



**City of Woodland Park
Historical Preservation Committee
Monday, August 2, 2021 – 3:30 PM
City Hall – 1st Floor Conference Room
Minutes**

1. **Call to Order and Roll Call:** Chair Laurie Glauth called the meeting to order at 3:37 PM. Members in attendance included: Laurie Glauth, Larry Black, and David Langley. Also in attendance were City Council Representative Rusty Neal, Planning Director Sally Riley, Permit Technician Dorie Slaughter, and guests Michelle Harris as prospective Committee Member and Steve Plutt from the Park County Historic Preservation Advisory Commission.
2. **Approval of Minutes: May 3, 2021: MOTION:** Larry Black moved and David Langley seconded to approve the May 3, 2021 minutes. The minutes were approved unanimously.
3. **Public Hearings:** None.
4. **Committee Business:**
 - a. **Midland Terminal Depot - Grants** – Ms. Riley reported that the Newmont Gold Mine requested that the City provide their procurement policy as part of the grant process. Rob Felt is working on it and close to having it ready. Ms. Riley also discussed the possibility of rolling the asbestos abatement and remodel of the Midland Terminal Depot into a CDOT grant to help with walkability. Ms. Glauth indicated that those grants are up to \$150,000. Ms. Riley indicated that she plans to discuss this with the other City Directors. Mr. Neal reported that the Downtown Development Authority has also had some discussion about Bergstrom Park (location of Midland Terminal Depot) and TAVA Plaza which is adjacent to Bergstrom Park. Mr. Plutt indicated that Mr. Bergstrom brought the spruce trees into Bergstrom Park and that it is a contributing factor. Mr. Langley expressed concern indicating the difficulty on figuring out the scope of work and who will do it.
 - b. **Comp Plan Subcommittee Efforts** – Ms. Riley reported that the Arts and Culture subcommittee did a great job. Their portion will be forwarded to the Planning Commission on August 26 at 5:30 p.m. Ms. Glauth indicated that she had 10 corrections that were minor, getting the verbiage right. Ms. Glauth asked how everything gets woven together. Ms. Riley responded that the draft is on the City website for the community to view and comment. Now is the time to look for gaps. Ms. Glauth indicated that Arts and Culture has overlap with Tourism. Ms. Riley indicated that it is up to the Planning Commission to

knit everything together. Ms. Riley also commented that she had an interview with the Colorado Springs Business Journal and the Comp Plan came into discussion which reporter Jeanne Devant had reviewed on line.

- c. **Preschool In the Pines – New Owners** – Ms. Riley reported that the Preschool In the Pines (312 N. West Street) which became a Local Historic Landmark Designation in 2018 has a new owner. Megan Shipley-Wahlstrom plans to keep it as a daycare and apply for a State Historic Society Fund grant for restoration. Mr. Plutt indicated that he did not believe it would qualify for a SHF grant. He said that if you do an addition not approved by SHF, you would not be eligible for their grant.

5. Reports:

- a. **Committee Members' Reports** – Mr. Black reported that all of the Eric Hermann's 16 mm films have been digitized and Eric will get him a copy. Mr. Black reported on the Annual Cemetery Crawl which was held July 4th and said it went well. Mr. Black reported that the gift shop sales at the Land Office in Green Mountain Falls were good. He also reported that the Land Office in Green Mountain Falls needs a new roof. Mr. Black asked when the time capsule will be done. Ms. Riley indicated that she gave it to the City Building and Grounds Department with the instructions to put it under the "M" of the new sign in Memorial Park. The time capsule is to be opened during the 150th anniversary of the City in 2041.

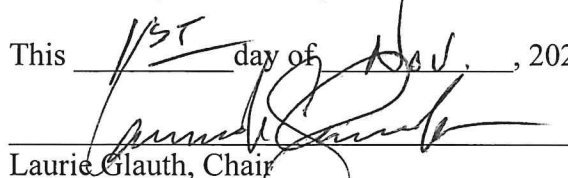
- b. **Council Member Liaison's Report** – None.

- c. **Planning Director's Report** – Ms. Riley reported that the Committee needs one new member and that person needs to live in the City of Woodland Park. Ms. Riley introduced Steve Plutt who grew up in Woodland Park and is an amazing historian, has a collection of photography, and is on the Park County Historic Preservation Advisory Commission. Mr. Plutt approached Ms. Riley when he was doing research on David Dewell who was the developer for the Dewell Addition in the late 1940s. Ms. Riley indicated that someone should do a history of City Hall. Mr. Plutt indicated that he had the research to do that and compiled it over the weekend! (See attached)

6. Public Comment on Items Not on the Agenda – None.

- 7. **Adjournment:** The meeting was adjourned at 4:52 p.m. The next meeting is scheduled on **Tuesday, September 7, 2021 at 3:30 PM.**

Recorded by Dorie Slaughter, Permit Technician and approved by the HPC:

This 15th day of Nov., 2021

Laurie Glauth, Chair

Woodland Park Civic Center – 1939/2021

By Steve Plutt, Copyright July 8, 2021



Sept. 21, 1944: Home Demonstration Club members outside of the Town Hall where the club just hung the new "Town Hall" sign that the ladies had made.

Up until the late 1930s, the Town of Woodland Park did not have an "official" place to conduct town business.

All that changed in the spring of 1939. The first step was taken by the Woodland Park Home Demonstration Club when they introduced on March 16 of that year a drawing of a proposed Town Hall. Then later the town made the purchase of the old Odd Fellows building¹ on Midland Avenue². The "new" Town Hall not only provided space for town offices, it also doubled as a Community Center. In 1941 the Woodland Park Home Demonstration Club offered to clean and paint the building in exchange for being allowed a meeting room there. The new town hall featured weekly card games and movies. On average, 200 children and adults came to watch free, old time Western movies every Wednesday night (later changed to Thursday's so as not to conflict with the local Boy Scouts swimming lessons) at 7 o'clock. These movie nights were initialized by Dar Elder (developer of

Paint Pony Ranch and Westwood Lakes) and were sponsored many times by Bert Bergstrom³. In February of 1952 a committee of local men formed to renovate the old building. The all-volunteer no cost labor was provided money for the building materials by a vote of the town council.⁴ 150 new theatre seats were installed with 100 more ready to be added. Area residents who enjoyed the free movies were encouraged to lend a hand in completing all the necessary work. Local businesses that donated money and or labor were, among others, Dale Barnes and Kientz Electric. In the 1940s, notable resident Clara Vos was the Town Clerk and was paid \$25 a month for her services.⁵ Also in the war years of the 1940s a Red Cross was set up in the Town Hall where all sorts of things pertaining to winning the war took place, i.e. scrap drives, war bond drives, air raid demonstrations, how to grow Victory Gardens, etcetera.

In 1955 after over 15 years of community and official use, the building was due for a "facelift". That was accomplished by the Wondergem Building Service and Maintenance



Bonnie Roberts, Ute Trail Stampede parade with the town hall behind her. Les and Bennie Covaults Philips 66 station on the right.

¹ Located at present day 400 W. Midland, originally was two story but top floor burnt

² Cripple Creek/Victor Times Record, May 8, 1939

³ Cripple Creek Gold Rush, September 14, 1951

⁴ Cripple Creek Gold Rush, February 22, 1952

⁵ Ute Pass Courier, July 8, 1976

of Woodland Park. The changes included a new white stucco front and the addition of a six by twenty-four foot veranda. Extensive remodeling of the interior was done as well. When it was completed, the Ute Pass Chamber of Commerce was also housed there. Those residents living in Woodland Park years ago will definantly remember Johnny and Jo Wondergem who were one of the most community-oriented couple the area has known. They were the social fabric of Woodland Park.

Realizing that the building just wasn't quite suitable any longer, in the spring of 1961 the town Board of Trustees announced that they wanted to sell the building and build a new town hall. Since this property fronted highway 24 the Board considered this very valueable property hoping that the sale would finince the construction of a brand new building on already town owned property.⁶ August 22, 1961 was the day that construction began⁷. Mayor Bob Magtag announced that the new town hall will be ready for use by the end of the year.



The new Town Hall, 1961

Dependable Construction Co.

Modern Homes
Mountain Cabins
Remodeling



Retaining Walls

Block laying
Native Stone
Fireplaces, Patios and Walks

"More gracious living with modern construction"

ERNIE KOWITZ
MU 7-9579

ELMO HAMMER
MU 7-9136

WOODLAND PARK, COLORADO

The winning bid of \$5700 for construction of the new hall was awarded to Dependable Construction of Woodland Park. The new 25 foot by 40 foot, 1000 square foot building will be of milled tongue and groove log construction and will contain the Marshal's office, clerk's office, a meeting room, rest rooms and storage rooms. All of the plumbing was done by Louie Lynch Plumbing.⁸ Louie

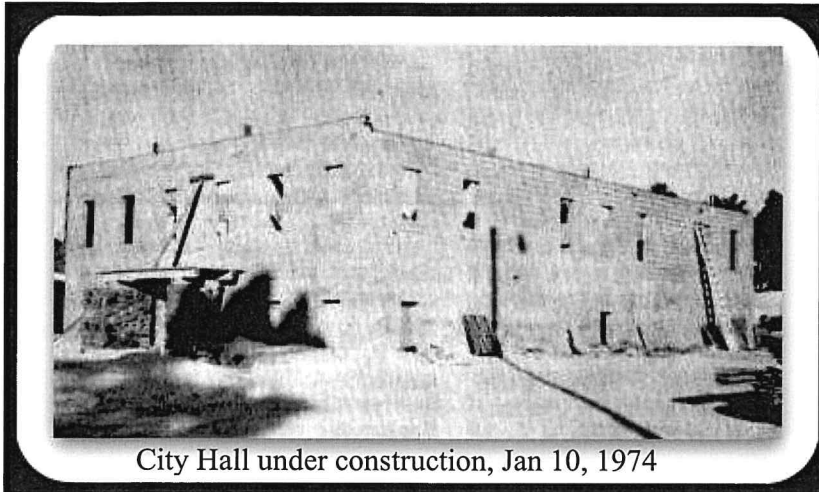
owned a ranch on the South Forty Road outside of Woodland Park. On October 20, 1961 Woodland Park officials moved into their brand new building which is located 2 blocks north of highway 24 on South Street. "We will have ample parking around the building, and we will be happy with the real nice building" said Clerk Hazel Radach.⁹ Besides the Town Clerk, at that time our mayor was Bob Maytag. Chuck Davis, Carl Hodgson, Lawrence Benge, Al Dust, Don Clifford and Les Covault were council members.

⁶ Colorado Springs Gazette Telegraph, March 3, 1961

⁷ Cripple Creek Gold Rush, August 25, 1961

⁸ Cripple Creek Gold Rush, August 11, 1961

⁹ Cripple Creek Gold Rush, October 20, 1961



City Hall under construction, Jan 10, 1974

In 1973 it was voted to build a brand new Town Hall and on November 7 the groundbreaking ceremony was held. With the exception of the police department, the new 7,000 square foot, two story structure was to provide offices for all town departments. The building would include space for record keeping, an employee lounge, a meeting room and a court room that held 200 people. Teller County will also lease 700 square feet of

office. Friday, March 15, 1974¹⁰ was the day the building was moved into and with that, Woodland Park's four full time police officers moved into the old log town hall building.¹¹ By the spring of 1975 the police force in Woodland Park grew to five full time officers.¹² An informal open house was scheduled for Saturday, June 15, 1974 for the new Town Hall and the "new" police headquarters. At that time, Glenn Bolsen was the Town Administrator, Rue Ann Vorhies the Town Clerk while Carol Kenney was our Mayor. Councilmen were Donald Britschgi, Tony Fay, Ray Jackson, Bruce Kristoff, Neil Sorensen and Jim Wolff. The Chief of Police was Bob Retzler. Cripple Creek Elks Lodge No. 316 presented an American Flag to the town.



Mar 15, 1974. Accepting the new flag is (l-r) Glenn Bolsen, Rue Ann Vorhies, Donald Lawson, Carol Kenney, Bruce Kristoff and Don Britschgi.



The new Town Hall building was completed at a cost of \$111,000 with furnishings valued at \$14,000. The cost for remodeling the Police Department was just over \$1000. Paving South Avenue in front of the two buildings was approximately \$9,000. FYI, on July 22, 1974, four months after the open house, a rain storm flooded part of the new building. 18 inches of water filled the sunken entrance with mud and water seeping under the door flooding the hallway of the new building and soaking carpets in office rooms.¹³

¹⁰ Ute Pass Courier, March 7, 1975

¹¹ Ute Pass Courier, November 8, 1973

¹² Ute Pass Courier, April 10, 1975

¹³ Ute Pass Courier, July 25, 1974

Tuesday, May 7, 1974 was the day that bids for the new 3,200 square foot town/county fire station were opened, with the lowest bid of \$77,880 going to Colorado Springs contractor Will Jensen¹⁴. Groundbreaking for the new joint Teller County-Woodland Park Fire Station east of the Town Hall began on June 10, 1974. Completion date for this part of the second phase of the towns Master Plan is early October of 1974. The plan in those days was for a Civic Center that included the Town Hall, the new Fire Station, a new library, police station, ambulance facility and a community meeting hall. The current fire station would be kept by the town and used as housing for Woodland Park's two ambulance's.¹⁵

The current City Council Chambers started out as the new and larger Police Headquarters with room for expanded council chambers. It held groundbreaking ceremonies were held on June 3, 1981 and was dedicated on a clear and cold Saturday morning, December 12, 1981.¹⁶ The 7,200 square foot building adjacent to City Hall was originally forecast to cost \$107,627 (plus an additional \$20,000 for furnishings) but when it was completely finished the cost was right about \$189,000 (about \$26 a square foot) to be financed at 11% interest over 9 years. That price was kept low because the City designed and engineered the structure and acted as General Contractor too. Additionally, the City also contributed some of the construction labor. This new building allowed the Woodland Park Police Department to move from the small log cabin into a modern, large building. Police Chief Larry Iverson led the dedication ceremony.

At 3 p.m. on June 9, 1975 Woodland Park abandoned its "town" status and officially became the "City of Woodland Park".

¹⁴ Ute Pass Courier, May 9, 1974

¹⁵ Ute Pass Courier, June 13, 1974

¹⁶ Ute Pass Courier, December 17, 1981