

Historic Preservation Board Special Meeting
Minutes – August 28, 2026

Board Members Present: Dustin Anzures, Dave Fishell, Kevin Tinsley, Sidney Wood, Scott Beilfuss

Board Members Absent: Adam Nikirk, Shannon Power

Others in Attendance: Tim Lehrbach, Lily Sutton

CALL TO ORDER/ANNOUNCEMENTS

The meeting was called to order at 9:32 a.m. by Vice Chair Dustin Anzures

APPROVAL OF MINUTES

The minutes of the June 2, 2026, July 7, 2026, and this August 28, 2026 meetings will be reviewed and considered for approval at the September 1, 2026 regular meeting.

DISCUSSION ITEMS

1. CDOT I-70B Corridor Traffic Improvements Request for Comments
 - a. Dustin Anzures introduced the item and explained that the special meeting was necessary in order to respond, as necessary, to CDOT's request for comments regarding potential impacts on cultural and historic resources in the next phase of the I-70B improvements.
 - b. Tim Lehrbach summarized the Section 106 report and plans provided by CDOT for review and invited discussion on the reported potential impacts to historic resources.
 - c. Discussion concerned the four identified potential impacts on properties that may be or contain historic resources:
 - i. The former Union Carbide Nuclear Company building, now occupied by the Landmark Baptist Church and School. The buildings and property are not deemed to be historic resources, and the impact is limited to right-of-way acquisitions distant from the buildings.
 - ii. The possible buried streetcar tracks through the project's area of impact, as mentioned in the report, which, if they exist, are already covered in pavement and will be further covered but not removed or otherwise affected.
 - iii. The Sinclair fuel station and C & F Foods store at 857-859 Pitkin Ave. The structures and property are not deemed to be

- historically significant resources, and the impact is limited to a small right-of-way acquisition.
- iv. Emerson Park. The property is not deemed to be a historic resource any longer due to the improvements completed over time.
- d. The Board discussed potential comments to CDOT:
- i. CDOT could be asked to confirm that the State Historic Preservation Officer has approved the Section 106 report methodology, including the decision not to fully evaluate 104 of the 108 sites against the criteria for historic resource eligibility.
 - ii. CDOT could clarify what it means to provide a cultural monitor (an onsite monitor or somebody to be called in)
 - iii. CDOT could provide the owners of the Landmark Baptist Church and School and the Atomic Legacy Cabin with copies of the building plans and information gathered for the Section 106 report regarding the Union Carbide Nuclear Company building.
 - iv. CDOT could be notified that there may be errors in naming the project in the plan set.
- e. The Board decided to direct staff to provide the feedback concerning the
- i. Kevin Tinsley made a motion to direct staff to provide the comment on the former Union Carbide Nuclear Company building to CDOT. Dave Fischell seconded the motion. The motion passed 5-0.

UPDATES

1. Staff liaison to the Historic Preservation Board.
 - a. Lehrbach announced that, following the September 1, 2026 regular meeting, Senior Planner Lily Sutton will be the staff liaison to the Board.
 - b. Sutton introduced herself to the Board, and the Board members introduced themselves to her.
2. Fischell noted that the Cross Orchards Historic Site, managed by the Museums of Western Colorado, will be vacated and may have a potential buyer. He requested that this be discussed at the next regular meeting.

ADJOURNMENT

The meeting was adjourned at 10:03 AM with a motion from Kevin Tinsley and a second by Dave Fischell. The motion passed 5-0.