



**City of Woodland Park  
Historical Preservation Committee  
Monday, February 1, 2021 – 3:30 PM  
City Hall – Via Zoom  
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, Carrol Harvey, and David Langley. Absent was City Council Representative Jim Pfaff. Also in attendance were Planning Director Sally Riley, Permit Technician Dorie Slaughter, and guest Donna Finicle. Ms. Riley informed the group that HPC member Jim Unruh has resigned.
2. **Approval of Minutes: January 4, 2021: MOTION:** Larry Black moved and David Langley seconded to approve the January 4, 2021 minutes. The minutes were approved unanimously.
3. **Public Hearings:** None.
4. **Committee Business:**
  - a. **Exterior Alteration – Reroof Brockhurst Cabin** – Ms. Riley reported that the Brockhurst Riding Stable Log Cabin at Ute Pass History Park, which is located at 231 E. Henrietta Avenue, is in need of roof repair and replacement. The Ute Pass Historical Society (UPHS) is the owner of the Brockhurst Riding Stable Log Cabin and the president of the UPHS, Donna Finicle, was present to discuss the roof repair and replacement. The existing roof is leaking and causing damage to the structure. The UPHS obtained a bid from Peak View Roofing to remove the old roof down to the slate decking, re-deck the roof with 7/16” OSB, install an ice and water shield over the entire surface, install GAF Timberline Hunter Green asphalt shingles, obtain all necessary permits, and clean-up job related debris. The color and style of the shingles are similar to the existing roof materials. Mr. Langley commented that the GAF Timberline Hunter Green asphalt shingles are not offensive, however the UPHS may consider alternative roofing material like metal. Ms. Riley said that the Committee could recommend a metal roof, but could not require it. Mr. Black said that in 1892, the date of the ranch, the original roof was shake shingles. Ms. Finicle indicate that she did not think that the cabin ever had a metal roof. She also commented that the main house had shake shingles, but the cabin had rolled roofing. Ms. Finicle said we need to consider what the UPHS can afford in order to keep the project on track and

not put too many nails into the building. Ms. Glauth indicated that a heavier metal gauge, 1 inch, is available in Denver. Ms. Finicle asked if Ms. Glauth could find out the name of that company. Ms. Glauth indicated that she would. Ms. Finicle said she is open to the best that can be done to make it last and keep character of the building. Mr. Langley indicated that the ice and water shield are the most important.

**MOTION:** Ms. Harvey moved to recommend to the UPHS to repair and replace the roof of the Brockhurst Riding Stable Log Cabin and recommends that the UPHS consider a metal roof. Mr. Langley second the motion. Motion passed unanimously.

- b. **Interpretive Signage for Cog Car** – Ms. Riley reported that she reached out to Dave Kottler from APEX Graphics. Mr. Kottler indicated that he needs high resolution photographs. Ms. Riley indicated that she needs to connect the right people together. She hopes to get a design by this month.
- c. **Midland Terminal Depot - Grants** – Ms. Riley reported that she has not heard from Penny Riley with Newmont, but should hear something this month.
- d. **Bylaws Amendment – Status** – Ms. Riley reported that the Bylaws Amendment for this Committee is on City Council agenda this Thursday. Hopefully they will approve amending the Bylaws and code to increase the terms of this Committee from two to four years, since the charter amendment limits committee members to a maximum of two terms or eight years.
- e. **Work Plan 2021 Discussion** – Ms. Riley reviewed the 2020 HPC Work Plan and then discussed how to modify the list for 2021. Ms. Glauth indicated that it seems like all these items are still relevant. Ms. Riley indicated that she would really like to see item 6 from the 2020 HPC Work Plan (initiate planning for interpretative signage in the downtown core to include Main Street, DDA and UPHS) to include getting the signs fabricated for 2021. She suggested forgoing the Poster this year to allow more funds. Ms. Harvey recommended keeping both until we see what the cost will be of the interpretative signage for the Cog Car and Pikes Peak. Ms. Harvey indicated that she is hesitant until they change those lot lines where the Cog Car is located. Ms. Glauth indicated that it looks like we are still on track for all 16 items from 2020. Ms. Riley said she would redraft the work plan for 2021.

5. **Reports:**

- a. **Committee Members' Reports** – Mr. Black reported on the Dude Ranch video and that Eric Hermann is now able to get into his folks house, which has 16 mm films that can be shared. They are classic 16 mm films of life at the Dude Ranches.

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

**c. Planning Director's Report** – Ms. Riley shared with the Committee some of the action items from the 2010 Comp Plan. Ms. Riley indicated that we will take the 2010 Comp Plan and revise the existing one for the Comp Plan update. Ms. Glauth asked if there are any exceptional items. Ms. Riley indicated that she needed to take some time to review it herself and would do so before the next meeting. She recommended that everyone do the same. Ms. Riley also reported that appointments for this Committee will be done on February 18 and elections of offices will be done in March.

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

**7. Adjournment:** The meeting was adjourned at 4:46 p.m. The next meeting is scheduled on **Monday, March 1, 2021 at 3:30 PM.**

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

This 1<sup>st</sup> day of March, 2021

  
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Laurie Glauth, Chair