

**OPEN SPACE ADVISORY COMMITTEE  
REGULAR MEETING  
THURSDAY, JULY 10, 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 – Excused  
Patti Hostetler, Committee Member – Present  
Brian O’Malley, Committee Member – Present  
Tom Rundell, Committee Member – Excused  
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: Guerra  
AYES: Drybread, Guerra, Hostetler, O’Malley, Sage, Snow

**IV. Motion to Approve Minutes from June 5, 2025**

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

**V. Public Comment**

None.

**VI. Administrative Announcements**

Brittany Cassell, County Curator, gave an update on the historic resources in Douglas County and presented the Historic Preservation 2026 Budget Request to COSAC.

- Historic Resources and Open Space Sales Tax 2026 Funding Request Presentation is attached.  
Added 08.18.25, 0820.

Dan Dertz, Director, informed COSAC that the BOCC is moving forward with funding improvements to Cherokee Ranch and Castle Foundation in the amount of \$100,000.

The Macanta trail project is moving forward with Board of County Commissioner approval. Planning and design work will be paid for with funds collected from the developers for the approval of the planned development. Construction for the trailhead and trail network will be identified during each phase, and will primarily come from the Trails and Acquisition account, Open Space Account, or the Parks Account, as appropriate, within the Parks, Trails, Historical Resources, and Open Space Sales Tax.

COSAC members requested a meeting with the County Manager, Doug Debord. COSAC members are concerned about the 2025 capital budget requests not moving forward for Board direction. COSAC members also wish to discuss the budgeting process in order to prepare for the 2026 budget.

#### **NEW BUSINESS**

None.

#### **ADJOURN REGULAR MEETING**

**VII. Motion to adjourn the regular COSAC meeting.**

RESULT: Approved

MOVER: Hostetler

SECONDER: Snow

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

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# Historic Resources and Open Space Sales Tax 2026 Funding Request

COSAC  
July 11, 2025

**Staff Representatives**  
Brittany Cassell, Curator  
Lauren Pulver, Planning Supervisor  
Kati Carter, AICP, Assistant Director of Planning Resources



**Community Development**  
Planning Resources

## 2026 Funding Request

### Overview of Request for Open Space Sites

Prairie Canyon Ranch	\$1,637,600
Evans Homestead	\$350,000
Sandstone Ranch	\$1,688,000
William Converse Ranch	\$135,000
Greenland Post Office	\$112,500
Columbine Open Space	250,000
	\$4,173,100



**Community Development**  
Planning Resources

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# Prairie Canyon Ranch

1. Maintenance Plan \$7,500.
  2. Professional Services – Hire a Preservation Architect and other consultants that are familiar with the Secretary of the Interior’s Standards
  3. Structural Engineer to assess the granary, chicken coop and garage for structural deficiencies. \$4,000
  4. 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.
  5. A full cultural resource survey of the property \$65,000
- **Total Professional Services \$131,500**



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# PCR Cemetery



1. Make repairs to the historic fence and tombstones as needed. \$15,000.
  2. Protect the cemetery and its fence with a barbed wire fence. \$10,000.
- **Cemetery Restoration Costs \$25,000**



Community Development  
Planning Resources

# PCR Garage

1. Prior to painting the walls, repoint the masonry. Complete a mortar analysis to assure that compatible mortar is installed \$15,000.
  2. Restoration of the windows \$35,000.
  3. Have a historic contractor fabricate and install a south door \$6,000.
  4. 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**



# PCR Chicken Coop



1. Assess foundation and roof sagging \$15,000.
  2. Restore warped doors and replace missing hardware with replica. \$3,500.
  3. Restore windows, recalk, sand and paint. Replace missing panes of glass. Remove covering from the west window. \$20,000.
  4. 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.**

# PCR Saloon

1. Replace roof with shingles to match the current wood shingles \$45,000.
  2. Implement completed construction documents \$150,000.
  3. Address the foundation stabilization not completed during last SHF grant \$75,000.
  4. The newer, incompatible mortar in the stone needs to be removed (80%) and repointed \$15,000.
  5. Monitor the crack on the west elevation to assure the crack does not get bigger. \$500.
  6. ~~Renail~~ the loose battens. \$500.
  7. Window restoration. As a part of the restoration, ~~recalk~~ the windows and restore the window screens \$25,000.
  8. Apply a coat of boiled linseed oil to the building annually. This will prevent heavy weathering and drying of the natural wood. No cost provided at this time.
- **Saloon Restoration Costs \$311,000**



Community Development  
Planning Resources

# PCR Granary

1. Remove all building materials and clean site of debris. \$1,500.
  2. 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. The interior of the building also housing building materials, that may be stolen by the public if accessed \$7,500.
  3. Restore the gable end windows on the east and west gable ends. \$7,000.
- **Granary Restoration Costs \$16,000**



Community Development  
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# PCR Bunkhouse

1. Foundation work, southwest corner is failing, and west wall is bowing. Structure needs a new foundation - \$95,000.
  2. 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.
  3. Replace battens as needed with replica battens and reattach loose battens \$9,500.
  4. Replace board that has woodpecker hole. \$350.
  5. Treat exterior with linseed oil \$2,000.
  6. 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**



Community Development  
Planning Resources



# PCR Barn

1. 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
  2. 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.
  3. 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**



Community Development  
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## PCR House

Restoration Costs \$617,500



## PCR Stone Animal Shelters

1. 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**

# PCR Cave

1. Replace the sash in the wood window frame with a replica wood sash. Paint to protect the wood. \$3,500.
  2. Re-install the latch on the door. \$750.
  3. Hire a geologist to look at the cave and determine its stability. \$3,500.
  4. 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**



Community Development  
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# PCR Privy

1. Address gaps and erosion. Soil is blocking the door.
- **Privy Restoration Costs \$10,000**



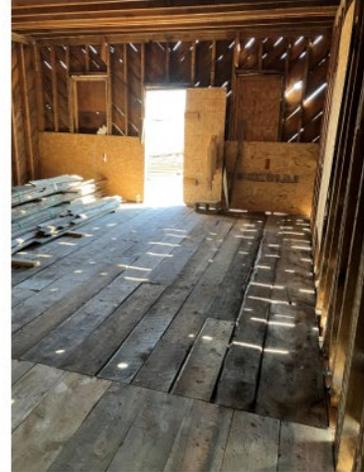
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# Evans Homestead

Funding Request \$350,000



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## Sandstone Ranch

1. Maintenance Plan \$10,000.
2. Professional Services – Hire a Preservation Architect and other consultants  
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.
3. Structural Engineer to assess the Sandstone Ranch barn, north pasture loafing shed, storage shed, and possibly other structures for structural deficiencies. \$21,000.
4. 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**

## Sandstone Ranch Barn (near headquarters)



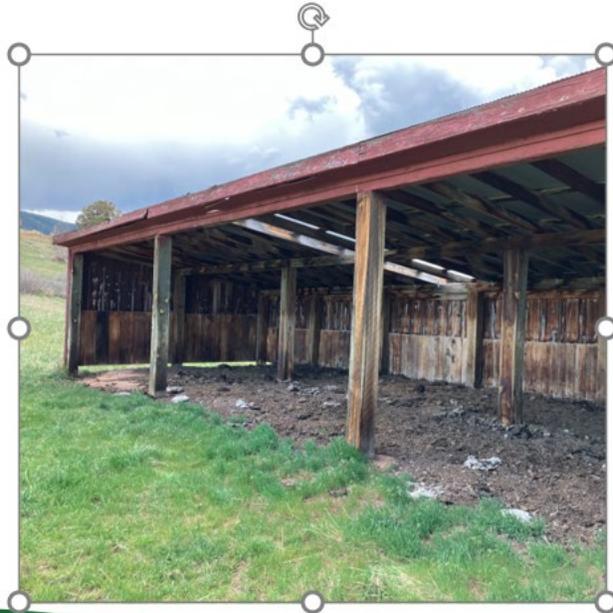
1. The exterior needs to be repainted \$45,000.
  2. The door on the west elevation needs to be adjusted to open and close properly. Check other doors to ensure good working condition. \$15,000 – All doors.
- **Sandstone Ranch Barn Restoration Costs \$60,000**

## North Pasture Loafing Shed

1. Install new concrete piers for each log post, consults with structural engineer.
  2. Create positive drainage around building.
  3. Reattach loose framing. Replace any boards that are warped and replace with replica boards.
  4. Paint exterior siding.
- **North Pasture Loafing Shed Restoration Costs \$80,000**



# South Pasture Loafing Shed



1. Reattach loose framing. Replace any boards that are warped and replace with replica boards.
  2. Paint exterior siding.
  3. Reattached blown roof panes.
- **South Pasture Loafing Shed Restoration Costs \$80,000**

# North Silo

1. 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.
  2. Reinstall roof tiedowns. Need structural engineer.
  3. Treat door with linseed oil.
  4. 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**



# West Silo



1. Reconstruct landing and stairs where deteriorated. Determine if concrete piers exist. Need structural engineer.
  2. Treat door with linseed oil.
  3. All entries for the birds need to be sealed. All debris from birds need to be removed from the interior of the silo.
  4. All the swallow nests need to be removed.
  5. The roof peak needs to be reattached.
- **West Silo Restoration Costs \$50,000**

# Hay Barn and Silo

1. Replace the board and battens only as needed. Save sections of boards that are still good.
  2. Fill holes on the hay barn siding and paint exterior.
  3. The silo door needs to be restored and reinstalled. The mortar also need to be addressed.
  4. Inspect silo roof framing, replace deteriorated framing with replica framing.
  5. Repair silo stairs with replica boards.
  6. Silo roof should be replaced to prevent further deterioration.
  7. Treat decayed wood areas. This will help with the strength and stability of the silo.
  8. Caulk silo joints at the jambs and brick moldings.
- **Hay Barn and Silo Restoration Costs \$250,000**



# Chicken Coop



1. Drainage around the structure needs to be improved.
  2. Repair bottom of siding boards where needed. Some of the siding boards need to be replaced with replica boards and fresh paint.
  3. Install roofing with ring shank nails and neoprene washers.
  4. The door on the west elevation needs to be restored.
  5. A chicken door needs to be reinstalled on the south elevation.
  6. Make repairs to other doors and windows where needed.
- **Chicken Coop Restoration Costs \$85,000**

# Stable Barn (Palm Barn)

1. 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.
  2. 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.
  3. 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.
  4. 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.
  5. 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.
  6. 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.
  7. Fire extinguishers should be installed at Doors 100, 101 and 102
  8. 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.
    9. Removal and repair of doors.
    10. Repairs to the door frames.
    11. Repainting and ~~restaining~~ (solid body stain).
  12. 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.
  13. Exterior boards with holes from birds needs to be replaced. Warped siding boards need to be replaced.
- **Stable Barn Restoration Costs \$250,000**



# Stable Loafing Shed (by Palm Barn)

1. The loafing shed need some structural work. Consult with a structural engineer 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.
  2. Some siding boards needs to be replaced and structure needs to be repainted.
- **Stable Loafing Shed Costs \$250,000**



# Storage Shed (by Palm Barn)

1. Install new concrete piers for each log post, consult with a structural engineer.
  2. 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.
  3. Improve drainage around structure to assure that water does not allow water to stand against the building or plants impact its foundation.
  4. 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.
  5. 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**



# Privy (Palm Barn)

1. Remove bird nest and wildlife nests.
  2. The privy needs a new roof. Replace wood shingles with asphalt shingles.
  3. Replace rotted siding with replica boards.
  4. Repaint the structure.
  5. Repair door and prevent future sagging.
- **Privy Restoration Costs \$12,000**



# William Converse Ranch



1. \$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.
2. 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.

**William Converse Ranch Costs \$135,000**



# Greenland Post Office



1. This request is for an additional \$50,000 in funds to finish the siding work on the post office. The work required to complete the siding exceeds the current contracted scope.
2. This request is also for a \$62,500 cash match for a State Historical Fund grant for interior rehabilitation of the Greenland Post Office. The interior rehabilitation will include restoring historic wood floors, patch plaster on walls and ceilings, and reinstall kitchen. The work will also include updating the electrical and heating system and make the structure ADA accessible.

**Greenland Post Costs \$112,500**

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# Columbine Open Space **Funding Request \$250,000**



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