



**Sheridan Historical Society
Trustee Meeting
Tuesday at 5:30 PM
July 27, 2021**

Meeting Minutes

The meeting was called to order by Dallas Hall in the “I Explore” Room in the Sheridan Recreation Center at 3325 W. Oxford Avenue at 5:30 pm.

Board members present Jeannie Berens, Ernie Camacho, Dallas Hall, and Roger Rowland

Guests present were Kathleen Robertson and Bev Sedgwick.

A motion was made by Dallas and second by Jeannie to approve the minutes of May 25, 2021. The motion was approved.

The Treasurer’s report was presented by Roger. The total balances in all accounts \$7,737.64. Roger handed out the reports covering the first six months of the year. See Exhibit A. A motion was made by Jannie and second by Dallas to accept the report. The motion was approved. Dues were paid by Jeannie and Bev Sedgwick.

The Colorado Annual Report filing was completed on May 29, 2020. Exhibit B. Roger paid the \$10.00 filing fee and is requesting reimbursement. A motion was made by Ernie and second by Jeannie to approve the reimbursement of \$10.00. The motion was approved.

Correspondence

1. We received an email from the Englewood Historic Preservation Society inquiring about the “Magnificent” house located at 3250 S. Clay St. A picture was provided to the board. Roger completed some research on the house and made an inquiry to the city for information they had on the property. Andrew Rogge from the city was able provide information on the plans, permits, and CO. The house is a ranch stucco style with a concrete bartile roof.

There was a replat of the property (combing several lots into one) and it went through the planning commission and city council for approval. Roger spoke with former Mayor Patton about the house. Mr. Patton was familiar with the house and had been inside. Roger also spoke with Mr. Jack Eitzel. Mr. Eitzel was the homeowner and builder of the house. He said that he had designed and built the house himself, with carpenter and craftsman skills he had acquired over the years.

Doug Cohn from EHPS had also asked about the original homesteaders for the location. We now know that John McBroom was the original homesteader for this location and that this

was McBroom's second homestead property in Sheridan. Roger has digital copies of all the records provided by the city. Exhibit C & D.

This prompted an additional discussion with Mr. Rogge about other potential historic Sheridan buildings. He provided a list of buildings the city has been developing of historic properties. Roger suggested the society conduct a survey of such buildings to add to the list. He also suggested that it be added to our Projects List. It was agreed this would be added to the list. Exhibit E.

2. We received a letter with documentation from the Department of Veterans Affairs, National Cemetery Administration regarding the expansion of Ft. Logan National Cemetery. This is for the Phase I expansion which the department estimates will extend the capacity of the cemetery for approximately ten years. This part contains 19.49 acres and would contain room for 19,581 in-ground cremains and 8,159 pre-placed crypt casket gravesites. There will be a chain link fence of black coated vinyl steel along the perimeter. The area does not include any of the existing buildings currently on the state property. The society has missed the thirty-day review deadline. Exhibit F.

Roger suggested that we send a letter back anyway to the VA indicating that we had no objection or concerns about Phase I and continue to support the expansion of the cemetery. Also, that we still wanted to be informed with an opportunity to comment on future phases consistent with the 2019 Memorandum of Agreement. It was a consensus of the board to send a response letter.

3. We received a letter from William Lawrence about the property at 3851 S. King. This was a project summary and development plans. This is for a rezone request.

Since Dallas also serves on the City Council this could be considered an "ex parte contact on a quasi-judicial proceeding." In order to preserve the right of Dallas to participate in a future city council vote on the rezone he was excused from this portion of the meeting and left the room. Board Vice President Jeannie Berens assumed the position of meeting chair.

Board member Camacho was advised that he should not discuss this topic with his wife and not share any of the printed material with her as she also serves on the city council.

The email from Mr. Lawrence along with a summary and plan drawings was provided to the board. Mr. Lawrence is asking we review the information and asking for a letter of support for the project. Exhibit G.

Roger provided the board with a picture of the existing building on the site. The latest city zoning map was also provided to the board. The board reviewed the information provided. A discussion was held. The discussion included comments and questions about the appearance of the new units, gentrification aspect of the units, the insufficient amount of parking, the impact if the requested zoning was turned down and if the building would be potentially torn down, and the impact on property values to the surrounding area. It was also noted there was multifamily zoning across the street on two sides.

It was determined from the discussion the board would have four options. 1. Make a recommendation for approval. 2. Recommend for approval but also express concern for the parking and the outward appearance of the units in the back. 3. Recommend against the project. 4. Make no recommendation.

A motion was made by Ernie and seconded by Roger to approve option 2. The motion was approved. A response from the board will be prepared by the secretary, sent to Jeannie for her signature, and then will be sent to Mr. Lawrence with a copy also sent to Andrew Rogge at the city.

Ernie was sent to bring Mr. Hall back into the meeting. Jeannie continued to chair the rest of the meeting.

Schools Committee

Roger has completed about 80% of the Sheridan High School 21st Century Program. He completed his interview with Marsha Caldwell. He still needs to complete his interview with former school Superintendent Michael Clough. Roger is hoping to finish the history in September.

The Alumni Band although small will be performing at the All Class picnic this Sunday. The band has decided on a t-shirt design for the group. A banner has not been provided to the band. In lieu of the banner, Roger requested approval for the purchase of the t-shirts by the society for the band. The design was shown to the board. Kacie Smoot came up with the design and the group agreed she should be awarded \$50.00 for the design. A motion was made by Ernie and seconded by Dallas to the purchase of the t-shirts for the Alumni Band. The motion was approved.

The Class of 1981 held their 40th reunion this past weekend. It is anticipated some the class members will be attending the All Class picnic this Sunday.

The Class of 1971 will hold their 50th class reunion this Saturday at The Grill at Broken Tee and will also be attending the All Class picnic.

The Class of 1961 reunion is scheduled for August 7, 2021 at Sheridan Community Park shelter from 11:00 am to 4:00 pm. They are inviting alumni from 1958 through 1962.

The arrangements for the All Class Picnic were discussed. The advertising in Facebook, posting of the banner, and the request for a notice to be placed on the high school electronic sign board have all been completed.

The arrangements for the grill, food, supplies, setup, entertainment (Alumni Band) were confirmed. Ernie and Jeannie will come early on Sunday to assist Roger with the area set up.

Strategic Plan (Society Goals and Objectives)

Roger passed around the latest plan list. See Exhibit **H**.

Items from the Tucker Family

A few weeks ago, we received a bag of items from the Tucker Family that were given to the society by Tom Webb. The items have not yet been inventoried. They do include four original property title abstracts, one dating 1898. The society has previously received property title abstracts from other sources. However, these are the first originals we have received. There were also several original property deeds, an oil extract lease, and plot surveys. A narrative appraisal report from 1975 for the Tucker Family Trust for properties along Zuni Street was among items. There were also some classmate pictures from Petersburg school dating back to the thirties. There were eight books dating from 1903 to 1943, some from the Petersburg school district.

Appointment(s) to the Board

It was noted the board has one vacancy to the fill. The board can exercise an option to appoint additional board members with the adoption a resolution to expand the board. There was some discussion on potential people that could be added to the board. It was a consensus that we should wait and see on additional appointments and for now the board should remain at five people.

National Night Out

The Sheridan Police Department will be hosting a National Night Out activity on Tuesday, August 3, 2021 from 5:00 pm to 8:00 pm. Roger has already requested a spot for the historical society. Roger will set up and man a table during the event. Other board members were invited to join him at the event. He will set up about 4:00 pm. Ernie said he would help with setting up the table and a tent if needed.

Board Vacancy

A motion was made by Dallas and seconded by Ernie to appoint Bev Sedgwick to the board. The motion was approved.

The was no other business for the board and the meeting was adjourned at 6:35 pm.

Submitted by Roger Rowland
Secretary Treasurer

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