



**City of Woodland Park
Historical Preservation Committee
Monday, February 4, 2019 – 3:30 PM
City Hall – 1st Floor Conference Room
Minutes**

1. **Call to Order and Roll Call:** Chair Laurie Glauth called the meeting to order at 3:31 PM. Members in attendance included: Laurie Glauth, Larry Black, Michelle Perkins, Jim Unruh and City Council Representative Carrol Harvey. Absent was David Langley. Also in attendance were Planning Director Sally Riley, Permit Technician Dorie Slaughter, Ute Pass Historical Society Registrar Karla Schweitzer and guests Mark Weaver, Mary Jean Weaver, Doug Herebic and Morgan Snyder.
2. **Election of Officers:** Larry Black moved to nominate Laurie Glauth for Chair and Michelle Perkins seconded. The motion passed unanimously. Michelle Perkins moved to nominate Larry Black as Vice-Chair and Jim Unruh seconded. The motion passed unanimously.
3. **Approval of Minutes: December 3, 2018: MOTION:** Larry Black moved and Jim Unruh seconded to approve the December 3, 2018 minutes. The minutes were approved unanimously.
4. **Public Hearings:** None.
5. **Committee Business:**
 - a. **Maytag House** – Ms. Riley gave a brief summary of the Historic Preservation Committee (HPC) for the benefit of the guest in attendance. She then explained to the HPC that the guest in attendance are in the process of purchasing and developing the Maytag House property located at 301 W. Gunnison Avenue, which is a Local Historic Landmark Designation. It is called the Maytag House, because the original owner, Freda Maytag, was the daughter of the founder of the Maytag Company and the washing machine. Ms. Riley indicated that there are 5 lots to the west of the main house that may be built upon. Since the property is a Local Historic Landmark Designation and before any alteration to the property, the HPC must review it and make a decision. Ms. Riley explained that this will be a Quasi-Judicial process, therefore no opinion or discussion may take place at this time. She indicated that for today the guests just wanted the opportunity to introduce themselves and to meet the HPC. Mr. Weaver introduced himself and indicated that he has been in Woodland Park for 18 years and is a realtor in the area. He also

indicated that he used to live in a small town in east Texas and that antique furniture fits them. He expressed that he knows the current owner of the Maytag House property and has worked out an agreement to purchase it. He plans to sell his house and buy the Maytag House. He thinks he will close on it around April. He indicated that he plans to live in the Maytag House and would like to develop the 5 lots into 5 small homes about 1,500 square feet each. One home on each lot. He would like to complete 2 to 3 homes this year and all 5 by this time next year. Ms. Weaver introduced herself indicating she was a pharmacist at the grocery store in town. She also indicated that the Maytag House was similar to the home she grew up in. Mr. Herebic introduced himself as a custom home builder in Colorado Springs since 1983 and a fourth-generation builder. He also indicated that he is a realtor. He does about one to four homes a year and does most of the design work. Mr. Snyder introduced himself and indicated that he has been in Colorado Springs for 20 years. He works for Ransomed Heart, a nonprofit ministry. He indicated that Mr. Herebic built his home and he wanted to do a project with Mr. Herebic. Ms. Riley told the guest that the HPC meets the first Monday of each month and if they want the HPC to review an application then the application needs to be submitted 3 weeks before the meeting. Ms. Weaver asked how they could obtain more information on the Maytag House. Mr. Black indicated that she could obtain Bob Maytag oral history recording from the Ute Pass Historical Society. Ms. Schweitzer indicated that she could help them with that. Mr. Weaver gave her his card. Ms. Schweitzer indicated that she would email him.

- b. Midland Terminal Depot Exhibits** – Ms. Schweitzer presented to the HPC the work she has been doing on the exhibits. She explained that the primary room will be 15' X 17'. In it will be 4 cases that would be somewhat permanent. The cases would be see through on 4 sides and would be locked. One of them will contain the 100+ year old drum that the band at the railroad station used since the 1980s. In addition there will be a large open platform with a back wall that could have a mannequin and other 3-D exhibits. It can be changed out frequently. For the back wall of the platform she had a picture from the Pioneer Museum as an example. Near the windows there will be railroad benches. There will be a wildflower cabinet with local wildflowers. The display cases will cost \$1,150 each. The vertical wall frame with the platform will cost about \$1,000. So the displays will cost a total of about \$5,600. Ms. Riley indicated that the biggest challenge will be the asbestos abatement. The electric, heating and remodel will be pretty pricey. We will need to get some grant funds to go forward. Ms. Glauth asked about the south end of the building room. She asked if it was to be used as storage. Ms. Schweitzer indicated that a half door, dutch door, could be used and the area could have a multi-usage. Ms. Glauth asked about the pot belly stove. Ms. Schweitzer indicated that it would take up valuable space and we do not have one. Mr. Unruh indicated that there are pot belly stove kits that work and put off heat. Ms. Glauth asked about UV light and security. Ms. Schweitzer

indicated that track lighting will be used and therefore can be adjusted where the case is. She also indicated that the place would be manned, platform corded off and cases locked for security. As far as a color scheme she recommended a warm yellow with green wainscoting. The building is dark inside and it needs color to lighten it up. The committee was very pleased with Ms. Schweitzer's work.

- c. **Placemaking and Main Street** – Ms. Glauth reported that Main Street hosted a community workshop December 4th. She also reported that she is the new Board Chair and Gail Wingerd is the new Main Street Program Manager. Ms. Riley reported that after the December 4th community workshop the Community Builders delivered a report/strategic plan draft. Ms. Riley is in the process of making comments and edits. Ms. Riley also mentioned Gabe Preston, the consultant in Durango, did a Leakage Study/Economic Analysis. Ms. Riley mentioned that Mr. Preston used 2017 data, but is willing to look at 2018 data in addition. Both products are in very draft form.
- d. **Landmark Plaques** – Ms. Riley indicated that we need to order the Midland Terminal Depot plaque. The other plaques, El Dorado Casino, US Post Office and N. W. Terrill are done and have been received. The next step is to get them installed on the buildings. Ms. Riley recommended that we install and celebrate the plaques in May.
- e. **2019 Work Plan** – Ms. Riley went over 2019 Work Plan draft. The only change was on item number 6, which was changing the word “support” to “explore”. Ms. Glauth asked about the poster. Ms. Riley indicated that it should be done by May. Ms. Glauth asked about the time capsule. Ms. Riley indicated that it is in her office and will be buried in the spring.

6. **Reports:**

- a. **Committee Members' Reports** – Mr. Black reported that he presented at the View Pointe Senior Living Center January 14th and it was very well received.
- b. **Council Member Liaison's Report** – Ms. Harvey mentioned that the new City Manager is kicking around a new Strategic Plan and looking at a new Comprehensive Plan.
- c. **Planning Director's Report** – Ms. Riley reported that the El Dorado Casino (Preschool in the Pines) applied for a SHF acquisition grant, however, they did not get it because it was felt that it had been altered too much for a State Historic Fund grant. After the March 4th meeting next month we will have a Tax Credit training and Erica Duvic will be visiting from the State.

7. **Public Comment on Items Not on the Agenda** – None.

8. **Adjournment:** The meeting was adjourned at 5:09 p.m. The next meeting is scheduled on **Monday, March 4, 2019 at 3:30 PM** in City Hall 1st Floor Conference Room.

Recorded by Dorie Slaughter, Permit Technician and approved by the HPC:

This 4th day of March, 2019



Laurie Gauth, Chair