



PUBLIC NOTICE

Historical Preservation Committee (HPC)
220 W. South Ave., Woodland Park, CO 80863
Rescheduled to Monday, June 13, 2022 – 3:30 PM

AGENDA

In Person at City Hall – 1st Floor Conference Room

1. Call to Order and Roll Call
2. Approval of Minutes – May 2, 2022
3. Public Hearings - None
4. Committee Business
 - a. Midland Terminal Depot – Asbestos Abatement funding
 - b. Interpretive Panels Fabrication / Installation
 - c. 2022 Poster Project
5. Reports
 - a. Committee Members' Reports
 - b. Council Member Liaison's Report
 - c. Planning Director's Report
6. Public Comment on Items Not on the Agenda
7. Adjournment

FOR MORE INFORMATION PLEASE CONTACT THE WOODLAND PARK
PLANNING DEPARTMENT AT (719) 687-5283



**City of Woodland Park
Historical Preservation Committee
Monday, May 2 2022 – 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 3:30 PM. Members in attendance included: Laurie Glauth, Larry Black, David Langley, and Linda Allred. Also in attendance were City Council Representative Rusty Neal, Planning Director Karen Schminke, Senior Planner Chelsea Stromberg, Permit Technician Amy Wolin, and Eric Simonson, HPC applicant.
2. **Approval of Minutes:** April 4, 2022: **MOTION:** Larry Black moved and David Langley seconded to approve the April 4, 2022 minutes with corrections. The corrected minutes were approved unanimously.
3. **Public Hearings:** None.
4. **Committee Business:**
 - a. **Midland Terminal Depot - Asbestos Abatement Funding** – Ms. Schminke advised the committee that the physical folder for this project is missing, but previous minutes show that Carrol Harvey may have it. She will contact Ms. Harvey. The electronic file shows a list of Midland Terminal Depot projects but was last updated in 2019. Mr. Langley noted that the asbestos abatement is crucial to the report and must be completed before any other work is done on the MTD. Ms. Glauth added that G & M Environmental LLC was the asbestos contractor who quoted the scope of work at \$12,000. Ms. Schminke will reconnect with G & M Environmental to confirm the scope of work and cost.
 - b. **Interpretive Panels Fabrication / Installation** – The panels are in place but: they must be raised two inches, must be moveable, and the slope needs to be corrected. Ms. Glauth added that some unspent budget items (\$250 for plaques and \$450 for travel) may be used for Jeff Cahill to raise the panels. The HPC was in consensus to reallocate funds to finish the panel installation. Ms. Schminke will schedule the completion of the work and confirm the panels are moveable with Mr. Cahill.
 - c. **Preschool in the Pines – Residential Use in Neighborhood Commercial** – Ms. Stromberg shared that the new owner, AIME LLC, has submitted a ZDP application for a change in use (residential use in the Neighborhood Commercial zone), with no changes to the exterior. Code updates are not required. The change in use process is an administrative review, and if the

surrounding property owners' concerns are satisfied, it is not required to go before a public hearing process. The residential code is more forgiving and the property would need significant updates if it remained a commercial use. Ms. Glauth asked if the new owner had any questions about the plaque or local historic designation, which they do not at this time. She would like the applicant to know that the HPC is a resource, would need to request the designation to be removed, and asked the Planning Department to include the minutes and ordinance of the Local Historic Designation for the applicant. Ms. Schminke assured the HPC that the Historic Designation would be noted in the approval letter. Mr. Plutt will email a Courier article from the 1980's about this building.

5. **Reports:**

- a. **Committee Members' Reports** – Mr. Langley showed everyone the posters from previous years. The 2022 poster will focus on transportation, with maps of South 40, the Scenic Highway, Ute Trail, Ocean to Ocean Highway, and US Highway 24. Mr. Plutt added that he is still waiting on the Teller County Commissioners' letter of support for the bridge; History Colorado meets in June and December and he'd like to get it designated this year.

Ms. Allred did not receive a packet this month; Ms. Wolin will make sure she has the correct contact information.

Mr. Black reminded the group that the Marigreen Pines Tour will be held July 16-17, 2022. Tickets go on sale May 16th and are \$30/\$35 for UPHS members/non-members. The Brockhurst re-roof is scheduled for this Friday. The Dude Ranches Above the Clouds video is in progress, he is working with Trevor of the Mountain Jackpot and Mr. Plutt.

- b. **Council Member Liaison's Report** – Mr. Neal reported that he will share the Marigreen Pines Tour information with City Council. He anticipates that committee assignments will be made in the next month.
- c. **Planning Director's Report** – Ms. Schminke introduced Chelsea Stromberg, the City's new Senior Planner. Ms. Schminke will get the Midland Terminal asbestos information so that the scope of work can be updated. The previous posters can be framed. She will ensure that the HPC is registered for the Pikes Peak Preservation Forum IV on Friday, May 6.

6. **Public Comment on Items Not on the Agenda** – Mr. Plutt will share an article about a man who built many of the log cabins in Cripple Creek and Lake George from 1909-1962. He also told the story about the "M" on the chimney poster was for "McMannamon," who was part of the Dixie Mafia which tried to assassinate MLK. He was busted for importing \$1,000,000 of booze to Nebraska.

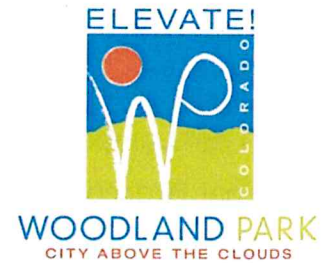
7. **Adjournment:** The meeting was adjourned at 4:32 p.m. The next meeting is scheduled on **Monday, June 6, 2022 at 3:30 PM.**

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

This _____ day of _____, 2022

Laurie Glauth, Chair

City of Woodland Park
Planning & Building
Department
220 W. South Avenue
Woodland Park, CO. 80863



May 4, 2022

Christel Aime
1900 E. Pikes Peak Ave.
Colorado Springs, CO 80909
Emailed to: caime@aime-management.com

Re: Change-in-Use Zoning Development Permit (ZDP) #202204103
Lots 1-3 Eldorado Subdivision (312 N. West St.)
Zone: Neighborhood Commercial District (NC)

Christel Aime,

This letter is official notice that your request for residential use in the NC zone district at 312 N. West St. is hereby approved subject to the following conditions:

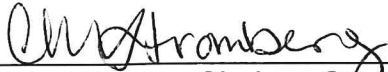
1. Please be advised: the subject property was designated as a local Historic Landmark by the Woodland Park City Council on June 7th, 2018 by Ordinance number 1328, Series 2018 and recorded by the Teller County Clerk and Recorder under reception number 707447. Any changes to the exterior of the building, formerly known as the "El Dorado Casino", must be reviewed and approved by the Woodland Park Historic Preservation Committee prior to the approval of a building permit.
2. This approval allows for only one single family dwelling unit.
3. All interior and exterior remodels/renovations shall meet the applicable PPRBD/City of Woodland Park Building Codes.
4. A Change in Occupancy may also be required through the Pikes Peak Regional Building Department (PPRBD)
5. Prior to occupancy, a Code Study completed by a Colorado licensed design professional (architect or engineer) shall be submitted to the Pikes Peak Regional Building Department (PPRBD) / City of Woodland Park to confirm that the dwelling unit conforms to the residential building code in place.

Please be aware that the Code Study form is available from the PPRBD website and may need supporting documents and plans, etc. The Code Study should also be reviewed by the NE Teller County Fire Protection District (Tyler Lambert, Fire Chief at 687-1866, ext 4).

6. Prior to occupancy, submit the Park Capital Fee in the amount of \$2,133.00.
7. All exterior lights shall be downcast and fully shielded with no light spilling across any property line.
8. Based on the submitted water fixture count, no additional tap fees are required to be submitted. However, prior to occupancy, please notify the Utility Billing Technician Mrs. Judy Bundy (719-686-9680) to change the billing from commercial to residential.

Thank you for your request. Should you have any questions regarding this letter of approval, please contact the undersigned.

Sincerely,



Senior Planner, Chelsea Stromberg
719-687-5209