



**OPEN SPACE ADVISORY COMMITTEE
THURSDAY, JULY 10, 2025
AGENDA**

Thursday, July 10, 2025

1:30 PM

**Sandstone Ranch, 9605 S. Perry Park
RD, Larkspur, CO 80118**

***There is no virtual option for this meeting**

The purpose of the Douglas County Open Space Advisory Committee is to advise and make recommendations to the Douglas County Board of County Commissioners (Board) and municipal officials regarding disbursement of funds from the Parks, Trails, Historic Resources, Open Space Sales and Use Tax Fund, and to select open space land to be proposed for acquisition, maintenance, or preservation, to establish priorities, and to make recommendations to the Board on lands involving conservation easements acquired with such funds.

CALL TO ORDER – 1:30 PM

- I. Roll Call**
- II. COSAC Disclosures**
- III. Adoption of Agenda**
- IV. Approval of Minutes – June 5, 2025**
- V. Public comment (Provisions for additional public comment will be made as deemed appropriate by Chair)**
- VI. Administrative Announcements**
 - i. Parks & Trails Updates**
 - ii. Historic Preservation Updates**
 - iii. Open Space Updates**
 - 1. Staff Updates**
 - 2. Project Updates**
 - iv. Other Updates**
- VII. Tour of Historic Resources and Ranch Irrigation**

*****The Next Meeting Will be Held on Thursday, August 7, 2025 @ 5:30pm*****

**OPEN SPACE ADVISORY COMMITTEE
REGULAR MEETING
THURSDAY, JUNE 5, 2025
MINUTES**

Call to Order

I. RECURRING ITEMS

ROLL CALL

Jay Sage, Chair – Present
Jim Guerra, Vice Chair – Present
Jennifer Drybread, Committee Member – Present
Mark Giebel, Committee Member – Present
Patti Hostetler, Committee Member – Present
Brian O’Malley, Committee Member – Present
Tom Rundell, Committee Member – Present
Elizabeth Snow, Committee Member – Present
Kathie Shandro, Committee Member – Excused

II. Disclosure for Items on the Agenda

None.

III. Motion to Approve Agenda

RESULT: Approved
MOVER: O’Malley
SECONDER: Hostetler
AYES: Drybread, Giebel, Guerra, Hostetler, O’Malley, Rundell, Sage, Snow

IV. Motion to Approve Minutes from April 3, 2025

RESULT: Approved
MOVER: Guerra
SECONDER: Drybread
AYES: Drybread, Giebel, Guerra, Hostetler, O’Malley, Rundell, Sage, Snow

V. Motion to Approve Minutes from April 8, 2025

RESULT: Approved with amendment.
MOVER: O’Malley
SECONDER: Guerra
AYES: Drybread, Giebel, Guerra, Hostetler, O’Malley, Rundell, Sage, Snow

VI. Motion to Approve Minutes from May 1, 2025

RESULT: Approved
MOVER: O’Malley
SECONDER: Hostetler
AYES: Drybread, Giebel, Guerra, Hostetler, O’Malley, Sage, Snow

VII. Public Comment

None.

VIII. Administrative Announcements

Kirk Inderbitzen, Ranger Supervisor provided an update on ranger and administrative staffing.

The construction of a 'hammerhead' turnaround was completed at Sandstone Ranch for emergency vehicles. Staff is also moving forward with phase 2 of trail construction at Sandstone.

Staff are planning 30 public events across OS properties for the 30th anniversary of DC Open Space.

A new partnership was forged between DC Open Space and Colorado Parks and Wildlife to address and manage sighting wolves in DC.

Forestry work will resume at Sandstone Ranch and Schmidt throughout the remainder of the summer.

Trailhead Cameras will start to be installed at select OS trail heads to deter petty crimes and provide accurate visitation numbers.

Jackie Sanderson, Natural Resource Specialist, informed COSAC of a guided hike at JA Ranch on Sunday June 15th.

NEW BUSINESS

Scott McEldowney, Assistant Director presented a funding request from the Cherokee Ranch and Castle Foundation in the amount of \$575,000 for improvements on sidewalks, fences, updated signage, repairs to the main road, and interior repairs to the castle. They also requested equipment to support wildfire mitigation.

COSAC requested more information from Cherokee Ranch and Castle Foundation before discussing the funding request further.

IX. Motion to Move into Executive Session pursuant to Pursuant to C.R.S. (24-6-402(4)(a)) for discussion pertaining to the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property

RESULT: Approved

MOVER: Sage

SECONDER: Hostetler

AYES: Drybread, Giebel, Guerra, Hostetler, O'Malley, Rundell, Sage, Snow

X. Motion to End Executive Session

RESULT: Approved

MOVER: Hostetler

SECONDER: O'Malley

AYES: Drybread, Giebel, Guerra, Hostetler, O'Malley, Rundell, Sage, Snow

ADJOURN REGULAR MEETING

XI. Motion to adjourn the regular COSAC meeting.

RESULT: Approved

MOVER: Hostetler

SECONDER: Guerra

AYES: Drybread, Giebel, Guerra, Hostetler, O'Malley, Rundell, Sage, Snow

2026 HISTORIC PRESERVATION BUDGET REQUEST

TOTAL FUNDING REQUEST: \$4,378,414

The items included in the 2026 budget request as “updated” are unfunded from the 2025 budget and have been revised based on increased need or additional information. The entirety of unfunded 2025 requests are included along with funding requests from partner agencies.

1. UPDATED REPOSITORY PUBLIC DISPLAY AND ARTIFACT CARE - \$150,000 – ONE-TIME REQUEST

Sales and Use Tax Fund (Fund 250) - 53740.474800

This request is for \$150,000 to fund the design and construction of public displays and costs associated with tribal consultation to ensure the indigenous groups are properly represented and that the displays adhere to the Native American Graves Protection and Repatriation Act requirements. This request will also fund restoration work that is necessary on County artifacts before they are able to be used in public displays. This request offers several partnership opportunities to develop public displays with various historical societies, Douglas County Libraries, Parker Water and Sanitation facilities, Town of Parker, Town of Castle Rock, indigenous groups, and other local entities.

Consequences of not funding this request include reduced opportunities for public access to the County’s various collections. Without restoration and maintenance of artifacts, there is potential for more deterioration and loss of artifact integrity.

2. REPOSITORY NEW UNIT FURNISHINGS COMPACT SHELVING - \$112,814 – ONE-TIME REQUEST

Furniture/Office Systems Fund – 55400.438400

This request is for \$112,814 to fund the design and construction of a new compact shelving unit for artifacts and fossil specimens. The repository facility will be expanding into the unit to the south of current location in fall 2026. The new space will be dedicated climate controlled for the more delicate artifacts and fossils. A compact shelving unit in the warehouse space will maximize the use of space in the unit. The new unit will also include flame retardant plywood, rubber gaskets for entire system and rain hooks which will all help protect the collection in case of fire and the activation of the sprinkler system. These new features also protect the collection from a roof leak or potential leak of the sprinkler system.

Consequences of not funding this request include reduced opportunities for partner groups to access the County’s various collections. Not funding the request could result in turning new collections away due to lack of storage space.

3. UPDATED COUNTY OWNED HISTORIC PROPERTIES MAINTENANCE - \$200,000 – ONE-TIME REQUEST

Sales and Use Tax Fund (Fund 250) - 53740.474800

This request is for \$200,000 to fund annual maintenance of County owned historic properties. All of the County owned structures require annual maintenance such as exterior paint, window, door, and roof maintenance, and pest mitigation. Maintenance of historic structures is a state requirement of any structure that has received funding from a State Historical Fund grant.

Consequences of not funding this request include a loss of prior County investments in restoration of structures. Without maintenance funding, the County risks being out of compliance with state covenants on properties that have received grant funding.

4. CONTRACTED PROFESSIONAL SERVICES - \$100,000 – ONE-TIME REQUEST

Sales and Use Tax Fund (Fund 250) - 53740.474800

This request is for \$100,000 to fund the contract work of a professional architect to develop Historic Structure Assessments, provide construction drawings, develop project scopes of work for necessary restoration or maintenance, and provide professional consultation to staff. This funding will also be used to continue the contracted work of a professional to assist with curation of the collections at the Repository, design public displays, and continue to build out the County's virtual museum.

Consequences of not funding this request include a reduction in professional expertise needed for project planning, insufficient review of impacts to historic resources as required by state statute, inability for staff to meet project deadlines, and a negative impact to the high level of services expected of the County.

5. INTERNATIONAL ARCHAEOLOGY DAY SPONSORSHIP - \$5,000 – ONE-TIME REQUEST (Not Sales Tax Funded)

Other Professional Services 16200

This request is for \$5,000 for the County to sponsor the International Archaeology Day event held at Red Rocks Amphitheater. The County has sponsored this event in previous years and the event continues to grow with over 1,200 attendees in 2024. The County Curator and Historic Preservation Board members have hosted booths at the event for several years. International Archaeology Day provides the County and Historic Preservation Board members with an opportunity to build relationships with the local community by educating them on County history and networking with the Colorado Archaeological Society, local historical societies, local Cultural Resource Management Companies, state parks, and History Colorado.

Consequences of not funding this request include a possible reduction in the scale and impact of the event and a loss of one of the Historic Preservation Board's primary public outreach events.

6. UPDATED PRAIRIE CANYON RANCH - \$1,637,600 – ONE-TIME REQUEST

Sales and Use Tax Fund (Fund 250) - 53740.474800

Please see exhibit A for work described in detail.

- General Professional Services to include Preservation Architect, Structural Engineer - \$131,500
- Cemetery Restoration- \$25,000
- Garage Restoration - \$56,000
- Chicken Coop Restoration - \$53,500
- Saloon Restoration - \$311,000
- Granary Restoration - \$16,000
- Bunkhouse Restoration - \$119,000
- Barn Restoration - \$275,000
- House Restoration - \$617,500
- Stone Animal Shelters Restoration - \$15,000

- Cave Restoration - \$7,750
- Privy Restoration - \$10,000

Consequences of not funding this request include delays in the expansion of trails and public access at Prairie Canyon Ranch due to public safety concerns.

7. UPDATED EVANS HOMESTEAD RESTORATION - \$350,000 – ONE-TIME REQUEST

Sales and Use Tax Fund (Fund 250) - 53740.474800

This request is for \$350,000 for the final phase of restoration work on the Evans Homestead located at Lincoln Mountain Open Space. This phase of work will focus on the structure's interior including reinstalling the floors and recreating the chimneys and the historic porch. Following this phase of work, a trail will be built allowing for public access and educational opportunities in partnership with the Douglas County Open Space and Natural Resources Department.

Consequences for not funding this request include further deterioration of the structure and loss of integrity of the National Registered and County Landmark. Additionally, the County's previous investments in the structure will be lost along with the ability to enable public access safely.

8. UPDATED SANDSTONE RANCH - \$1,688,000 – ONE-TIME REQUEST

Sales and Use Tax Fund (Fund 250) - 53740.474800

Please see exhibit B for work described in detail.

- General Professional Services to include Preservation Architect, Structural Engineer - \$286,000
- Sandstone Ranch Barn Restoration Costs - \$60,000
- North Pasture Loafing Shed Restoration Costs - \$80,000
- South Pasture Loafing Shed Restoration Costs - \$80,000
- North Silo Restoration Costs - \$85,000
- West Silo Restoration Costs - \$50,000
- Hay Barn and Silo Restoration Costs - \$250,000
- Chicken Coop Restoration Costs - \$85,000
- Stable (Palm) Barn Restoration Costs - \$250,000
- Stable Loafing Shed Restoration Costs - \$250,000
- Storage Shed Restoration Costs - \$200,000
- Privy Restoration Costs - \$12,000

Consequences of not funding this request include delays in the expansion of trails at Sandstone Ranch Open Space and continued deterioration of historic structures on the property.

9. UPDATED WILLIAM CONVERSE RANCH - \$135,000 – ONE-TIME REQUEST

Sales and Use Tax Fund (Fund 250) - 53740.474800

This request is for \$135,000 for the Converse Ranch. \$60,000 is for the develop of construction documents to implement the needs of the Master Plan for the large white house located at the Hidden Mesa Open Space property, in partnership with the Douglas County Open Space and Natural Resources Department.

The other \$75,000 is for replacing the roof on the 2-story white house, one story white house, the granary and the pump house.

Consequences of not funding this request include limiting the full potential of the site for public access and use and further deterioration of the structure.

UNFUNDED 2025 HISTORIC PRESERVATION BUDGET REQUESTS

TOTAL FUNDING REQUEST: \$634,469

1. GREENLAND POST OFFICE - \$62,500 – ONE-TIME REQUEST

Sales and Use Tax Fund (Fund 250) - 53740.474800

This request is for a \$62,500 cash match for a State Historical Fund grant for exterior rehabilitation of the Greenland Post Office, including windows and doors. In prior phases of work, the County provided a cash match for a State Historical Fund grant for building stabilization. This work will be done in partnership with the Douglas County Open Space and Natural Resources Department and will further enhance the County's partnership with the Larkspur Historical Society on developing interpretive signage to establish a walking tour of the Greenland Town Site.

Consequences for not funding this request include further deterioration of the structure and loss of integrity of the County Landmark. Additionally, the County's previous investments in the structure will be lost. Adding interpretive signage and developing a walking tour of the site further increases the need to enhance the safety of this structure as well as protections for the structure from vandalism.

2. TALLMAN NEWLIN CABIN - \$7,000 – ONE-TIME REQUEST

Sales and Use Tax Fund (Fund 250) - 53740.474800

This request is from the Parker Area Historical Society. The request is for \$7,000 for a cash match for a State Historical Fund grant to complete construction documents for restoration and preservation of the Tallman Newlin Cabin. The work will include window and door restoration and exterior and interior restoration to better interpret pioneer life in the Parker area. The cabin is located at Calloway Road, Parker, CO 80138 and is listed on the State Historic Register and has been designated as a landmark by the Town of Parker. The structure is owned by the Parker Area Historical Society and used for events and school group tours. Partners in funding for this project include the Hilltop Social Club.

Consequences of not funding this request include deterioration of the structure and loss of integrity of the County and local landmark as well as the loss of ability for public access or use by educational groups.

3. MIKSCH-HELMER CABIN RESTORATION - \$62,500 – ONE-TIME REQUEST

Sales and Use Tax Fund (Fund 250) - 53740.474800

This request is for \$62,500 for the cash match for a State Historical Fund grant to restore the interior of the cabin by replacing the bead boarding and restoring the floors and ceiling. This structure has previously received 2 State Historical Fund grants for restoration and stabilization of the exterior. Once this phase of work is complete, the structure will be open to the public for tours in partnership with the Roxborough Area Historical Society and Lamb Spring Archaeological Preserve.

Consequences for not funding this request include further deterioration of the structure, loss of previous investments in restoration of the structure, loss of the integrity of this County Landmark, and inability to enable public access safely.

4. ARCHAEOLOGICAL SITE 5DA.265 - \$62,500 – ONE-TIME REQUEST

Sales and Use Tax Fund (Fund 250) - 53740.474800

This request is for a \$62,500 cash match for a State Historical fund grant to implement the findings of the 2024 site assessment funded with a non-competitive State Historical Fund grant. The outcome of the site assessment work occurring through 2024 will determine the extent of slope stabilization needed to protect the site and artifacts from further erosion and may include excavation and surface artifact collection. The site has been listed on the State and National Register of Historic Places.

Consequences of not funding this request include continued site erosion and artifact degradation. Due to its location, the site is threatened by vandalism and looting. If the site is not secured, public access and educational opportunities will be lost.

5. PIKES PEAK GRANGE - \$50,000 – ONE-TIME REQUEST

Sales and Use Tax Fund (Fund 250) - 53740.474800

This request is from the Pikes Peak Grange. The request is for \$50,000 to address hail damage on the exterior of the Pikes Peak Grange located at 3093 N. State Highway 83 in Franktown. This includes repairing the siding and recreating the historic copper cupola. The Grange was added to the National Register of Historic Places in 1990. The Grange is open to reservation and use by the public for special events.

Consequences of not funding this site include the inability for the Pikes Peak Grange organization to fund exterior restoration leading to continued deterioration of the structure and a loss of public use.

6. INDIAN PARK SCHOOL HOUSE - \$5,000 – ONE-TIME REQUEST

Sales and Use Tax Fund (Fund 250) - 53740.474800

This request is from the Indian Park School House Association. The request is for \$5,000 to fund an updated property survey. There is a discrepancy over the property lines for this historic school house created when the County digitized property lines that sets the property line through the historic school house and cemetery.

Consequences of not funding this request include the inability for the Indian Park School House to confirm historic property boundaries which may result in a loss of the use of the historic site for community events.

7. CANTRIL SCHOOL - \$50,000 – ONE-TIME REQUEST

Sales and Use Tax Fund (Fund 250) - 53740.474800

This request is from the Town of Castle Rock. The request is for \$50,000 for window restoration on the historic Cantril School located in downtown Castle Rock. As much as possible of the original glass, hardware, and window framing will be rehabilitated and reused. The site is listed on the National Register of Historic Places and has been landmarked by the Town of Castle Rock. The Town will also contribute \$14,004 for the project. The project will result in improved weather proofing and energy efficiency and

will maintain the historic integrity of the building. The Town currently uses the building for cultural arts programming in addition to special events held by the Town.

Consequences of not funding this project include deterioration of the building due to window leaks, a loss of the historic integrity of the building, and impacts to the public use of the building.

8. HILLTOP SCHOOL HOUSE - \$23,754 – ONE-TIME REQUEST

Sales and Use Tax Fund (Fund 250) - 53740.474800

This request is from the Hilltop Social Club, a 501c3 nonprofit. The request is for \$23,754 for construction documents for interior and exterior rehabilitation, ADA improvements, mechanical and electrical upgrades, and structural stabilization of the Hilltop School. The Hilltop School located at 5748 Flintwood Road, Parker and is owned by the Douglas County School District and managed by the Hilltop Social Club. Hilltop School is the only public building remaining from the railroad town, Hill Top. The Hilltop School is used for public events with many community partners. Funding partners include the Parker Area Historical Society, State Historical Fund, and the United Church of Christ.

Consequences of not funding this request include the inability for the Hilltop Social Club to fund the project, continued deterioration of the structure, and limited public access without ADA improvements.

9. COLUMBINE OPEN SPACE- \$250,000 – ONE-TIME REQUEST

Sales and Use Tax Fund (Fund 250) - 53740.474800

This request is for \$250,000 for a structural engineer and historic architect to create drawings for foundation stabilization work on the barn and construction documents for the creamery. This phase of work will also include necessary work to reconstruct the creamery roof. These structures are located in close proximity to the covered pavilion on the Columbine Open Space site allowing for easy public accessibility.

Consequences of not funding this request include continued deterioration of the structures and a loss of the County's investments in previous phases of work on the structures. Continued deterioration of the structures may pose a public safety risk given the proximity to picnic and parking areas.

10. LORRAINE RANCH - \$10,140 – ONE-TIME REQUEST

Sales and Use Tax Fund (Fund 250) - 53740.474800

This request is from the private owner of Lorraine Ranch. The request is for \$10,140 to write the National Register Nomination for Lorraine Ranch. The ranch has been identified as eligible for the National Register by the Office of Archaeology and Historic Preservation. The owner will contribute approximately \$7,000 in value in technical writing of the grant but requires the assistance of a consultant to provide the necessary information for the nomination. By listing the property on the National Register, it will be eligible for state or federal grant funds to restore structures on the property.

Consequences of not funding this request include the inability for the property owner to hire a consultant to submit the National Register Nomination and limiting the owner's access to state or federal grant funds.

11. CRULL HAMMOND CABIN - \$51,075 – ONE-TIME REQUEST

Sales and Use Tax Fund (Fund 250) - 53740.474800

This request is for \$51,075 for exterior rehabilitation and increased security of the structure by installing storm windows, deadbolts, and door sweeps. This site provides an opportunity for the County to partner with the Larkspur Historical Society for use of the structure as an example of pioneer life for elementary school children as well as the general public.

Consequences of not funding this request include further deterioration of the structure and the inability to be used for public events. Additionally, the County's previous investments in the structure will be lost.

12. Schweiger Ranch

Exhibit A

Prairie Canyon Ranch \$1,637,600

1. General

- a. Have a professional write a Maintenance Plan for the County to establish a maintenance program to maintain the buildings to prevent deterioration. Then implement a yearly maintenance program for this property. Maintenance Plan \$7,500.
- b. Professional Services – Hire a Preservation Architect and other consultants that are familiar with the Secretary of the Interior's Standards for Historic Properties and the National Park Service Preservation Briefs to assure that the buildings are restored appropriately, and that work completed does not damage the historic materials or the property's integrity.
- c. Structural Engineer to assess the granary, chicken coop and garage for structural deficiencies. \$4,000
- d. Structural and electrical assessment of the House and architectural and mechanical construction documents for its restoration (does not include structural or electrical construction documents) \$55,000. Roof issues are anticipated(leaks), the exterior on the north elevation. If future work includes returning it to its original appearance, this will be much greater. If the County wants new mechanical, it's possible that it will need additional electrical also.
- e. A full cultural resource survey of the property would ensure that the County has a current set of base data through which they can assess project effects and future impacts. Preliminary review of online data indicates that 48 resources including 36 medium to large sites and 12 isolated finds are present in the project area. \$65,000

Total Professional Services

\$131,500

2. Cemetery

- a. Make repairs to the historic fence and tombstones as needed. \$15,000.
- b. Protect the cemetery and its fence with a barbed wire fence. \$10,000.

Cemetery Restoration Costs

\$25,000

3. Garage

- a. Prior to painting the walls, repoint the masonry. Complete a mortar analysis to assure that compatible mortar is installed \$15,000.
- b. Restoration of the windows is imperative at this time or historic fabric will be lost. Two of the windows are either missing or mostly missing and the large doors on the east elevation have significant rot at the base of the doors and the joints are loose and deteriorated \$35,000.
- c. Have a contractor familiar with historic buildings fabricate and install a south door that is in keeping with the historic character of the building. \$6,000.
- d. If blacksmithing is still being interpreted in the Garage, then there are no recommendations. Otherwise, all the contemporary finishes should be removed, and the interior should be returned to its historic appearance.

Garage Restoration Costs

\$56,000

4. Chicken Coop

- a. Assess foundation and roof sagging \$15,000.

- b. Restore warped doors and replace missing hardware with replica. \$3,500.
- c. Restore windows, recaulk, sand and paint. Replace missing panes of glass. Remove covering from the west window. \$20,000.
- d. If electricity is required to this building, install new code compliant wiring. The existing wiring can remain in place simply to interpret older historic wiring. \$15,000.

Chicken Coop Restoration Costs

\$53,500.

5. Saloon

- a. Replace roof with shingles to match the current wood shingles \$45,000.
- b. Implement completed construction documents \$150,000.
- c. Address the foundation stabilization not completed during last SHF grant \$75,000.
- d. The newer, incompatible mortar in the stone needs to be removed (80%) and repointed to install a more permeable mortar to prevent spalling of the stone during the freeze thaw cycle. The mixture of the new repoint mortar should match the original mortar discussed above and, on the report, completed previously. \$15,000.
- e. Monitor the crack on the west elevation to assure the crack does not get bigger. \$500.
- f. Renail the loose battens. \$500.
- g. Additionally, due to added deterioration just from age, it is now recommended that the windows be restored. As a part of the restoration, recaulk the windows and restore the window screens \$25,000.
- h. The most important recommendation is a yearly application of boiled linseed oil to the building. Mask off the windows to prevent the spray from coating the windows. The mix should match the National Park Service mix. This yearly application will prevent heavy weathering and drying of the natural wood. This is a maintenance cost, and should be done as needed. No cost provided at this time.

Saloon Restoration Costs

\$311,000

6. Granary

- a. There is a significant amount of stored building material around the building. It is not safe for the public to access this area. There are stacks of logs, loose materials, rolled barbed wire, and construction materials laying on the ground. Theft of historic building materials and new building materials is possible and should be prevented. Remove all building materials and clean site of debris. \$1,500.
- b. The west door is lying on the ground and is in pieces. The east door is leaning outward, and the middle door is in poor condition. It is not safe for the public to access this building until the doors are restored and placed back on the building. The interior of the building also housing building materials, that may be stolen by the public if accessed \$7,500.
- c. Restore the gable end windows on the east and west gable ends. \$7,000.

Granary Restoration Costs

\$16,000

7. Bunkhouse

- a. Foundation work, southwest corner is failing, and west wall is bowing. Structure needs a new foundation - \$95,000.
- b. Reattach the loose roof panel at the northwest corner of the building. Install with ring shank nails and washers to prevent lifting during high winds. \$500.
- c. Replace battens as needed with replica battens and reattach loose battens \$9,500.
- d. Replace board that has woodpecker hole. \$350.
- e. Treat exterior with linseed oil \$2,000.
- f. Monitor roof condition. Serious deterioration will warrant replacing the roof. The 2001 HSA recommended replacing the roof in 2 to 3 years. The roof is still in fair condition, so continue monitoring it and replace it if there is evidence of water infiltration. \$12,000 (includes flashing)

Bunkhouse Restoration Costs

\$119,350

8. Barn

- a. There is a lot of loose boards and debris laying around the barn due to failure of the battens on the barn due to age and deterioration. A full restoration of the barn siding should be completed to stop the continued failure of the battens. Upon completion, the barn should be painted and maintained to protect the historic siding \$250,000
- b. Douglas County Open Space has cleared the barn of all the stored materials. If DCOS finds they want to utilize the space for interpretive uses, the floors should be restored by replacing the existing rotted planks with replica boards. \$10,000.
- c. If the building is to be used as a future interpretive or classroom setting, installation of additional lighting may be required. New lighting should be as simple as possible and should be as non-descriptive as possible. \$15,000.

Barn Restoration Costs

\$275,000

9. House

- a. The foundation for the small storage shed on the east side of the house appears to be on a shallow stone foundation. There is evidence of significant rodent infestation that has dug under the shed, which could make the foundation system fail. Reconstruct the foundation at the small, shed addition, as a part of regrading around the building. \$75,000.
- b. The foundation and wall framing at the north elevation of the house is covered in roofing material to protect it from moisture intrusion. Water drains to this area around the house and grade has risen to the point where the foundation sits at a minimum of 12" below grade. There are large holes where water ponds. Snow to the underside of the windowsill has been visible during many winter months. The north elevation of the house, along with the wall framing may be compromised by the extensive water and moisture intrusion from snow and water. Siding is missing below grade and exposed wood is visible. Reconstruct the foundation and framed wall at the north elevation of the house as part of a regrading around the house. It is possible that most of the wood studs are also rotted, along with sheathing, and bottom plate. \$200,000.

- c. Roof needs to be replaced \$30,000.
- d. Remove soils from the face of the foundation walls to expose the full depth. Install a full height, single sided composite foundation drainage fabric for the portion of the foundation that is to remain covered. The product must maintain a continuous “air space” and a vapor barrier but must not be bonded or sprayed onto the stone in any manner. Maintaining an air space for conducting water vapor transmission to the surface is a high priority. Backfill with free draining, washed, gap-graded, non-cohesive granular material. Install a dry zone around the building that extends three feet out from the face of the building. This is accomplished by placing landscape fabric on top of the ground and covering with landscape rock. \$35,000. of the southwest corner as a part of a structural assessment. Selective demolition should occur to determine the condition of that corner. Repair the southwest corner of the house. Remove the two layers of siding and reset the brick and remortar with a compatible mortar. Repair or replace any broken bricks with new bricks. Reinstall cedar siding and board and batten siding \$75,000.
- e. Replace rotted cedar siding – approximately 30%. Prime the siding in preparation of painting. Sand, scrape, and repaint entire house. Color to be decided later, based on the historic colors \$85,000.
- f. The historic wood windows were replaced with vinyl replacement windows after the 2001 report. The Secretary of Interior Standards does not recommend this approach as the original windows in a building are character defining features. Thus, we recommend removing the vinyl windows and have true divided wood windows installed to replicate the historic windows \$95,000 (include screens and possibly storm windows).
- g. Rebuild the stairs on the south elevation to match historic photos. Install stone steps to match the historic photo. One of these steps is located at the creek, one is at the base of the steps at the west porch of Mr. Shultz’s house, and one is used as the step for the saloon \$10,000.
- h. The interior of the house needs some minor repairs and a decision on how the interior will be interpreted, which will lead to a decision on how to approach rehabilitation work. Unknown cost/scope.
- i. Access to the second floor should be limited. At a minimum, all non-original finishes should be removed. If interpretation of the space is needed, then restoration should occur. \$2,500 – removal of contemporary materials only.
- j. Depending on how the house is going to be interpreted, the heating system may not be adequate for the building. Having no heat in an empty building can cause damage to the materials as it goes through the temperature changes. When it was being lived in, this was not a concern. \$30,000.
- k. Repair/restore all doors. Sand, scrape, and paint all doors. Replace all caulk and weatherstripping. Replace glazing in blocked front door and obscure so that the wall behind cannot be seen. \$15,000.

House Restoration Costs

\$617,500

10. Stone Animal Shelters

- a. Reconstruct the stone pillars of the large animal shelter to prevent collapse and to protect the public from falling stone \$15,000.

Stone Animal Shelters Costs

\$15,000

11. Cave

- a. Replace the sash in the wood window frame with a replica wood sash. Paint to protect the wood. \$3,500.
- b. Re-install the latch on the door. \$750.
- c. Hire a geologist to look at the cave and determine its stability. \$3,500.
- d. Access to this cave should not be allowed without a guide due to its difficulty in accessing and the low areas within the cave.

Cave Restoration Costs

\$7,750

12. Privy

- a. Address gaps and erosion. Soil is blocking the door.

Privy Restoration Costs

\$10,000

Exhibit B

Sandstone Ranch \$1,688,000

1. General

- a. Have a professional write a Maintenance Plan for the County to establish a maintenance program to maintain the buildings to prevent deterioration. Then implement a yearly maintenance program for this property \$10,000.
- b. Professional Services – Hire a Preservation Architect and other consultants that are familiar with the Secretary of the Interior's Standards for Historic Properties and the National Park Service Preservation Briefs to assure that the buildings are restored appropriately, and that work completed does not damage the historic materials or the property's integrity. Majority of the historic structures require construction documents costing about \$200,000 to do measure/draft the buildings and have a structural engineer/mechanical and electrical where needed.
- c. Structural Engineer to assess the Sandstone Ranch barn, north pasture loafing shed, storage shed, and possibly other structures for structural deficiencies. \$21,000.
- d. Cultural Resource survey of remaining property would include Class II and Class III surveys of the entire Sandstone Ranch property (about 2080 acres). \$55,000

Total Professional Services

\$286,000

2. Sandstone Ranch Barn (Near Ranch Headquarters)

- a. The exterior needs to be repainted \$45,000.
- b. The door on the west elevation needs to be adjusted to open and close properly. Check other doors to ensure good working condition. \$15,000 – All doors.

Sandstone Ranch Barn Restoration Costs

\$60,000

3. North Pasture Loafing Shed

- a. Install new concrete piers for each log post, consults with structural engineer.
- b. Create positive drainage around building.
- c. Reattach loose framing. Replace any boards that are warped and replace with replica boards.
- d. Paint exterior siding.

North Pasture Loafing Shed Restoration Costs

\$80,000

4. South Pasture Loafing Shed

- a. Reattach loose framing. Replace any boards that are warped and replace with replica boards.
- b. Paint exterior siding.
- c. Reattached blown roof panes.

South Pasture Loafing Shed Restoration Costs

\$80,000

5. North Silo

- a. Reconstruct the landing and stairs. Construct new support post on concrete piers, using treated lumber. Construct new wood stairs and support members. Need structural engineer.
- b. Reinstall roof tiedowns. Need structural engineer.

- c. Treat door with linseed oil.
- d. All entries for the birds need to be sealed. All debris from birds need to be removed from the interior of the silo.

North Silo Restoration Costs

\$85,000

6. West Silo

- a. Reconstruct landing and stairs where deteriorated. Determine if concrete piers exist. Need structural engineer.
- b. Treat door with linseed oil.
- c. All entries for the birds need to be sealed. All debris from birds need to be removed from the interior of the silo.
- d. All the swallow nests need to be removed.
- e. The roof peak needs to be reattached.

West Silo Restoration Costs

\$50,000

7. Hay Barn and Silo

- a. For the hay barn replace the board and battens only as needed. Save sections of boards that are still good.
- b. Fill holes on the hay barn siding and paint exterior.
- c. The silo door needs to be restored and reinstalled. The mortar also needs to be addressed.
- d. Inspect silo roof framing, replace deteriorated framing with replica framing.
- e. Repair silo stairs with replica boards.
- f. Silo roof should be replaced to prevent further deterioration.
- g. Treat decayed wood areas. This will help with the strength and stability of the silo.
- h. Caulk silo joints at the jambs and brick moldings.

Hay Barn and Silo Restoration Costs

\$250,000

8. Chicken Coop

- a. Drainage around the structure needs to be improved.
- b. Repair bottom of siding boards where needed. Some of the siding boards need to be replaced with replica boards and fresh paint.
- c. Install roofing with ring shank nails and neoprene washers.
- d. The door on the west elevation needs to be restored.
- e. A chicken door needs to be reinstalled on the south elevation.
- f. Make repairs to other doors and windows where needed.

Chicken Coop Restoration Costs

\$85,000

9. Stable Barn (Palm Barn)

- a. The roof needs to be replaced, immediately possibly with asphalt shingles to increase fire safety. Install ice and water shield to the lower 6 feet of the roof.
- b. Install a ridge vent to achieve the appropriate ventilation. Determine how many soffit vents are required to provide adequate attic ventilation. Where soffit vents are required, install insect screening to prevent birds and insects

from entering the building. Roof top vents are not appropriate on this building. Soffit vents should be coordinated with the SHF specialist and a historic preservation architect prior to selecting, locating and installing.

- c. Install drip edge flashing at the rake and fascia. The color of the drip edge flashing should match the adjacent color. Make repairs to the rake and fascia prior to installing the drip edge flashing.
- d. Do not install gutters and downspouts on this building. According to the Secretary of the Interior's Standards, it is not appropriate to install elements that were not there historically.
- e. Install flashing and counterflashing between the cupola and roof. Remove siding as necessary to hide the counterflashing that is attached to the cupola and reinstall.
- f. Reconstruct Doors 103, 104, 105, 106. Reuse as much of the historic board and batten siding as possible. If new siding is required, then replicate the historic in finish, size, wood type, profile.
- g. Fire extinguishers should be installed at Doors 100, 101 and 102
- h. Doors 101, 102: Repair Class I: Routine Maintenance required to upgrade a door to "like new" condition normally includes the following steps. This includes all the historic doors described above.
 - i. Removal and repair of doors.
 - j. Repairs to the door frames.
 - k. Repainting and restaining (solid body stain).
 - l. Research through historic photos or oral interviews should be completed to determine the appearance of the historic windows. They should then be replicated and reinstalled.
- m. Exterior boards with holes from birds needs to be replaced. Warped siding boards need to be replaced.

Stable Barn Restoration Costs

\$250,000

10. Stable Loafing Shed (by Palm Barn)

- a. The loafing shed need some structural work. Consult with a structural engineer that is familiar with historic wood framed agricultural buildings to obtain advice and design the piers to carry the existing roof and walls loads. Replace those logs that have rotted at the base with new replica logs. The concrete piers should extend above grade and the log posts put on standoffs to prevent future rot and deterioration.
- b. Some siding boards needs to be replaced and structure needs to be repainted.

Stable Loafing Shed Costs _____ **\$250,000**

11. Storage Shed (by Palm Barn)

- a. Install new concrete piers for each log post. Consult with a structural engineer that is familiar with historic wood framed agricultural buildings to obtain advice and design the piers to carry the existing roof and walls loads. Replace those logs that have rotted at the base with new replica logs. The concrete piers should extend above grade and the log posts put on standoffs to prevent future rot and deterioration.
- b. The structural capacity of this roof is very questionable. A structural engineer

should evaluate the roof framing system and the entire structural system to determine the correct approach. At a minimum, new 6" x 6" posts should be installed at midspan to provide support for the log joists. Additionally, log posts should be installed at the intersection of the log beams at the ridge.

- c. Improve drainage around structure to assure that water does not allow water to stand against the building or plants impact its foundation. A slope of 6" in 10' is recommended.
- d. Replace the bottom 12" to 18" of siding where rotted with new replica flat log siding. Reattach any loose boards and install new girts on the interior to provide additional nailing surfaces for the siding. The building should be covered with a natural linseed oil sealer to prevent further deterioration.
- e. The roof on this building needs significant maintenance. Overall, it is in fair condition except for the loose panels and popped nails. Remove the existing nails and install ring shank nails on the entire roof.

Storage Shed Restoration Costs

\$200,000

12. Privy (Palm Barn)

- a. Remove bird nest and wildlife nests.
- b. The privy needs a new roof. Replace wood shingles with asphalt shingles.
- c. Replace rotted siding with replica boards.
- d. Repaint the structure.
- e. Repair door and prevent future sagging.

Privy Restoration Costs

\$12,000

For the nonhistoric structures, replace missing, warped and deteriorated boards with similar matching wood. Paint the exterior of the red structures with the same color and paint as the historic structure to maintain the look and feel of a historic property.