

August 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
Suzie Graf, Member

Staff:

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

Absent

Public:

Amy Unger, Pine St. Preservation
Jane Sprague, Sprague-Sand Creek Ranch
Edna Sprague, Sprague-Sand Creek Ranch

1. **Call to Order/ Introductions:** Member Schoppe called the meeting to order at 9:10 am.
 2. **Approve/ Modify Current Agenda:**
 - a. Member Graf moved to approve Agenda. Member Davis seconded. Motion carried.
 3. **Approve/ Modify Minutes from Previous Meeting:**
 - a. No July Minutes to approve.
 4. **Public Introductions:**
 - a. Amy Unger, Pine St. Preservation, Jane & Edna Sprague
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5. **Current Business:**
 - a. Staff Member Lockhart Borman introduced the National Register Nomination of the Sprague-Sand Creek Ranch. He welcomed the Sprague Family, and Amy Unger. He gave a brief summary of the Nomination, PCHPAC's site visit in May 2021, and asked Unger to elaborate on the Nomination.
 - i. Amy Unger explained that post site visit she was commissioned to conduct a Survey of the Sand Creek Ranch site – documenting the log buildings built in the early 1900s (barn, cabin) and associated with the founder Victor Williams -son of John Williams, an early settler of Tarryall. She iterated that Sand Creek was just outside of the Tarryall Rural Historic District nomination, but deserves listing on the National Register on its own – rather than adding to District Nomination. She explained the current Nomination was for its association as an Entertainment & Recreational Property.
 - ii. She added a historic context of the Sprague family. Edna (EJ) Sprague was a historian in Colorado Springs, and acquired the Victor Williams Homestead from his widow in the early 1960s. She had the modern cabin built in 1960s, and is a beautiful example of mid 60s recreational residences – Nomination is focused on this as an example of how the Tarryall transitioned from Agricultural/Ranching to Recreational as its primary usage.
 - iii. Staff Member thanked Unger for her summary. He emphasized that the modern cabin itself is an excellent example architecturally. He welcomed comments or questions from Commission -stating that Member Davis was PCHPAC's resident researcher.
 - iv. Member Davis asked Unger about the prevalence of other Recreational Residence nominations being submitted for review. Unger explained that most nominations of this type have been within Federal Lands.

She added that this property was specifically built for this purpose, and that the land was selected for its exceptional qualities and historic fabric.

v. Staff Member Lockhart Borman asked the Commission for any additional comments, questions. He stated that Dept. of Heritage & Tourism recommended the Nomination and encouraged PCHPAC to vote in approval.

vi. Member Davis motioned to Approve Endorsement of the Sprague-Sand Creek Ranch National Register Nomination. Member Graf seconded. Motion Passed.

1 Edna Sprague thanked PCHPAC for their endorsement and elaborated on the Sprague family, its history, and the connection of this land to strong, ground-breaking women. She stated that her grandmother EJ Sprague designed the house down to minute details.

2 Jane Sprague thanked Amy Unger, and PCHPAC for the hard work on getting this nomination done.

b. Staff Member Lockhart Borman introduced the topic of Section 106 Review of the Maitland Arroyo Timber Bridge retrofit, as an undertaking by Colorado Dept. of Transportation. He stated Park Co. Dept. of Heritage & Tourism found no conflicts or areas of concern. He then welcomed the Commission to add their comments or questions.

i. Member Davis stated an error on the Site 5PA.2466 aka Anway Ranch and Sawmill. He stated that this site incorrectly associated with the Anway family, and that the Land Patent for this area would be David Nivett. SHPO historian Hannah Braun has been made aware of this issue, and will be making appropriate changes.

ii. Staff Member Lockhart Borman encouraged the Commission for their approval of the proposed retrofit as submitted.

iii. Member Matuszewicz motioned to approve. Member Davis seconded. Motion passed.

6. Staff Report:

- a. Staff Member Lockhart Borman gave an update on rehabilitation of the Paris Mill Rehabilitation. Phase 7 – Interior & Electrical Rehabilitation in Summer 2023. Park County will be in planning, budget, and design phases over the Fall/Winter of 2023-24, with work to commence in Spring 2024. Staff to give update at September PCHPAC Meeting.
- b. Staff Member Lockhart Borman gave an update on Tarryall Cline Ranch House Rehabilitation – Phase 1A Exterior Rehabilitation. Deep Roots Craftsmen, to continue with the removal of non-historic roof, and rehabilitation of flat-pitch roof framing and water-proof membrane next. Staff to give update at September meeting.
- c. Staff Member Lockhart Borman gave an update on Rehabilitation for the Old County Courthouse to address critical needs on the Old Jail was completed. Site Master Plan RFP has begun, with 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 September Meeting.

7. Board Member Comments:

- a. Member Dusatko informed Commission the “Shawnee Day” was August 5th. She stated there was great turnout.
 - i. Staff to give update at June meeting.

8. Public Comment:

- a. CLG Coordinator Lindsay Flewelling thanked PCHPAC for their work. She stated that Park County was undergoing their 4 Year Evaluation and would be scheduling a follow-up meeting with Staff. She reminded PCHPAC that CLG Status has benefits, including Grant opportunities, Preservation Tax Credit help.

9. **Schedule Next Meeting:**

- a. September 16th 2023 at 9:00 AM.

10. **Adjourn:** Member Matuszewicz motioned, member Davis seconded, motion carried. Adjourned at 9:55 AM