that the HPC has been supportive of this LHL designation for quite a while, it has been on the HPC agenda for months, the HPC has wanted to see this extremely unique building preserved. The HPC has watched the evolution of Mr. Nguyen and his family through this process to today. The HPC believes the LHL designation offers advantages and opportunity. She added, "When things are gone, they're gone." There is no recovering a historic building once it's gone. Mr. Plutt showed the City's own commitment to historic preservation through various long-range plans and documents. Woodland Park has few buildings left, and this is an opportunity to preserve some of Woodland Park's history.

**MOTION:** Mr. Black moved and Mr. Simonson seconded to recommend that City Council APPROVE the application of **Local Historic Landmark Designation for 209 E. Midland (Vos Building) (26-0099)**: designate 209 E. Midland (the Vos Building) a Local Historic Landmark.

Mr. Black commented that the vinyl windows and addition are not an issue. He'd like to see it as a welcome center to Woodland Park. This building has the character and design of no other building in the City or State. He can still see Mrs. Vos coming outside and welcoming guests in her shop. When asked if she had something, she'd say, "Give me a couple minutes and I will find it," which she did. She was a very pleasant human being, and significantly contributed to Woodland Park.

**YES:** Black, Simonson, Glauth.

**NO:** None.

**ABSTAIN:** Langley.

Motion passed 3-0 with one abstention.

The City Council Public Hearing is scheduled for Thursday, August 20, 2026, at 6:00 PM.

Chair Glauth asked the HPC to entertain ending the meeting at this point. Everyone agreed, with the exception of Mr. Langley discussing the annual poster.

**4. Committee Business – Active Projects:** These items were not discussed at this meeting.

- a. 2026 Work Plan Discussion & 2026 Budget Discussion**
- b. Junction House/Roberts House Grant (P3)**
- c. Templeton Cemetery Restoration Plan (P2)**
- d. Preservation Plan (P4)**
- e. Bergstrom Park Reimagined (P5)**

**5. Other Business –**

- a. A250/C150/UPHS50: Not discussed.**
- b. Historic Designation Possibilities: Not discussed.**
  - 107 W. Henrietta Avenue
  - 112 & 116 W. Lake
- c. Vos Building (F3):** Discussed in public hearing (Item 3.a.).
- d. 2026 HPC Poster:** Mr. Langley provided a draft of the “Brave and Adventurous Women” poster. He asked for the HPC and Ms. Wolin to provide feedback this week. The HPC was impressed and will email their comments to him.

**6. Reports**

- a. Committee Members’ Reports** - No reports given.
- b. Council Member Liaison’s Report** - No reports given.
- c. Planning Director’s Report** - No reports given.

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

**8. Adjournment** - The meeting was adjourned at 5:44 p.m.

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

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

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

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Laurie Glauth, Chair



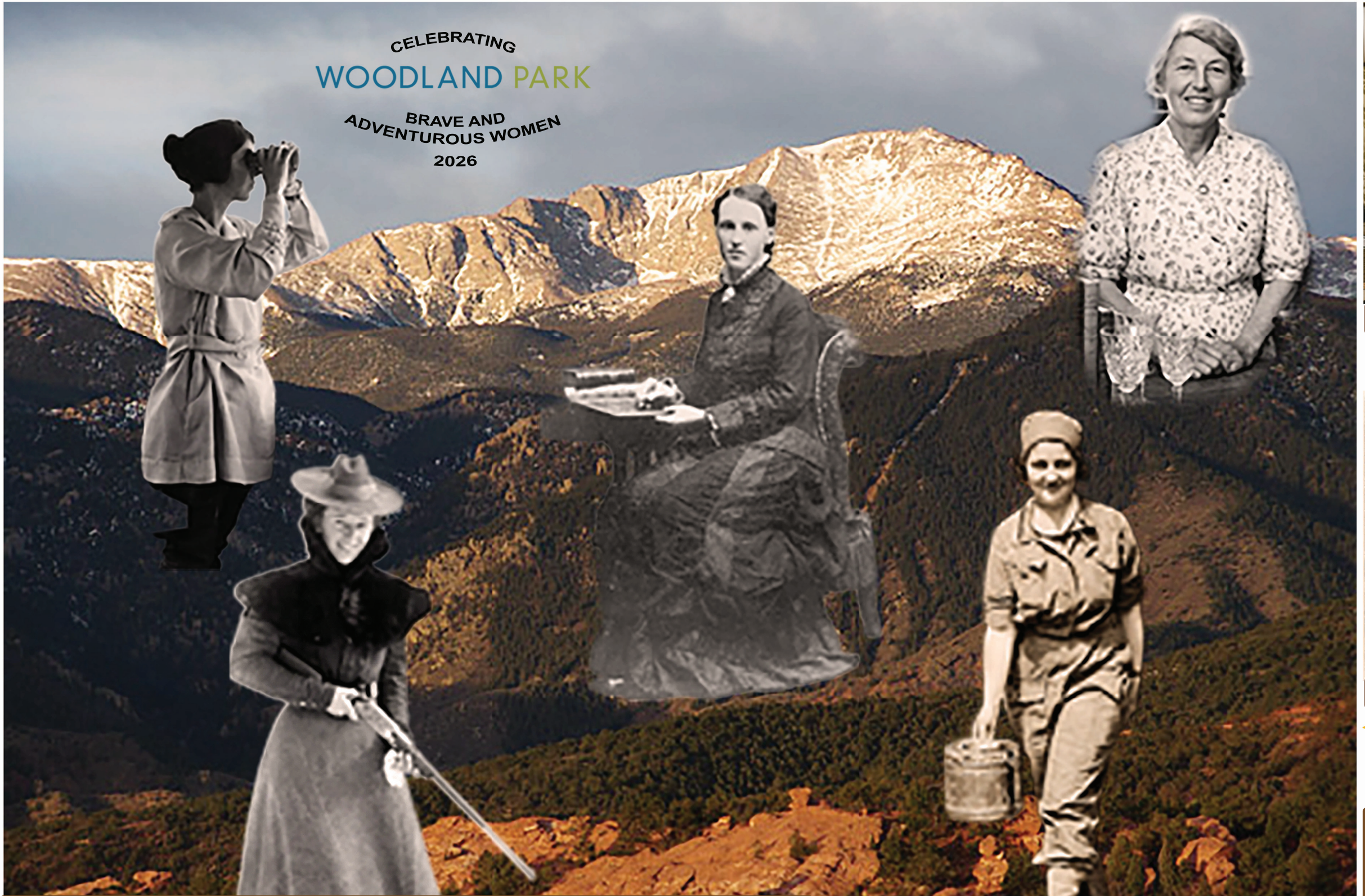
Helen Dowe



Julia A. Holmes



Anna Wellington



**Helen Dowe, 1919 - 1921\***  
As the first woman fire lookout in Colorado Helen Dowe was stationed at Devil's Head Mountain. Which is a steep climb on a 150 ft ladder to get to the lookout tower. While on duty she would watch for smoke, prepare maps for the forest service, and chop her own wood.

**Anna May Wellington, 1877 - 1953\***  
Anna May Wellington was a girl ahead of her time. A musician, horsewoman, photographer and a naturalist she recorded history through her talents leaning to a true natural experience for her audience.

**Julia A. Holmes, 1958\*** Julia Holmes was the secretary of the National Women's Suffrage Association, a supporter of the underground railroad and the first white woman to climb Pikes Peak in 1858. She was daring even in her attire by wearing a bloomer costume which was simple a dress and pants outfit, but radical for the time.

**Grace Elizabeth "Beth" Bradshaw, 1940 - 1993\***  
As a Lieutenant, Beth received a Bronze Star for heroic service in a combat zone at the Battle of the Bulge. She would search the active battlefield for wound and transport them to the medical tent. She was noted as a contributor to skin grafting techniques due to treating severely burned victims.

**Clara Mary Hekkers Vos 1933 - 1991\***  
Mrs. Clara Vos was the driving force that helped raise money for the Memorial Park. Clara was responsible for arranging health care professionals to come up from Colorado Springs free of charge. She was also known as the only female that entered the annual foot race up Pikes Peak.



Clara Vos



Beth Bradshaw

Gemini AI images are a reflection of the life these women led.

In celebration of the latest documentary by Ute Pass Historical Society, "Wonder Women of the Peak." featuring five brave and adventurous women in Teller County from the late 1800s to World War II.

\* Dates reflect active historical periods in the Pikes Peak Region.