

June 17, 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
Rhonda Dusatko, Member
Todd Matuszewicz, Member

Staff:

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

Absent

Suzie Graf, Member

Public:

Kate McCoy, North London Preservation, Inc.

1. **Call to Order/ Introductions:** Member Schoppe called the meeting to order at 9:12 am.
 2. **Approve/ Modify Current Agenda:**
 - a. Member Davis moved to approve Agenda. Member Schoppe seconded. Motion carried.
 3. **Approve/ Modify Minutes from Previous Meeting:**
 - a. Member Davis motioned to modify May Minutes. Member Schoppe motioned to approve Modified Minutes. Member Dusatko seconded. Motion carried.
 4. **Public Introductions:**
 - a. Vincent Tolpo – Tolpo-Thomas House
-
5. **Current Business:**
 - a. Staff Member Lockhart Borman introduced PCHPAC Grant Application for Tolpo-Thomas House. He welcomed Vincent Tolpo, and asked her to introduce the project and how a PCHPAC Grant would help offset costs.
 - i. Tolpo gave a summary of the ongoing efforts of preservation of the Shawnee Mountain Gallery. He explained the condition of the burnt and cracked joists, and cracked plaster, etc. He would be taking a phased approach with Phase 1 focusing on repair of joists, and Phase 2 to secure, fix plaster wall and ceilings. With the labor begin performed by owner, all costs to cover materials. He welcomed questions and comments from the Board.
 - ii. Member Davis asked about solicitation of bids, where the material costs come from. Stating this seemed to be a low estimate, given lumber pricing in Park County.
 - 1 Tolpo asked Staff for contractor recommendations to help with estimates. Mentioned Lou Gonzalez, who performed previous work.
 - 2 Staff Member Lockhart Borman requested professional estimates to validate material budget.
 - 3 Tolpo added that there may be a need to add knee walls in the attic.
 - 4 Member Matuszewicz suggested collar ties or other structural enforcement.
 - iii. Staff Member stated that in order to properly inform the commission, an estimate would be required. He suggested a Site Visit from Staff, and any members who would like to weigh in. He encouraged the board to table the grant as submitted.

iv. Member Schoppe motioned to table the PCHPAC Grant until more information is available. Member Davis Seconded. Motion Passed.

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 was awarded a grant in the Spring 2023 grant round. Staff to give update at July PCHPAC Meeting.
 - i. Member Davis asked about the visit of Senator Bennet.
- b. Staff Member Lockhart Borman gave an update on Tarryall Cline Ranch House Rehabilitation – Phase 1A Exterior Rehabilitation. He stated that was awarded to Deep Roots Craftsmen, with Cost Estimate reduced from. \$170k to. Staff to give update at July meeting.
- 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 awarded to Deep Roots Craftsmen. A Site Master Plan RFP was awarded to Form+Works Design Group, work 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 July Meeting.

7. Board Member Comments:

- a. Member Dusatko informed Commission the “Shawnee Day” is August 5th. Food, entertainment, pop-up museum to be enjoyed.
- b. Member Dusatko gave an update on the Shawnee Cemetery with a site visit from Development Services. Work should commence to get gravel out of culvert, allowing proper drainage to HWY 285.

8. Public Comment:

- a. None

9. Schedule Next Meeting:

- a. July 15th 2023 at 9:00 AM.

10. **Adjourn:** Member Dusatko motioned, member Davis seconded, motion carried. Adjourned at 9:59 AM