



HISTORIC PRESERVATION BOARD

WEDNESDAY, JUNE 25, 2025

AGENDA

Wednesday, June 25, 2025

6:00 PM

100 Third Street, Castle Rock, CO
Conference Room – A and B

1. Call to Order

- a. Roll Call
- b. Approval of the Agenda

2. Approval of Minutes

3694

Attachments: [Unofficial Minutes for 6-4-25](#)

3. Citizen Comment (5 min. per participant)

4. Discussion and Action Items

- a. Review and Discuss Historic Resources Scorecard for Funding Requests
- b. Review and Score 2026 Funding Requests

3698

Attachments: [Review and Score 2026 Historic Resources Funding Requests](#)

- c. Discuss HPB Attendance at Douglas County Fair & Rodeo
- d. Curator Updates

5. Other Business and Discussion

6. Adjournment

The Next Regular Meeting Will be Held on Wednesday July 23, 2025 @ 6:00 p.m.

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MEETING DATE: June 25, 2025

ATTACHMENTS:

Unofficial Minutes for 6-4-25



HISTORIC PRESERVATION BOARD

WEDNESDAY, JUNE 4, 2025

MINUTES

Wednesday, June 4, 2025

6:00 PM

100 Third Street, Castle Rock, CO
Conference Room – A and B

1. Call to Order

The meeting was called to order at 6:02 pm.

a. Roll Call

PRESENT

Board Member Chris E. Schutzenberger
Board Member George Price
Board Member Jeffrey E. Popp
Board Member Mary O'Pry
Board Member Michael R. Drennan

STAFF

PRESENT

Lauren Pulver, Planning Supervisor
Brittany Cassell, Curator
Celeste Deal, County Liaison

b. Approval of the Agenda

Board Chair, Chris Schutzenberger, requested a change to the order of agenda items. He proposed the Cherokee Ranch and Castle Funding Request Update be moved to the top of the agenda. There was no opposition. The agenda was accepted as modified.

Board Chair, Chris Schutzenberger, asked for a second to approve today's agenda as modified.

RESULT: ACCEPTED AS AMENDED

MOVER: Chris E. Schutzenberger

SECONDER: George Price

AYES: Schutzenberger, Price, Popp, O'Pry, Drennan

2. Approval of Minutes

Board Chair, Chris Schutzenberger, asked for a second to approve the Minutes from February 26, 2025.

RESULT: APPROVED

MOVER: Chris E. Schutzenberger

SECONDER: Mary O'Pry

AYES: Schutzenberger, Price, Popp, O'Pry, Drennan

3. Citizen Comment (5 min. per participant)

There were none.

4. Discussion and Action Items**a. Cherokee Ranch and Castle Funding Request Update**

James Holmes, Executive Director of Cherokee Ranch and Castle Foundation (CRCF) gave an update to the HPB on current costs and needs at the Castle since September of 2024 when they presented their funding request for 2025. James presented a request for funding for \$500,000 to address immediate needs of the property.

CRCF received a \$250,000 donation and they are in the process of searching for matching funds.

Questions were asked and answered by James Holmes, Executive Director of CRCF following the update.

b. Parks, Trails, and Rueter-Hess Update May 2025

No discussion.

c. 2026 Historic Resources Budget Requests

Brittany Cassell, Curator, presented the 2026 Historic Resources Budget Requests. Staff presented each property and the amounts for the proposed work requested touching on the urgency of what items are most critical and showed photos from the recent completed phases.

Lauren Pulver, Planning Supervisor, reminded the HPB about the need to partner with County Open Space Advisory Committee (COSAC). Many of these properties are on Open Space land and the HPB may need to collaborate with funding percentages and recommendations.

Some Budget Asks from 2025 that were not funded will roll over into 2026.

d. Curator Updates

Brittany Cassell, Curator, shared updates on projects and work being completed at the Repository. Before and after pictures were shown to explain the work completed and in progress.

Staff updated the HPB on the following:

Projects

- Evans Homestead
- Hidden Mesa Chicken Coop
- Spring Valley School

Repository

- Fossils
- Wagon
- Site Stewardship Program
- New space 2026

5. Other Business and Discussion

a. 2025 Fair and Rodeo Update

Vice Chair, Mary O’Pry, gave the HPB a 2025 Fair and Rodeo update. This year we will have a single booth. The schedule will be discussed at the next HPB meeting on June 25, 2025.

b. Elbert County Historical Society & Museum

Vice Chair, Mary O’Pry, visited the Elbert County Historical Society & Museum. The museum has an exemplary display of artifacts and is free of charge to the public.

6. Adjournment

Board Chair, Chris Schutzenberger, adjourned the meeting at 7:08 pm.

The Next Regular Meeting Will be Held on Wednesday June 25, 2025 @ 6:00 p.m.

www.douglas.co.us

MEETING DATE: June 25, 2025

ATTACHMENTS:

Review and Score 2026 Historic Resources Funding Requests

Historic Preservation Board Agenda Item

Date: June 25, 2025
To: Historic Preservation Board
From: Brittany Cassell, Curator
Lauren Pulver, Planning Supervisor
Subject: **Review and Scoring of 2026 Historic Resources Funding Requests**

SUMMARY

Staff has attached a summary of all 2026 funding requests along with scoresheets for review and discussion by the Historic Preservation Board.

2026 HISTORIC PRESERVATION BUDGET REQUEST

TOTAL FUNDING REQUEST: \$4,510,600

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. 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.

3. 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.

4. INTERNATIONAL ARCHAEOLOGY DAY SPONSORSHIP - \$10,000 – ONE-TIME REQUEST (Not Sales Tax Funded)

Sales and Use Tax Fund (Fund 250) - 53740.474800

This request is for \$10,000 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.

5. 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.

6. 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.

7. 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.

8. 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 structural and foundation stabilization work on the barn and creamery. This phase of work will also include necessary work on the structure roofs. 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.

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.



May 27, 2025

Mr. Doug Debord, County Manager
Douglas County Board of Commissioners
301 Wilcox Street
Castle Rock, CO 80104

Douglas County Open Space Tax Request for 2025 Funding

Dear Mr. DeBord,

On behalf of the Cherokee Ranch & Castle Foundation (CRCF) Board of Directors, we respectfully request participation and funding support from the Douglas County Open Space Sales Tax allocations for the 2025 calendar year. This funding would support CRCF in immediate needs at Cherokee Castle.

We are seeking funding to address the following immediate or urgent needs:

- Concrete repairs to the west side (rear) of the Castle, including stairways \$150,000 to \$200,000
- Concrete repair and repainting of the main courtyard and entry sidewalks \$30,000
- Interior repairs and décor replacements within the Castle \$100,000 to \$115,000
- Completion of a waterline from the storage tanks to the Castle grounds \$5,000 to \$7,500
- Entry Gate, repairs to the main road, way finding signage including trails and no trespassing signs Repairs to the main entry road \$40,000 to \$50,000
- Asphalt paving repairs in the Castle parking lot and entry drive \$3,500 to \$5,000
- Acquisition of a utility vehicle and masticator to support wildfire mitigation efforts \$90,000 to \$100,000
- Installation of fencing as part of the USDA/NRCS conservation plan for wildlife and Rotational Grazing Plan. \$100,000 to \$150,000
- Exterior painting of the Castle and surrounding structures \$75,000 to \$100,000
- Roofing Repairs and Awning at the Castle \$75,000 to \$100,000



- Completion of a new sculpture park signage and trails for adding public access \$20,000
- Landscaping improvements including trees along the Castle approach \$60,000 to \$75,000

Total Budget by Range of Estimates: \$668,500 to \$857,500

We are requesting a total of \$575,000, which includes the previously approved \$75,000 for conservation and historic preservation of the ranch buildings, along with an additional \$500,000 to address the immediate priorities outlined above.

Thank you for your continued support of the Cherokee Ranch & Castle Foundation and for your consideration of this request. We are grateful for your partnership in preserving and enhancing this historic and cultural treasure for future generations.

Respectfully submitted.

A handwritten signature in blue ink, appearing to read 'James A. Holmes', with a large, sweeping flourish at the end.

James A. Holmes
Executive Director

2025 External Historic Resources Funding Requests			Project Name: Cherokee Ranch and Castle 2025	
Criteria and Scoring			Project Origin: BOCC, Advisory Board, Public, Municipality	
			Requests Amount:	
Total Points	Criteria	Points	Score	Comments
10	Historic Significance	0 = No discernible historic significance 5 = Potential landmark site with role in County historic narrative 9 = Landmarked or in historic register, major role in County historic narrative 10 = Landmarked and in historic register, major role in County historic narrative sites or contributing value to Conservation Easement		
9	Disrepair/Urgency	0 = No urgent need to act to preserve 5 = Risk of degradation but urgent needs have been addressed 9 = Virtually certain to experience major damage/collapse within next 12 months		
8	Outside Funding Opportunities	0 = No opportunities 5 = One outside funding opportunity identified 8 = Multiple outside funding opportunities identified		
7	Public Access Benefits	0 = No opportunities 5 = Opportunities for regular guided public access 7 = Opportunities for daily public access		
6	Partnership with Historical Societies or External Organizations	0 = No partnerships 2 = Working closely with 1 external organization 6 = Working closely with 3+ external organizations		
5	Collaboration with other Department	0 = No collaboration opportunities 4 = Synergy with Open Space or Parks for joint project 5 = Synergy with Open Space and Parks for joint project, BCC level PR		
4	Shovel/Trowel Read	0 = 9+ months of up front work needed to get started 2 = 6-9 months of up front work needed to get started 3 = 1-6 months of up front work needed to get started 4 = Project can start immediately		
3	Can it wait?	0 = Opportunity can wait 12 months 2 = Opportunity to act/obtain partnership funds will lessen within next 12 months 3 = Opportunity to act/obtain partnership funds will close within next 12 months		
2	District Balance	0 = District has larger than average share of HP projects/dollars 1 = District has average quantity of HP projects/dollars 2 = District is underrepresented with HP projects/dollars		

Total Score

2025 – Historic Resources Request	Project Name: Cherokee Ranch and Castle
Criteria and Scoring	Project Origin: BOCC, Advisory Board, Public, Municipality
	Requests Amount:
Project Score	Comments

2026 Historic Resources Funding Requests			Project Name: Prairie Canyon Ranch	
Criteria and Scoring			Project Origin: BOCC, Advisory Board, Public, Municipality	
			Requests Amount: \$1,637,600	
Total Points	Criteria	Points	Score	Comments
10	Historic Significance	0 = No discernible historic significance 5 = Potential landmark site with role in County historic narrative 9 = Landmarked or in historic register, major role in County historic narrative 10 = Landmarked and in historic register, major role in County historic narrative sites or contributing value to Conservation Easement		
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Total Score

2026 – Historic Resources Request	Project Name: Prairie Canyon Ranch
Criteria and Scoring	Project Origin: BOCC, Advisory Board, Public, Municipality
	Requests Amount: \$1,637,600
Project Score	Comments

2026 Historic Resources Funding Requests			Project Name: Sandstone Ranch Project Origin: BOCC, Advisory Board, Public, Municipality Requests Amount: \$1,688,000	
Criteria and Scoring				
Total Points	Criteria	Points	Score	Comments
10	Historic Significance	0 = No discernible historic significance 5 = Potential landmark site with role in County historic narrative 9 = Landmarked or in historic register, major role in County historic narrative 10 = Landmarked and in historic register, major role in County historic narrative sites or contributing value to Conservation Easement		
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2	District Balance	0 = District has larger than average share of HP projects/dollars 1 = District has average quantity of HP projects/dollars 2 = District is underrepresented with HP projects/dollars		

Total Score

2026 – Historic Resources Request	Project Name: Sandstone Ranch
Criteria and Scoring	Project Origin: BOCC, Advisory Board, Public, Municipality
	Requests Amount: \$1,688,000
Project Score	Comments

2026 External Historic Resources Funding Requests Criteria and Scoring			Project Name: 2026 Repository Public Display and Artifact Care Project Origin: BOCC, Advisory Board, Public, Municipality Requests Amount: \$150,000	
Total Points	Criteria	Points	Score	Comments
10	Historic Significance	0 = No discernible historic significance 5 = Potential landmark site with role in County historic narrative 9 = Landmarked or in historic register, major role in County historic narrative 10 = Landmarked and in historic register, major role in County historic narrative sites or contributing value to Conservation Easement		
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Total Score

2026 – Historic Resources Request	Project Name: 2026 Repository Public Display and Artifact Care
Criteria and Scoring	Project Origin: BOCC, Advisory Board, Public, Municipality
	Requests Amount: \$150,000
Project Score	Comments

2026 External Historic Resources Funding Requests			Project Name: Contracted Professional Services Project Origin: BOCC, Advisory Board, Public, Municipality Requests Amount: \$100,000	
Criteria and Scoring				
Total Points	Criteria	Points	Score	Comments
10	Historic Significance	0 = No discernible historic significance 5 = Potential landmark site with role in County historic narrative 9 = Landmarked or in historic register, major role in County historic narrative 10 = Landmarked and in historic register, major role in County historic narrative sites or contributing value to Conservation Easement		
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2	District Balance	0 = District has larger than average share of HP projects/dollars 1 = District has average quantity of HP projects/dollars 2 = District is underrepresented with HP projects/dollars		

Total Score

2026 – Historic Resources Request	Project Name: Contracted Professional Services
Criteria and Scoring	Project Origin: BOCC, Advisory Board, Public, Municipality
	Requests Amount: \$100,000
Project Score	Comments

2026 Historic Resources Funding Requests			Project Name: Evans Homestead	
Criteria and Scoring			Project Origin: BOCC, Advisory Board, Public, Municipality	
			Requests Amount: \$350,000	
Total Points	Criteria	Points	Score	Comments
10	Historic Significance	0 = No discernible historic significance 5 = Potential landmark site with role in County historic narrative 9 = Landmarked or in historic register, major role in County historic narrative 10 = Landmarked and in historic register, major role in County historic narrative sites or contributing value to Conservation Easement		
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Total Score

2026 – Historic Resources Request	Project Name: Evans Homestead
Criteria and Scoring	Project Origin: BOCC, Advisory Board, Public, Municipality
	Requests Amount: \$350,000
Project Score	Comments

2026 Historic Resources Funding Requests			Project Name: William Converse Ranch	
Criteria and Scoring			Project Origin: BOCC, Advisory Board, Public, Municipality	
			Requests Amount: \$135,000	
Total Points	Criteria	Points	Score	Comments
10	Historic Significance	0 = No discernible historic significance 5 = Potential landmark site with role in County historic narrative 9 = Landmarked or in historic register, major role in County historic narrative 10 = Landmarked and in historic register, major role in County historic narrative sites or contributing value to Conservation Easement		
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Total Score

2026 – Historic Resources Request	Project Name: William Converse Ranch
Criteria and Scoring	Project Origin: BOCC, Advisory Board, Public, Municipality
	Requests Amount: \$135,000
Project Score	Comments

2026 Historic Resources Funding Requests			Project Name: County Owned Historic Properties Maintenance Project Origin: BOCC, Advisory Board, Public, Municipality Requests Amount: \$200,000	
Criteria and Scoring				
Total Points	Criteria	Points	Score	Comments
10	Historic Significance	0 = No discernible historic significance 5 = Potential landmark site with role in County historic narrative 9 = Landmarked or in historic register, major role in County historic narrative 10 = Landmarked and in historic register, major role in County historic narrative sites or contributing value to Conservation Easement		
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2	District Balance	0 = District has larger than average share of HP projects/dollars 1 = District has average quantity of HP projects/dollars 2 = District is underrepresented with HP projects/dollars		

Total Score

2026 – Historic Resources Request	Project Name: County Owned Historic Properties Maintenance
Criteria and Scoring	Project Origin: BOCC, Advisory Board, Public, Municipality
	Requests Amount: \$200,000
Project Score	Comments