

October 20, 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

Staff:

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

Absent

Suzie Graf, Member
Todd Matuszewicz, Member

Public:

Harley Hamilton, South Park City Museum
Susan Hessler, South Park City Museum

1. **Call to Order/ Introductions:** Member Schoppe called the meeting to order at 9:04 am.
 2. **Approve/ Modify Current Agenda:**
 - a. Member Davis moved to approve Agenda. Member Schopp seconded. Motion carried.
 3. **Approve/ Modify Minutes from Previous Meeting:**
 - a. No September Minutes to approve.
 4. **Public Introductions:**
 - a. Harley Hamilton, Susan Hessler
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5. **Current Business:**
 - a. Staff Member Lockhart Borman introduced the introduced PCHPAC Grant Application for Narrow Gauge Train Cars at South Park City Museum. He welcomed Harley Hamilton, and asked Hamilton to introduce the project and how a PCHPAC Grant would help offset costs.
 - i. Hamilton gave a summary of the ongoing efforts of preservation of the train cars at South Park City. He explained the condition of the cars, explaining that they have not been painted since 2005. SPC would be focusing on repair of areas of rot by adding a wood epoxy, and then painting with a Railroad approved paint. With the initial labor begin performed by museum, any additional costs to cover materials and painting services by South Park Painters. He welcomed questions and comments from the Board.
 - ii. Member Schoppe asked whether SPC would be painting the roofs of the train cars, adding that these cars were historically left with metal roofs. Hamilton stated that roofs would remain unpainted
 - iii. Member Schoppe asked whether the stenciling was historically accurate. Hamilton informed the commission that SPC has accurate stencils, and approved lettering and locations of these to be placed back on cars after the painting is completed.
 - iv. Member Davis asked whether the cars in questions were true Denver Norther Rio Grande (DNRG) cars, or Colorado Southern (CS) cars, and if there was information or signage posted on the origins of the cars. Hamilton stated that the SPC Tour Brochure has information on the cars, their histories.
 - v. Staff Member Lockhart Borman stated that Park Co Dept. of Heritage & Tourism approved of the Grant Application, and encouraged the Commission to vote to approve.
 - vi. Member Schoppe motioned to approve. Member Davis seconded. Motion passed.

- b. Staff Member Lockhart Borman introduced the topic of Park County Historic Landmark Nomination of the Shawnee Cemetery as presented by Shawnee Historical Society. He stated Park Co. Dept. of Heritage & Tourism found that this was deserving nomination. He then welcomed Rhonda Dusatko to give a summary of the Nomination.
 - i. Member Dusatko gave summary of the history of Shawnee, The Tyler Family, and the connection of the cemetery to the greater history of the settling of the Platte Canyon in the late 1800s. She also informed the commission of the current status, and how a Landmark status could help with further efforts to rehabilitate the cemetery.
 - ii. Staff Member Lockhart Borman informed the commission that due to a conflict of interest, Member Dusatko would have to recuse herself from any official vote on this issue. Due to the absence of other members, the meeting would not have a quorum. He recommended that PCHPAC vote to table the issue to the November Meeting.
 - iii. Member Matuszewicz motioned to Table. 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 is in planning, budget, and design phases over the Fall/Winter of 2023-24, with work to commence in Spring 2024. He also informed the commission that State Historical Fund grant awarded in 2020 is being successfully closed with all Scope of Work completed. Staff to give update at November meeting.
- b. Staff Member Lockhart Borman gave an update on Tarryall Cline Ranch House Rehabilitation – Phase 1A Exterior Rehabilitation. Deep Roots Craftsmen, with the removal of non-historic roof complete, and rehabilitation of flat-pitch roof framing and water-proof membrane next. Staff to give update at November 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 schematic design is complete. Park Co Staff to review., Design 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 November Meeting.

7. Board Member Comments:

- a. Member Davis informed Commission the status of the Jefferson Depot.
 - i. Staff Member Lockhart Borman added the Department’s recent interactions with Depot ownership. He stated that Staff gave recommendation on materials, contractors, and emphasized that only replacement of damaged siding was recommended. Jefferson Depot ownership opted for a modern alternative material, which would be understandably more cost effective.
 - ii. He also informed the commission that there was a confrontation involved with these changes. He spoke with the conflicting parties, and Park County Sheriff’s Dept. At this time, the conflict is resolved.
 - iii. Member Davis asked whether PCHPAC, Park County can apply pressure to Depot ownership, perhaps threaten revocation of National Register status. Staff to research the repercussions of this change to the Depot, and inform the Commission of the next steps.
- b. Member Schoppe updated the Commission on the status of moving the Paris Mill boiler from the Como Roundhouse back to the Mill. Staff Member added that the County, Member Schoppe, and Como Hotel, Roundhouse ownership will coordinate efforts in Spring 2024.

8. Public Comment:

9. **Schedule Next Meeting:**

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

10. **Adjourn:** Member Dusatko motioned, member Davis seconded, motion carried. Adjourned at 9:54 AM