

January 15, 2022 Minutes
Park County Historic Preservation Advisory Commission Meeting
9:00 am. Old Park County Courthouse, 418 Main St, Fairplay, CO 80440

Attending

Amy Unger, Member
Jerry Davis, Member
Brian Woodyard, Member
Steve Plutt, Member
Erica Duvic, Member
Robert Schoppe, Member
Rhonda Dusatko, Member

Staff:

Evan Lockhart Borman, Preservation & Project Manager
Dept. of Heritage & Tourism

Public:

Absent

Suzie Graff, Member

1. **Call to Order/ Introductions:** Member Unger called the meeting to order at 9:09 am.
2. **Approve/ Modify Current Agenda:** Member Duvic moved to approve agenda, member Davis seconded, motion carried.
3. **Approve/ Modify Minutes from Previous Meeting:**
 - a. Member Unger proposed to Table Approval of November, December Minutes until February 2022 meeting.
 - i. Member Woodyard motioned to approve, member Schoppe seconded. Motion carried.
4. **Public Introductions:**

5. **Current Business:**

- a. Staff Member Lockhart Borman introduced the topic of PCHPAC Member Stipends. He informed the commission of the County's ability to offset cost/time of travel to in-person meetings via Stipends. Staff will have sign-in sheets for all in person meetings for 2022.
- b. Staff Member Lockhart Borman asked the Commission's advice regarding the status of Allan Creek Ranch. He reminded Commission of ownership's desire to remove all non-historic additions, in order to return the log structure to an earlier period of significance. He also stated the Commission had a dialogue regarding this property via email and thanked them for their input.
 - i. Member Davis stated that owner could use these additions for some purpose, stating that they were constructed to add square footage to a small original home. He also added that the outbuildings could be rehabilitated as well.
 - ii. Member Duvic reminded Commission and Staff that while we encourage PCHPAC Grant Applications, we need to emphasize that all work must follow Secretary of Interior Standards.

- iii. Member Unger reminded Commission of owner's other holdings, and that financial assistance might not be ideal for someone of their means.
- iv. Member Duvic encouraged Staff to inform owner of Allen Creek Ranch of Local, State, Federal Preservation Tax Credits available that might benefit them, especially if property is for commercial use. Member Unger emphasized that it is contributing to the Tarryall Historic District.
- v. Member Unger stated that the additions have gained their own significance as well, via use as a store, post office, etc.
- vi. Member Davis expressed his desire for ownership to save the root cellar, although it is likely to fall in soon due to being under maintained – Member Plutt concurred. They added that a new roof would likely be needed to prevent further degradation.
- vii. Member Unger stated that the landmark designation could help protect buildings from demolition, and advised staff to impart this to owner.
- viii. Member Plutt asked whether Staff knew of the intentions to save, restore, replace the rolled asphalt siding. He wondered what conditions under this siding would be found if/when it is removed. Member Davis stated that the logs were hewn and could be in better condition than expected.
- ix. Member Davis asked whether owner was fully aware of the history of the Allen Creek Ranch, and its connection to the larger Tarryall District.
- x. Staff Member Lockhart Borman is to continue communications with ownership at a later date, imparting advise that Commission stated. He will report back on his findings, and what next steps if any exist.

6. Staff Report:

- a. Staff Member Lockhart Borman gave an update on rehabilitation of the Paris Mill Rehabilitation. He informed the Commission that Park County will be applying for an SHF Mini Grant to help fund Phase 5b - East Wing Roof Rehabilitation. County and South Park National Heritage Area will also assist in funding. Staff also reported that the contractor for this phase is currently uncertain, and County may need to explore new options. He stated that Phase 7 may shift from Tower Rehab to interior upgrades, to allow public access and tours in the upcoming year.
 - i. Member Plutt asked about the estimated total of funds already used for construction on the project. Staff Member Lockhart Borman could not give an exact figure, but implied that it was approaching a high figure as added up over the last 7 years.
 - ii. Member Davis asked Staff whether any member of the local fire district had toured the facility or are familiar with the structure and its surroundings. Staff was sure the Fire District input was sight in initial planning phases, and should be aware of the rehabilitation work taking place, and eventual public interaction with the site. He stated that safety was paramount.
- b. Staff Member Lockhart Borman gave an update on construction documents for rehabilitation of the Tarryall Cline Ranch Main House including a presentation before the Park County Board of County Commissioners in early February. Department of Heritage and Tourism would be seeking BOCC's input on funding, priority work, and phasing.
- c. Staff Member Lockhart Borman gave an update on rehabilitation and long-term maintenance plans for the Old County Courthouse. There will be a need for a public RFP to hire a contractor to address critical need of the building in the Summer of 2022.

- d. Staff Member gave a brief update on the Park County Preservation Plan (2021-2025). He stated that this document has been given a lower priority due to Preservation Projects, Grants, etc. He would restart this draft document as soon as possible.

7. **Board Member Comments:**

- a. Member Woodyard stated that an assessor was doing work for the owners of the Columbine Ranch, and was asking for input from PCHPAC Board and Dept. of Heritage & Tourism Staff. Member. He asked if he could share email addresses with Dave Wissel,
 - i. Member Davis asked of the Ranch's location. Member Woodyard stated that it was just south of 285, at the western base of Kenosha Pass owned by Swaney Hunt.
 - ii. Member Unger asked whether the Ranch was on the market. Member Woodyard estimated that this was to assess estate valuation

8. **Public Comment:**

- a. None

9. **Schedule Next Meeting:**

- a. Jan 15th 2021 at 9:00 AM.

10. **Adjourn:** Member Woodyard motioned, member Dusatko seconded, motion carried. Adjourned at 09:55 AM
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