



Built On What Matters

**Town of Frederick
Historic Preservation
Committee Agenda**

401 Locust Street, Frederick, CO
80530

Tuesday, October 14, 2025

2:30 PM

Call to Order – Roll Call

Approval of Agenda

Staff Reports

Consent Agenda

Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda Items unless a Historic Preservation Committee member so requests, in which case the item may be removed from the Consent Agenda and considered at the end of the Consent Agenda.

- A. September 9, 2025 Historic Preservation Committee Meeting Minutes -

Discussion Items

- B. Review Donated Artifacts -
- C. Painting of the Museum Quote -
- D. Preservation Plan Draft -

Other Business

- E. Next Meeting — Veterans Day (need to move) -
- F. Museum Open Hours for November 7th coverage -

Adjournment

[MEET_FOOT]



Town of Frederick Historic Preservation Committee

Meeting Minutes
September 9, 2025

Call to Order – Roll Call: At 2:36 PM Chairperson Smith called the meeting to order and requested roll call. Present were Chairperson Smith, Vice Chair Simek, and Committee member Cave. Committee member Grubb entered at 2:40 PM and Youth Commissioner Dukart entered at 3:01 PM. Also present were Planning Manager Van Deutekom, Senior Communications and Engagement Specialist Jessica Hill, Facilities Manager Alan Isaac, and Town Clerk Tricia David.

Approval of Agenda: The agenda was approved as submitted.

Public Comment: There was no one present for public comment.

Consent Agenda: A motion was made by Vice Chair Simek and seconded by Chairperson Smith to approve the Consent Agenda. The motion passed unanimously.

August 12th, 2025 Historic Preservation Committee Meeting Minutes :

Discussion Items:

Upgrades to the Miner's Museum- Alan Issac Facilities Manager: Alan Isaac reported that bids will be sought for museum upgrades, including cleaning, painting, and reorganization. The Committee discussed adding shelving and hosting a holiday event to attract visitors. Ali will explore grant opportunities with Tracie and History Colorado, while Alan gathers painting estimates from qualified restoration vendors. The Committee will identify items for removal, and Ali will coordinate next steps following preservation guidelines.

Miner's Day opportunities- Jessica Hill, Senior Communications & Engagement Specialist: Jessica Hill reported that Miner's Day will be held on September 20, with the museum open from 8–10 a.m. before the burro races, possibly extending to 11 a.m. The Committee discussed volunteer recruitment, adding outdoor games to attract visitors, and using a portable sign to display changing open hours. Jessica suggested exploring consistent seasonal programming and collaboration with nearby 5th Street events. The Committee also discussed promoting local mine history, and Ali will print a GIS map of mine locations. Jessica will prepare name badges for Committee members.

Website Content- History of/historic plan for Frederick, deadline: The Committee discussed enhancing the Town's historic preservation webpage, similar to Minturn's site. Vice Chair Simek will draft content and provide photos, with members sending materials to Ali for posting. Smith will research names displayed in the museum, and Ali will format the historical timeline for inclusion in the Preservation Plan and on the website. Ali and Trish will locate records for scanning, and recurring agenda items will be added to track progress. The Committee plans to organize materials for internal use before making them public and may request technology funding for displays, including potential interviews with the Clark and Disantez families.

Certified Local Government Designation- timeline: Chairperson Smith inquired about progress on the CLG application. Ali reported that the historic structures survey is the

final requirement before applying. She will contact consultants to guide the process, with bids requested from at least three firms. Funding will include a \$20,000 grant and a \$20,000 Town match, anticipated early next year. The Committee's next focus items include the museum, the historic preservation website, and completing the CLG application in the first quarter of next year.

Other Business:

Next meeting- October 14th: The Committee discussed having a work session at the museum. Since the building is not ADA accessible, it will not be used often as a meeting place.

A motion was made by Committee member Cave and seconded by Committee member Grubb to approve the next meeting location to be at the museum — October 14th.

Adjournment: There being no further business of the Historic Preservation Committee, the meeting was adjourned at 4:00 PM.

Town of Frederick
Historic Preservation Plan
Adopted _____



Built On What Matters

Acknowledgements

TOWN BOARD OF TRUSTEES

[List Current Trustees and Mayor]

HISTORIC PRESERVATION COMMITTEE

[List Current Members]

PLANNING DEPARTMENT

Ali van Deutekom, Planning Manager

COMMUNITY PARTNERS

[List historical society members, local historians, museum curators, etc.]

SPECIAL THANKS TO

Dr. Lindsey Flewelling, History Colorado

Historic Preservation Process & Timeline

Introduction

Intent of Historic Preservation in the Town of Frederick

Frederick's Historic Preservation policy is detailed in Article 11 of Frederick's Land Use Code. The purpose of this chapter is to enhance the Town of Frederick's local resources and to promote historic preservation through the following efforts:

- To create and maintain an inventory of historical assets within the Town of Frederick.
- To advise the Board of objects, structures, or other features in the Town with historic significance that may be in danger of being lost or damaged.
- To assess the community for key community places, buildings, and historic resources and develop a historic preservation policy that will enable the Town to designate historic structures.
- Publicize and disseminate the history of the Town through educational programming, publication, social media, etc., working in coordination and collaboration with other commissions and local organizations.

The Purpose of this Plan

- Identify and protect historical resources that represent Frederick's evolution from a mining town to a modern, family-focused community.
- Promote civic pride and awareness of local heritage.
- Encourage sensitive rehabilitation and adaptive reuse of historic properties.
- Provide a framework for decision-making regarding the conservation of historic assets.
- Establish incentives and a roadmap for voluntary designation and preservation.

How to use this Plan

Frederick's Historic Preservation Plan outlines steps to enhance the city's heritage through targeted initiatives.

This Plan is an educational tool, not a regulatory document, designed to promote and support all aspects of historic preservation in Frederick.

This Plan is divided into the following sections: **Introduction, Historic Preservation Process & Timeline, History and The Plan**

HISTORIC CONTEXT OF FREDERICK

Frederick's roots trace back to 1907 when it was incorporated as a coal mining town. It was shaped by immigrant miners from Italy, France, and Eastern Europe. The town has since transformed with oil and gas pressures, suburban housing expansion, and economic diversification. The preservation of key structures, landmarks, and stories from its early settlement, industrial growth, and evolution into a vibrant municipality will help ground its future in meaningful context.

Frederick's History- a Timeline

0. 1872 – McKissick Coal Mine Opens

The McKissick Mine begins operations, becoming one of Colorado's earliest commercial coal mines. It lays the groundwork for the development of the towns of Frederick, Firestone, and Dacono.

1. 1907 – Frederick is Incorporated

Originally known as McKissick after the local coal mine, Frederick is officially incorporated and renamed in honor of landowner Frederick A. Clark. The town quickly develops around coal production, driven by the Colorado Fuel & Iron Company (CF&I).

2. 1907 – Town Named by Clark's Daughters

The daughters of Frederick A. Clark lay out the town and choose the name in honor of their father.

3. Early 1900s – Coal Mining Drives Growth

CF&I's Frederick Mine opens, bringing waves of immigrants from Italy, France, Austria-Hungary, Greece, and Mexico. Miners lived in company housing and worked grueling hours underground, with mule teams, and later electric motors.

4. 1916 – First Frederick High School Built

Frederick builds its first high school, reflecting the growing permanence and civic investment of the coal town.

5. May 4, 1913 – Town Government Forms

Mayor E. H. Whiles leads Frederick's first official government. The Trustees also serve as Deputy Marshals, showing just how hands-on early governance was.

6. May 9, 1913 – Marshal Quits, New One Hired for \$1.50/day

Marshal Florence Ray resigns. Isaac Richel is hired in his place. S. Carter is paid \$8.75 to make 100 dog tags and 6 Deputy Marshal stars.

7. May 19, 1913 – Liquor License Issued

Val Blatz Brewing Company is granted a liquor license with conditions: the Mayor and Board must approve who runs the saloon, and a \$700 bond is required.

8. May 19, 1913 – Dog Control Controversy

A motion is made to pay the Marshal 25 cents for killing a male dog and 50 cents for a female. It's amended to a flat 25 cents regardless of sex, possibly to avoid gendered dog debates.

9. June 2, 1913 – Marshal's Monthly Report

Marshal Richel is paid \$33 salary, \$1 for dog killings, and \$1 for gun shells. A bill is approved for \$5 of "team work" and \$5 for feeding prisoners.

10. June 2, 1913 – Town Installs Electricity

The Board accepts a \$660 contract with Northern Colorado Power Co. to install 44 electric poles, spacing them no more than 150 feet apart.

11. June 16, 1913 – Val Blatz License at Risk

The Town Attorney is instructed to begin revoking the brewery's license for not meeting the prior conditions.

12. August 18, 1913 – Clerk Paid by the Word

Clerks are paid 5 cents per 100 words to write ordinances in the official book. Early bureaucracy meets pay-per-word journalism.

13. September 15, 1913 – Town Salaries Set

Mayor: \$4/month, Trustees: \$3/month, Clerk: \$7/month, Attorney: \$10/month, Marshal: \$45/month.

14. December 16, 1913 – Town Gets a Health Officer

Dr. Bixler is appointed Health Officer for \$3/month.

15. January 5, 1914 – Snow Removal Pay

Town pays Trustees and citizens \$2.50/day to shovel snow. Early examples of civic labor and micro-stimulus.

16. January 19, 1914 – Trustee Refuses to Quit

Trustee Ed Stede submits his resignation, but the Board votes not to accept it.

17. April 6, 1914 – Water System Accepted with Caveats

The Town accepts the new water system after negotiations for a \$10 rebate to repair leaks and replace pipe.

18. April 20, 1914 – Mayor and Trustees Work for Free

Mayor Chas Alaux Jr. begins his term. The Board votes to serve without pay but deadlocks twice on whether they should accept compensation. The Mayor refuses to break the tie.

19. May 4, 1914 – Railroad Depot Debate

Town agrees to split the cost of grading for a new depot if it's located within town limits.

20. June 15, 1914 – Town Declares First Clean Up Day

Also, Marshal is instructed to remove all cattle and horses found roaming town streets.

21. July 6, 1914 – Marshal Laid Off

Due to budget shortfalls, the Marshal is let go until financial conditions improve.

22. July 6, 1914 – Movie Show Rate Set

Operators of the local moving picture show are charged \$2/month for electricity and warned that their electric meter may burn out.

23. September 21, 1914 – Trustee Removed for Absenteeism

Trustee Sanson misses five consecutive meetings and is replaced by Joseph Bonelli.

24. January 11, 1915 – Early Bar Closing Law

Saloons are ordered to close at 9PM. Pool tables are banned in saloons.

25. January 29, 1915 – Mayor Moves Town Phone to His House

The town phone is relocated from the pump house to the Mayor's residence.

26. February 15, 1915 – Fire Bell Funded

Town donates \$25 to Frederick Fire Dept. No. 1 to purchase a fire bell.

27. May 17, 1915 – Morality Clause on Saloon Pool Hall

Board votes to close an internal door between a pool hall and Berlin's Saloon "for the moral tone of the town."

28. June 21, 1915 – Drums for Town Band

Frederick purchases drums for the newly organized town band.

29. September 23, 1915 – Curfew Bell Established

Marshal is instructed to ring the curfew bell at 8PM. All children are to be home or accompanied by parents.

30. March 20, 1916 – Corruption Charges Against Former Clerk

Auditor finds a \$217.43 shortfall and missing cement. Town sues Clerk L. J. Beynon and his bond company.

31. January 21, 1921 – Mayor Dies in Office

Mayor J. P. Cassidy passes away. The town board acts as pallbearers and buys a wreath in his honor.

32. October 17, 1921 – Town Deals with "Street Walkers"

Two women accused of improper behavior at local dances are told to leave town or behave.

33. 1924 – Illegal Construction Fee

Anyone building without a permit is fined \$5. Those who get approval ahead of time are not charged.

34. 1960 – Frederick Coal Mine Closed Permanently

Though previously shuttered in the 1920s, the mine is permanently decommissioned in 1960, ending the coal era in Frederick.

35. 1976 – Old Town Hall Moved to Crist Park

As Frederick outgrows its 1908 Town Hall, the building is relocated and restored to become the Miner's Memorial Museum.

The Plan

The Purpose and Intent statements of Frederick's Historic Preservation policy have been translated into the following goals, objectives, and action items. These goals, objectives, and action items will guide historic preservation efforts in Frederick for the next 2-3 years.

The Town of Frederick's Strategic Plan identifies under Community and Economic Vitality, "Frederick celebrates its downtown and regards it as a gem in the region." Frederick's downtown is our historic area. Additionally, the Frederick Forward comprehensive plan cited preserving and enhancing Frederick's small-town character as a guiding principle to achieving a desired vision. These guiding documents have helped to reinforce the importance of the creation of the Frederick Historic Preservation Plan.

DRAFT

The Plan

Goal #1

Build a Preservation Framework

- **Objective 1.1** Establish a clear application and review process for historic landmark or district designation.
- **Objective 1.2** Define roles for the Planning Department, Historic Preservation Commission (HPC), and public.
- **Objective 1.3** Develop/seek out training for staff and HPC members.
- **Objective 1.4** Apply for Certified Local Government (CLG) status.

Action Items:

Review online and print materials of other Certified Local Government communities in Colorado to facilitate the best practices when creating Frederick's materials.	Staff, HPC
Create and distribute application guides for landmark nominations and design review. Create a flow chart to assist an applicant through the various steps of the application process.	Staff, HPC
Encourage the participation by both the HPC and staff for webinars and online and in-person classes to further the knowledge base of those implementing the Program.	Staff, HPC
Develop educational materials outlining roles and benefits of preservation participation.	Staff, HPC
With the support of grants, seek to execute a town-wide Historic Inventory Survey.	Staff, HPC
Complete the preliminary steps and apply to become a Certified Local Government.	Staff, HPC

The Plan

Goal #2

Celebrate and Communicate Frederick's History

- **Objective 2.1** Partner with historical societies and museums to promote public awareness.
- **Objective 2.2** Launch a Historic Plaque program and interpretive signage at key locations.
- **Objective 2.3** Establish "Frederick History Month" to coincide with Miner's Day.
- **Objective 2.4** Explore funding sources, including grants and community fundraising.

Action Items:

Create a web portal with information about historic properties and designation benefits.	Staff, HPC
Promote historic structures on town social media.	Staff, HPC
Launch a quarterly "Frederick History Spotlight" article or walking tour series.	Staff, HPC
Apply for State Historic Fund grants to support inventory, survey, and promotion.	Staff, HPC
Partner with History Colorado for resource materials which will help demonstrate the value and benefits of historic designations in the local community (web and print materials). Partner with program staff to do workshops and discuss other opportunities.	Staff, HPC
Establish a Frederick History Month and utilize this effort to promote all aspects of our history.	Staff, HPC
Show the Frederick Museum love and continue to host open hours	Staff, HPC

The Plan

Goal #3

Encourage Voluntary Preservation

- **Objective 3.1** Educate property owners about designation and rehabilitation incentives.
- **Objective 3.2** Develop guidelines for preserving historic character during new development.
- **Objective 3.3** Identify and nominate town or special district-owned structures for designation.

Action Items:

Provide technical assistance and access to grant consultants for property owners.	Staff, HPC
Offer façade improvement grants for historic buildings.	Staff, HPC
Consider tax rebate or fee waiver incentives for rehabilitated historic properties.	Staff, HPC
Inventory town-owned and special district-owned properties for historical significance and potential adaptive reuse.	Staff, HPC
Create a mechanism by which property owners can receive financial support for the relocation of structures.	Staff, HPC
Facilitate the identification of town-owned parcels of land for the utilization of relocating historic structures which may otherwise be demolished.	Staff, HPC
Create a campaign of educational and promotional materials for use as tools when communicating with local property owners about the benefits of the Historic Preservation	Staff, HPC

IMPLEMENTATION TIMELINE

Year 1:

Form Historic Preservation Commission

Begin cultural resource survey

Apply for CLG status

Year 2:

Launch plaque and interpretive programs

Nominate first group of structures to local register

Host inaugural Frederick Heritage Month

Year 3:

Develop historic design guidelines

Evaluate incentive effectiveness

Expand education and outreach