

**May 21, 2022 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  
Brian Woodyard, Member  
Rhonda Dusatko, Member  
Robert Schoppe, Member

**Staff:**

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

Andrew Spencer, Exec. Director  
Dept. of Heritage & Tourism

**Absent**

Suzie Graf, Member

**Public:**

Jeff Lee, Director Rocky Mountain Land Library  
Ann-Marie Martin, Rocky Mountain Land Library

1. **Call to Order/ Introductions:** Staff Member Lockhart Borman called the meeting to order at 9:07 am. Acting as Dept. Chair
  2. **Approve/ Modify Current Agenda:**
    - a. Member Davis moved to modify agenda by tabling “Current Business iii. PCHPAC Officer Elections, Member Status” to the June 2022 Meeting. Member Davis moved, Member Dusatko seconded, motion carried.
  3. **Approve/ Modify Minutes from Previous Meeting:**
    - a. Member Schoppe motioned to table approval of March, April Minutes to the June Meeting, Member Davis Seconded, motion carried.
  4. **Public Introductions:**
    - a. Jeff Lee, Ann-Marie Martin - Rocky Mountain Land Library (RMLL)
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5. **Current Business:**
    - a. Staff Member Lockhart Borman introduced PCHPAC Grant Application -Charles Tyler Homestead, and welcomed Rhonda Dusatko to give a brief summary of the project.
      - i. Ms. Dusatko gave a summary of the interior storm window system currently in use at the Charles Tyler Homestead. She stated that the acrylic panels work sufficiently, but the maintenance and removal of the panels is damaging the interior trim of the historic windows. The new system would allow for easy damage-free removal of storm windows.
      - ii. Staff Member Lockhart Borman gave a summary of the Dept. of Heritage & Tourism’s position, encouraging the Commission to approve the Grant Application. He reminded Dusatko that she would have to recuse

herself from the remainder of the discussion, only answering questions from the Commission, and could not vote. He opened the floor to discussion and questions.

- iii. Member Davis asked whether the existing acrylic panels could be reused for the new interior storm window system. Dusatko informed the commission that the units are all custom made for the individual windows with precise measurements to ensure a tight seal. The windows to be manufactured off-site and installed by the owner.
- iv. Member Woodyard asked whether the PCHPAC Grant Account still had enough to fund this project, and the other applicants. Staff Member Lockhart Borman informed the commission that due to changes in previously awarded PCHPAC Grants, there would be ample funding available to award this grant.
- v. Member Woodyard motioned to approve the PCHPAC Grant Application, Member Schoppe Seconded. The motion passed unanimously.

**b.** Staff Member Lockhart Borman introduced the PCHPAC Grant Application from the Rocky Mountain Land Library (RMLL) and welcomed Jeff Lee and Ann-Marie Martin to give a brief summary of the Lambing Barn project.

- i. Jeff Lee gave a summary of the project goals of the Lambing Barn and how it fit into the larger scheme of the Rocky Mountain Land Library. He stated that the site was in need of an indoor/outdoor space for educational and community functions. He emphasized that the grant funding would be used to offset costs of consultant, architecture fees associated with structural assessment of the timbers and roof replacement.
- ii. Staff Member Lockhart Borman gave a summary of the Dept. of Heritage & Tourism's position, encouraging the Commission to approve the Grant Application. He opened the floor to discussion and questions.
- iii. Member Schoppe asked Lee about the overall funding structure and how a PCHPAC Grant would fit into that scheme. He asked whether the proposed funding would go directly into use or would be "stock piled" until the entire project's entire budget could be fulfilled. Mr. Lee informed the commission that RMLL is seeking funding from multiple sources including the State Historical Fund, South Park National Heritage Area Grants, as well as private funding.
- iv. Member Davis asked if the Lambing Barn project could be completed in the required 1-year schedule after funding. Mr. Lee assured the commission that a 1-year timeline of completion was feasible.
- v. Member Davis asked whether a PCHPAC Grant could be better used for directly funding the roof replacement rather than professional services. Mr. Lee and Ms. Martin stated that RMLL the roof would be best to come after a proper assessment of the Lamb Barn as whole was completed.
- vi. Member Woodyard motioned to approve the PCHPAC Grant as submitted, Member Schoppe seconded. Motion passed unanimously.

## **6. Staff Report:**

- a.** Staff Member Lockhart Borman gave an update on rehabilitation of the Paris Mill Rehabilitation. He informed the Commission that Phase 5b - East Wing Roof Rehabilitation Request for Proposal (RFP) was awarded to the lowest qualified bidder, and that contracts should be signed soon. Rehabilitation work to commence June 7 2022 with a project start-up meeting.

- b. Staff Member Lockhart Borman gave an update on Tarryall Cline Ranch House including an awarded Request for Proposal for Asbestos Mitigation. He cited the critical need for this work to be performed before any other on site rehabilitation could commence.
- c. Staff Member Lockhart Borman gave an update on rehabilitation and long-term maintenance plans for the Old County Courthouse. A Request for Proposal for Rehabilitation, and Architectural Services to address building needs of the building in the Summer of 2022. – predominantly the cornice, windows, doors.

**7. Board Member Comments:**

- a. Member Woodyard asked if the rumors of Paris Mill being used as an RV Camp were true. Staff Member Lockhart Borman informed the commission that any use other than Mining History and Building Interpretive Center were false.
- b. Member Davis asked about the efforts to recruit new members to PCHPAC. Staff Member Lockhart Borman informed the commission of the advertisement on the Park County website, as well as Fairplay Flume. He opened the floor to discussion of possible members.
  - i. Member Woodyard suggested Rick Cluxton, a former PCHPAC Member. Member Schoppe asked whether Mr. Cluxton was a contractor, builder of log cabins. He encouraged Staff to look at roster from 2012 for reference. Staff Member Lockhart Borman thought that a builder would be a string addition to the Board.

**8. Public Comment:**

- a. Jeff Lee of Rocky Mountain Land Library thanked the commission for their continued support of their projects.

**9. Schedule Next Meeting:**

- a. June 18th 2022 at 9:00 AM.

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

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