



**Historical Preservation Committee
Monday, April 4 2023 – 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 3:32 PM. Members in attendance included: Laurie Glauth, Larry Black, David Langley, and Eric Simonson. Also in attendance were Planning Director Karen Schminke, Permit Technician Dorie Slaughter, guest Carl Andersen from Andersen Enterprises Inc., and City Council member Catherine Nakai. Linda Allred was absent and City Council Representative David Ott has resigned from City Council.
2. **Approval of Minutes:** March 6, 2023: **MOTION:** Larry Black moved and Eric Simonson seconded to approve the March 6, 2023 minutes. The minutes were approved unanimously.
3. **Public Hearings:** None.
4. **Committee Business:**
 - a. **Midland Terminal Depot – Scope of Work** – Ms. Glauth reported that she met with the Ute Pass Historical Society (UPHS) to discuss Karla Schweitzer proposed display drawings for the Midland Terminal Depot. Their discussion included having displays on the wall with a barrier since there is limited space inside the Midland Terminal Depot; what things could go in there that would not be harmed by cold temperatures; and being able to take the walking tour all the way down from History Park to the Midland Terminal Depot. Ms. Glauth indicated the UPHS did not seem to think heating the place was necessary for preservation of items. Ms. Glauth also mentioned that Steve Plutt's pictures of the Midland Terminal Depot will be helpful.

Mr. Langley reported that he met with Carl Andersen with Andersen Enterprises, Inc. at the Midland Terminal Depot building to go over an updated scope of work with cost estimates. Mr. Andersen who was present reviewed a summary of the scope of work with cost estimates which he gave a copy to the Committee. He went over removing existing plumbing and interior walls, new framing for HVAC ducts, insulation, removing drywall to allow for electrical work, replacing doors and windows, new electrical work, and painting. The final total estimate for the scope of work was \$83,391.53.

Ms. Glauth shared that when she met with the UPHS they indicated that they would like to keep the small room and be able to use it for storage. She explained that it would be easier for them to move things having the storage area.

Ms. Glauth also asked if removing the drywall to do the electrical was necessary. Mr. Langley indicated that we could just cut in the outlets.

Ms. Glauth also asked about painting, indicating that in our previous discussions we were considering wainscoting or beadboard. Mr. Langley agreed.

Ms. Glauth asked about heating since in previous discussions it seemed that it was not necessary. Mr. Langley indicated that baseboard heating is slim and easy. Ms. Glauth asked if it was prudent to insulate the Midland Terminal Depot. Mr. Langley indicated that it was prudent to insulate at this time when the walls were open. Ms. Glauth indicated that we could prewire it for heat and always put the heat in later. Mr. Langley indicated that baseboard heating was a minor part. Ms. Schminke indicated that insulating now would put the building in better position for later. Ms. Glauth agreed that it would be prudent to insulate the building.

Ms. Glauth concluded that Mr. Andersen's scope of work was similar to what was submitted before. She indicated that it is a baseline to work from and indicated the need to phase it. Mr. Langley indicated that the next major item is getting the electrical roughed in. Ms. Glauth said that we then need to determine the type of lighting, sockets, surveillance video, and alarm system. All electrical for that phase.

Ms. Glauth requested that at the next meeting we walk this through and break into phases. This would then allow us to write grants to collaborate with UPHS.

- b. Work Plan Revision – Refurbish Headstones in Templeton and City Cemetery –** The Committee discussed adding to their Work Plan *Headstone restoration at Templeton and City Cemeteries*. Everyone agreed that this would be a good addition.

MOTION: Mr. Black moved to recommend approval to add *Begin headstone restoration at Templeton and City Cemeteries* to the Work Plan. Mr. Simonson second the motion. Motion passed unanimously.

- c. Poster Design Contest – Merit Academy –** At the previous meeting it was brought to the Committee's attention through Council Member Ott that there was interest from Merit Academy for a poster design contest within classes. It was discussed that since we are approaching the end of the school year that we consider this for next year. Ms. Glauth indicated that Pat Hyslop from the UPHS has education material and that we consider adding school poster program to May Preservation Month. Ms. Schminke indicated that it would be good to piggy back on something already existing. Ms. Glauth said that we could consider adding it to *Item 6* on the Work Plan. Ms. Schminke recommended that we reach out to Ms. Hyslop. Ms. Glauth indicated that she would do that.
- d. Property Owner Outreach –** Ms. Schminke reported staff had some very preliminary conversations about this and noted we need to line up History Colorado to come out and talk to our property owners about *Historic Preservation Tax Credit* and how it can help. Ms. Schminke recommended late September. Ms. Glauth recommended we keep it on the agenda.

5. **Reports:**

- a. **Committee Members' Reports** – Ms. Glauth reported that the Crystola Bridge that Steve Plutt has been working on has been approved for listing on both the National Register of Historic Places and also the Colorado State Register of Historic Properties. May 9 at 3:00 p.m. there will be a presentation of the plaque by History Colorado at the Crystola Bridge. Ms. Glauth recommended that we let the UPHS create the invitation to have City and County representatives attend the presentation. She and Ms. Schminke agreed that they would collaborate on who should be invited.

Mr. Black reported that the premier of the *Dude Ranches in the Shadows of Pikes Peak* will be this Sunday, which is by invitation only. There will be a preview open to the public Sunday, April 16 at 11:00 a.m. at Gold Hill Theatres (615 W. Midland Avenue). Call the UPHS at 719-686-7512 to get tickets.

Mr. Simonson indicated that he was able to get in contact with the property of owner of Shining Mountain Golf course, Greg Brown, where the Templeton/Pioneer Cemetery is located. The property owner was very receptive. Mr. Simonson indicated that Steve Elak did some research and was able to find a deed that indicated that there are 5 acres that were dedicated for the cemetery, however it does not indicate who it was dedicated to. Mr. Simonson indicated that he is going to do survey work to plot it.

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

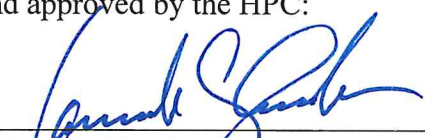
- c. **Planning Director's Report** – Ms. Schminke reported that this year the HPC is due for its quadrennial evaluation with the Certified Local Government (CLG) program. Part of the evaluation consists of Lindsey Flewelling, Ph.D., our Preservation Planner CLG Coordinator, to attend one or more of our meetings and she will be attending our next meeting Tuesday, May 2.

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

7. **Adjournment:** The meeting was adjourned at 4:50 p.m. The next meeting is scheduled on Tuesday, May 2, 2023 at 3:30 PM.

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

This 2nd day of May, 2023



Laurie Glauth, Chair