

March 19, 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
Rhonda Dusatko, Member

Staff:

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

Public:

Absent

Suzie Graff, Member
Robert Schoppe, Member

1. **Call to Order/ Introductions:** Member Unger called the meeting to order at 9:13 am.
2. **Approve/ Modify Current Agenda:** Member Woodyard moved to approve agenda, member Plutt seconded, motion carried.
3. **Approve/ Modify Minutes from Previous Meeting:**
 - a. Member Woodyard motioned to approve of December, January Minutes, Member Dusatko Seconded, motion carried.
4. **Public Introductions:**

5. **Current Business:**

- a. Member Unger introduced the topic of PCHPAC Grant Procedures. She cited that PCHPAC Grants are a program of the Dept. of Heritage & Tourism, and would seek input from Staff regarding this situation.
 - i. Staff Member Lockhart Borman gave a brief summary, and timeline of the PCHPAC Grant Application submitted by Vincent Tolpo of the Tolpo Thomas House in Shawnee.
 - 1 Member Davis joined the meeting.
 - ii. Staff Member Lockhart Borman asked the commission to interpret the “one year”, and whether that could be retroactively. He reminded the commission that the Tolpo-Thomas House was awarded another PCHPAC Grant in 2021 for chimney rehabilitation.
 - iii. Member Plutt stated his opinion regarding this case. He indicated that a decision could be made based on the merits of the project, and whether a reasonable argument could be made for awarding PCHPAC Grant retroactively.
 - iv. Members Unger, stated that she and member Duvic as authors of the procedures, had intended PCHPAC Grant to possible to be awarded retroactively. Commission review the proposed work, and confirm that all

work would adhere to Secretary of Interior's Standards. She also stated that during her tenure on the commission, there has never been a case like this.

- v. Member Duvic confirmed that the Guidelines were never intended to retroactively fund maintenance work, but rather to provide gap-funding for work adhering to the Standards, where it may be cost prohibitive.
- vi. Member Dusatko cited the language used in the PCHPAC Guidelines section "Eligibility & Types of Support" which reads "*Projects are expected to be completed within one calendar year, beginning at the time the grant is awarded.*". She stated that the Guidelines are clear, that PCHPAC must review the proposed work, award a grant, then work can proceed. She questioned the meaning of the Guidelines if they were not to be followed.
- vii. Member Unger restated the purpose of the discussion, indicating that the commission would have to determine whether the Guidelines would have to be revised to allow for retroactive PCHPAC Grant Awards.
- viii. Member Woodyard stated that the commission could interpret the phrase "within a year" to mean +/- 1 year from the awarded date. Member Davis reiterated this sentiment. Member Unger confirmed that the language does not specifically prohibit this.
- ix. Member Plutt asked whether a decision made would have implications beyond this case. Member Duvic clarified that any amending of the Guidelines would not be done to prohibit this, rather as they are written it is not possible, and that any amendment would clarify this for any future applications.
- x. Member Plutt asked Member Duvic that within current Guidelines, whether this Grant should be awarded. Member Duvic did not think so. Member Unger reinforced the position that any decision would have to be based on the language of the guidelines as written at the time of application (December 2021).
- xi. Staff asked whether the Grant Application can be voted upon. Member Duvic stated that Agenda was approved, and the applicant is not present – stating that a public announcement would be needed.
- xii. Member Plutt asked what the Dept. of Heritage & Tourism's position was on this matter. Staff Member Lockhart Borman stated that Exec. Dir Andrew Spencer and he were seeking advice from the commission. He stated that the Dept. has intentions to revisit the Guidelines and procedures to make sure that are adhering to department missions and goals.
- xiii. Member Unger summarized commission members about the next steps to be taken by board members and Dept. of Heritage & Tourism Staff before the next meeting.

b. Staff Member Lockhart Borman

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 had applied for an SHF Mini Grant to help fund Phase 5b - East Wing Roof Rehabilitation. Staff reported that the Grant was not approved, citing some scoring detractions including an added 10 points for "Equity, Diversity, and underrepresented in Colorado". Funding streams have been shifted to South Park National Heritage Area, and Park County sources.
 - i. Staff Member Lockhart Borman gave an update on an open Request for Proposal for a Rehabilitation Contractor to address the needs of Paris Mill Phase 5b. The Dept. of Heritage & Tourism, Park County

Procurement staff, and County Managers have reviewed submissions, and are recommending a proposal for Board of County Commissioners approval at the April 5, 2022 BOCC Meeting.

- ii. Member Unger addressed Staff regarding the SHF Mini Grants Awarded were not necessarily all projects to address underrepresented communities, and perhaps there were other factors leading to the denial of the Paris Mill Application. Staff Member Lockhart Borman recalled a section pertaining to Urgency of the project was could have been reinforced to better reflect the need to address the East Wing Roof.
 - iii. Member Woodyard asked if the contractor selected did window restoration. Staff Member Lockhart Borman confirmed that yes, they did. Member Davis stated that perhaps while this contractor was working in Park County, whether they could provide a reasonable bid for the Snair Cabin window replacements (Lake George). Member Unger reminded the commission that windows are an expensive undertaking these days.
- b. Staff Member Lockhart Borman gave an update on Tarryall Cline Ranch 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 plans to submit a public RFP to hire a contractor to address building need of the building in the Summer of 2022.

7. Board Member Comments:

- a. Member Plutt asked when PCHPAC would address the Tolpo-Thomas PCHPAC Grant Application. Staff Member Lockhart stated that the commission would revisit it at the April 16th Meeting.
- b. Member Dusatko asked about the Charles Tyler Homestead PCHPAC Grant Application. Staff Member Lockhart stated that the commission would revisit it at the April 16th Meeting.
- c. Member Unger reminded Staff that PCPHAC Officer elections are due, and should be addressed at the next meeting. Staff Member Lockhart Borman to confirm current members term dates.
- d. Member Plutt informed the commission of the efforts to nominate a bridge in El Paso/Teller Counties for an historic register. He asked whether the nomination could be helped by a letter of support from PCHPAC. Member Unger stated that since the bridge was outside County bounds, that a letter of support was not helpful.
 - i. Member Davis asked about the status of "Amy's Bridge" located in the Silver Tip area of Platt Canyon. Member Unger informed the commission that it was a decommissioned highway bridge, which current ownership had divided the bridge in half with fencing at property lines.
- e. Member Dusatko asked about the status of the Slaghts Barn, Green Gables Barn. Commission gave discussion on the true "Slaght's Barn". Member Unger reminded the commission that ranches, barns were movable and have changed location in the Platt Canyon and Shawnee areas before.
 - i. Member Dusatko posited that ownership of both barns need to invest more time into research in order ascertain the timelines and histories behind them, with more definitive facts if possible.

- ii. Member Davis asked whether these properties were connected with Montlius, GH Mack, or the McArthurs. Member Unger urged members to find info on Park County Walking Tours app.
- iii. Staff Member to send Shawnee Intensive Survey to interested commission members
- f. Member Plutt asked about the status of the Shawnee Cemetery, and asked that the topic could be added to April PCHPAC Meeting Agenda. County Facilities need to find a more permanent solution to the drainage problem, blocked culvert leading to silting over of headstones and graves.
 - i. Member Dusatko informed the commission the drainage from Waterworks Rd. via the culvert is required to return to the S. Fork of the South Platt as per Water Board stipulations.
 - ii. Member Unger asked Member Plutt to draft a letter of support for addressing the cemetery to Park County Manager and Board of County Commissioners.
 - iii. Member Dusatko stated that when Park County Roads & Bridges Dept. graded the road, they may have accidentally filled in the culvert.
 - iv. Dept. of Heritage & Tourism will add priority to this issue and will state that the culvert may be under sized, and could need engineering.
 - v. Member Dusatko emphasized that this has been an issue since the road was widened. Member Unger added that this has been an issues for some time, may take even longer to solve.

8. Public Comment:

- a. None

9. Schedule Next Meeting:

- a. April 16th 2021 at 9:00 AM.

10. **Adjourn:** Member Woodyard motioned, member Dusatko seconded, motion carried. Adjourned at 10:47 AM
