

# February 18, 2023 Minutes

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

## Attending

Jerry Davis, Member  
Robert Schoppe, Member  
Brian Woodyard, Member  
Rhonda Dusatko, Member  
Todd Matuszewicz, Member

## Staff:

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

## Absent

Suzie Graf, Member

## Public:

1. **Call to Order/ Introductions:** Member Woodyard called the meeting to order at 9:05 am.
  2. **Approve/ Modify Current Agenda:**
    - a. Member Dusatko moved to approve Agenda. Member Schoppe seconded. Motion carried.
  3. **Approve/ Modify Minutes from Previous Meeting:**
    - a. Member Schoppe motioned to approve January Minutes. Member Matuszewicz seconded. Motion carried.
  4. **Public Introductions:**
    - a. None
- 
5. **Current Business:**
    - a. Staff Member Lockhart Borman introduced PCHPAC Rules and Procedures, Grant Guidelines. He then opened the floor to discussion.
      - i. Member Davis reiterated his point of clarifying wording around “building, structure” to be added to language consistently.
      - ii. Member Matuszewicz asked whether language regarding “tangible public benefit” could be better defined. He also asked for clarification around matching investment, if a calculable percentage of the project total costs could be added.
        - 1 Member Schoppe added that there is a typical dollar figure associated with unskilled labor (\$15/hr) and more for in-kind skilled labor.
        - 2 Staff Member Lockhart Borman suggested tracking, documentation of in-kind investment be added to Grant Guidelines.
        - 3 Member Davis suggested PCHPAC Grant Guidelines should follow State of Colorado Office of Historic Preservation Guidelines, especially in terms of tracking and documentation.
      - iii. Member Davis asked about Rules and Procedures, Section 1.A. regarding Chair, Vice-Chair, looking for clarification in Term(s), and any possible lapse.
        - 1 Staff Member stated that Chair, Vice-Chair elections are to be held every January Meeting, with members volunteering for consideration.
      - iv. Member Dusatko asked whether language regarding “landmark” should be Park County, State Register or National Register.

1 Staff Member to consult Historic Preservation Resolution 2012-30 to confirm definitions.

- v. Member Woodyard motioned to Table the discussion until March PCHPAC Meeting, when revisions of these documents can be made based on this discussion. Member Matuszewicz seconded. Motion carried.

**6. Staff Report:**

- a. Staff Member Lockhart Borman gave an update on rehabilitation of the Paris Mill Rehabilitation. He gave an update on Park County's State Historical Fund application to fund Phase 7 – Interior & Electrical Rehabilitation in Summer 2023. Park County to reapply in the Spring 2023 grant round. Staff to give update at March PCHPAC Meeting.
- b. Staff Member Lockhart Borman gave an update on Tarryall Cline Ranch House Rehabilitation – Phase 1A Exterior Rehabilitation. He stated that Scope of work is being completed, with Cost Estimate approx. \$170k. He also updated the Commission on the status of a CLG Grant Application, submitted Jan 17. Grant to cover costs of professional services of State Register Nomination for Tarryall Cline Ranch. Staff to give update at March meeting.
- i. Member Dusatko asked for clarification on the Masonic Symbol present in the house.
- 1 Staff Member Lockhart Borman informed the commission that there was a stamped Masonic Symbol in the concrete mantel of the 2<sup>nd</sup> floor fireplace.
- c. Staff Member Lockhart Borman gave an update on Rehabilitation for the Old County Courthouse to address critical needs on the Old Jail (masonry, and drainage). Request for Proposal was posted in late January. A Site Master Plan is to be commissioned to address site needs such as parking lot pavement, ADA considerations, improvements for eventual ADA lift located on NE corner of the Old Courthouse. Staff to update at March Meeting.

**7. Board Member Comments:**

- a. Member Schoppe asked Staff Member Lockhart Borman whether a private tour of Paris Mill in Summer 2023 for members of the Denver South Park Pacific Historic Society (DSPPHS).
- i. Lockhart Borman to confirm with Exec. Dir. Spencer about the availability of tours during summer construction season.
- b. Member Matuszewicz updated the commission on his, and Staff Member Lockhart Borman's attendance of the Colorado Preservation Inc. "Saving Places" Conference in early February in Boulder. Matuszewicz stated that the sessions were informative and encouraged more members to attend in 2024.
- c. Member Dusatko gave an update on progress of improvements of the Shawnee Cemetery. The issue will be addressed in mid-2023.

**8. Public Comment:**

- a. None

**9. Schedule Next Meeting:**

- a. March 18th 2023 at 9:00 AM.

10. **Adjourn:** Member Schoppe motioned, member Dusatko seconded, motion carried. Adjourned at 10:00 AM