

**City of Woodland Park
Historical Preservation Committee
Monday, April 1, 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 3:34 PM. Members in attendance included: Laurie Glauth, Larry Black, David Langley, Michelle Perkins and Jim Unruh. Absent was City Council Representative Carrol Harvey due to QJ case. Also in attendance were Planning Director Sally Riley and Permit Technician Dorie Slaughter.
2. **Approval of Minutes: March 4, 2019: MOTION:** Jim Unruh moved and Larry Black seconded to approve the March 4, 2019 minutes. The minutes were approved unanimously.
3. **Public Hearings:**
 - a. **ZDP #19030054** – Request to consider an alteration to the Maytag House Local Historic Landmark Designation located at 301 W. Gunnison Avenue with a legal description of Lots 1-5 and 23-27, Block 12, Lake Addition Subdivision, Woodland Park, CO as requested by Marchesta, LLC (applicant) and Henry B. Pasley (owner) to develop five (5) single family dwelling units on Lots 23-27 along N. West Street. (Read by Ms. Glauth, HPC Chair)

Ms. Riley explained the quasi-judicial hearing process and began the staff presentation by indicating that the request is to consider alteration to the Maytag House Historic Local Landmark. The alteration is to develop 5 single family dwellings units on Lots 23 to 27 which front N. West Street. She presented an aerial that showed the general location of the Maytag House property and noted that this is the older part of Woodland Park that was platted in the 1890s as the Lake Addition. She noted that Lots 22 and 23 were part of the Maytag property, but were not subject to the Local Landmarking. When Lynn Colligan and Elaine Nice decided to landmark the Maytag property, they excluded these 2 lots expected that they will be developed in the near future. The “lots of record” were platted with 50 feet of frontage facing the roadway, facing West Street, and 150 feet deep. Ms. Riley then presented an aerial perspective of Lot 27, 26, 25, 24 and 23. Photographs were also shown of the main house, the cottage or guest house and the picnic shelter. One of the recommendations is that this property be replatted in order to remove the encroachment of the picnic shelter on Lot 23 and combine these lots with a portion of the 15-foot wide vacated alley. Half of the vacated alley

goes to the lots on the west side and half goes to the main house on the east side. Ms. Riley then discussed some of the history of the Maytag House property and pointed out the architectural features associated with the semi-Victorian semi-Queen style home. The home was built by Freda Maytag in the 1930s. Ms. Riley presented a street view of the property and explained that a new water line would be needed to connect to a water line in Bowman Ave. A sewer line already exists in West Street. She then displayed a street view towards the north, indicating that it is a very developable area of the community. She then showed a sketch plan of the proposed site development and indicated that the five (5) footprints are staggered to reduce the number of trees to be removed. This site plan meets all setbacks for the Urban Residential zone district. She then presented the renderings for these proposed homes, which have complementary design elements to the Maytag House. The findings are in accordance with the Urban Residential zone district which is intended to allow for in-fill development. She finally indicated that Staff has evaluated the proposal and feels that it is an acceptable request to develop 5 in-fill lots and still preserve the historic landmark's character. There are two Staff recommendations based on the findings in the Staff Report: 1. That the subdivision exemption plat be submitted to reshape Lot 23 in order to remove the encroachment of the picnic shelter, replat the vacated alley and combine Lots 1 through 5 prior to CO; and 2. the applicant shall process an amendment to the designation ordinance that was 1068 by eliminating Lots 23 through 27 in Block 12, of the Lake Addition prior to CO for the first new residence. The HPC makes a recommendation to City Council to remove the five (5) lots from local landmark status.

Applicant Mark Weaver introduced himself and his team; investor Morgan Snyder and General Contractor Doug Herebic. The whole property is 10 lots with a main house and a cottage and the picnic house. Mr. Weaver's wife Mary Jean and he are in the process of buying the property. The main house, cottage and picnic house will be their primary residence. The Weaver's intend to live in the house and develop the five (5) lots on the west side. They are excited to preserve the Maytag House. The new homes will be 1540 square feet with 3 bedrooms and 2½ bath. The homes will be 24 feet wide and 40 feet deep with a single car garage. The site plan shows the homes staggered to save as many trees, i.e., 75% of the trees. Mr. Herebic added that there will be a few of the larger trees that will have to come down to develop, but they will take those trees to Casey Lumber and have them milled and use them for mantels for the fireplaces in the homes.

Ms. Glauth asked about the powerlines and the drainage. Ms. Riley said that development of each of these lots includes Staff's review of a detailed site plan that would address drainage around the house and direct it into the ditch adjacent to West Street. Culverts will be added with flared end sections. Erosion control methods will be installed as well as revegetation of all disturbed areas. Mr. Weaver indicated that they met with Kip Wiley, City

Utilities Director, and addressed issues about the water lines, ditches and driveways. Ms. Glauth asked what their build out timeline would be. Mr. Herebic indicated hopefully a year. Ms. Glauth asked if the powerline would have to be moved. Mr. Herebic indicated that he did not think so. Ms. Perkins asked if the 2 homes on Lots 21 and 22 were a go to be built. Ms. Riley responded yes, however, the owner has not submitted an application as of yet. Ms. Riley noted that the City has many in-fill lots in this older part of town. It is the City's goal to get the very best development as we see the in-fill occurring.

Public Comment was opened by Ms. Glauth. **Randy Carlson** located at 520 N. West Street stated he opposes the request based on the new development will take away from the historic property. He indicated that the Maytag House faces West Street even though the address is Gunnison. When 5 new homes are built, the Maytag House will be completely disappeared from sight. It will lose that appeal that it has right now. When you view it from Gunnison it is just a garage. He also expressed concern for traffic. **Louise Ellis** located at 408 W. Bowman Avenue **opposes** the request based on it will destroy the historical nature and appeal of the area, create density of traffic, parking and people problems. Ms. Ellis read her letter into the record. **Michael and Vicki Croot** located at 316 W. Gunnison Avenue **oppose** the request based on loss of ambiance and the neighborhood itself and traffic concerns. **Wally Schrepfer** located 310 W. Gunnison Avenue **opposes** the request based on distraction of what has been there and the ambiance of the area itself and traffic concerns. **Karen Sprygada** located at 515 N. Pine Street **opposes** the request because it is a Local Historic Landmark Designation. **Jill White** located at 255 W. Gunnison Avenue **opposes** the request based on it being on the Ute Pass Historical Society historic tour and that this particular section of town has been historically recognized as a large open park like community not only by the residence that live there who moved there intentionally because of the large open lots, but also because it acknowledges the elements of this neighborhood that are historic and have been recognized, not only by the Historic Preservation Committee, but by the Ute Pass Historical Society as well. To subdivide this very large historical land mark into more of a tract home development would detract from that. **Bryan Critchlow** located at 520 N. Maple Street **opposes** the request based on lots that small that were drawn well over a hundred years ago that was a different time and families were different then. Lots that small do not meet today's family needs. The 5 homes are basically going to look the same except for a different color scheme. One of the big charms of this neighborhood is that there are not 2 houses that are the same. Mr. Critchlow's preference is to leave it the way it is, however, if you are going to build on it then only one or two homes. He also inquired if the new houses would have fencing which would give the homes an even more boxed in look. **Barbara Morris** located at 650 W. County Road **opposes** the development based on ruining the space and trees.

Ms. Glauth closed public comment and invited the applicant, Mr. Weaver, to address any of the neighbors' concerns. Mr. Weaver indicated that he is a citizen here just like everyone here and does not want to come across like he is a greedy developer that is trying to mow down lots and properties in Woodland Park. The comments about traffic he indicated that he did not know what they can do about that. He indicated that he is supportive of some kind of speed limit. These are separate platted lots that have been there for a hundred years. They are not asking for anything out of the ordinary in the Urban Residential zone. What they are proposing fits and meets all the codes. They are going to live in the main house and preserve it. He recalled that down Pine Street there is quite a mix of unique properties. He indicated that it would be great if everyone could have the same type of beautiful homes along West Street, but he said that along Pine Street their heart is to do something for families, a beautiful new home in this area with consistent design that is pleasing to these families. He would love to put half million dollar house here, but that is not who they are or who they are trying to reach. They are trying to reach young families or older couples who want a smaller house.

Mr. Langley asked if there is any intention to do anything with the main house or the picnic shelter other than normal maintenance. Mr. Weaver replied that the only thing on the main house is that the shingle shake roof is old and it is painted and they may have to change that out. The rest of it, they will not change the exterior at all. Ms. Riley asked if he would address fencing. Mr. Weaver responded that there is an existing chain link fence around the entire property that they would like to remove. Ms. Glauth asked about fencing in regards to Mr. Critchlow's question as to whether there would be fencing for the 5 new houses. Mr. Weaver indicated that a split rail was discussed at most just to give a separation of the lots.

Ms. Glauth reopened the Public Comment and **Ms. White** asked the Historic Preservation Committee to not just think of this as a historical house, think of this as a historical site, a historical property. This is not the normal Woodland Park in-fill development. We are talking about a site that has been landmarked with the City of Woodland Park as a historical site and it includes all of the property that you see. **Ms. Ellis** expressed her concern that the one vehicle garage would lead to crowding on the roads. **Ms. Croot** asked the top value of the homes. **Mr. Weaver** responded that they are stick built homes and will be in the \$325,000 to \$380,000 range. **Chris Haggerty** located at 311 W. Columbine Avenue supports the request based on hoping that his children can come back and move into this town. He indicated that it is hard to find smaller lots with smaller affordable homes. He said he understood that if there was a private park across from his house that someone wanted to put houses on, but they are paying taxes on the land, it would be hard to give up that view. But he emphasized that this town is growing, this region is growing, and this state is growing. Growth is going to happen and he feels like there has to be some kind of demonizing of people if they are creating

something. This is a capitalistic world. He said they all bought in here because they loved the town probably hoping like him that their property values will go up. He indicated that this is a good looking development. **Mr. Carlson** expressed concerns with the traffic. Lots 26 and 25 are going to be right across from his driveway. He also expressed concern that the new houses would be smaller homes and lots not as nice as the larger homes and lots in the area. He indicated that he agreed with others who said put just 2 home on it instead of the 5. Mr. Carlson asked how the City is going to handle the traffic problem. Ms. Riley responded that each single family home generates on the average 10 trips per day. The local streets can accommodate many average daily of trips and the additional 50 average daily trips total for 5 houses is really quite small. **Ms. Ellis** asked Ms. Riley about the possibility of adding speed bumps to West Street. Ms. Riley responded that the Police Department and Public Works Department usually begin by setting out a speed control trailer to remind folks that local streets are 25 mph. They collect data and then evaluate whether speed bumps are appropriate or not, however, traffic is not a relevant issue to the amendment. The request is to determine if it appropriate for these proposed homes to be part of this property and to remove the landmarking on the 5 lots. Ms. Glauth closed the public comment.

Mr. Unruh indicated that he is unclear about the vacated alley. He asked if the applicant is wanting to put an alley in between this property now. Mr. Weaver indicated no. Ms. Riley explained that in the original plat there was a platted alley which was probably vacated years ago when the Maytag owned the property. Mr. Langley indicated that it might be good for everyone's benefit to repeat the parking requirement for any single family resident. Ms. Riley said that any single family dwelling is required to show that there are at least 2 off street parking spaces. Mr. Langley asked if the owners had just submitted Lots 1 to 5 would that have affected the landmark designation subject of historical value. Ms. Riley stated that in 2007, it was Lynn Colligan and Elaine Nice's choice to include the undeveloped property, less Lots 22 and 21. We did not evaluated the landmark request with only Lots 1-5. Mr. Unruh indicated that he did not feel that he could give a vote yes or no at this time. He needed more information and it may be beneficial to do a site visit. Ms. Riley stated that a fieldtrip by the committee members could be scheduled at the next meeting on May 6th. It will just be a visual inspection and answering questions about factual aspects of the development. Ms. Riley said that this is a continuance of the hearing from today. Mr. Unruh said he doesn't want to make a hasty decision and would appreciate the continuance. Ms. Riley indicated that it is a valid request to have a fieldtrip in order to make a more informed determination if the proposed development will to harm the historic value of the Maytag House. Ms. Glauth said with that in mind do we have a motion for a continuance? **Mr. Black indicated that he so moved. Ms. Perkins second. Ms. Riley called for a roll call. Mr. Black responded yes. Mr. Langley responded no. Ms. Perkins responded yes. Mr. Unruh**

responded yes. Ms. Glauth responded yes. Carried 4 to 1. The public hearing will continue to the May meeting on the 6th at 3:30 p.m. The group will start at City Hall and go together to visit the site. It is an open meeting. However, if any of the neighbors visit the site they will not be able to speak. It is not part of the public comment. We will come back to City Hall on May 6th after the fieldtrip and then we will continue the hearing. It is up to the Chair person to decide whether more input is received from the applicant or the neighbors. We appreciate you being here and thank you.

NOTE: Subsequent to the April 1st hearing, the applicant and owner withdrew the application on April 11, 2019 due to financial reasons.

4. Committee Business:

- a. Midland Terminal Depot** – Ms. Riley reported that she ordered the plaque for the Midland Terminal Depot and that it would be ready for the May celebration.
- b. Placemaking and Main Street** – Ms. Glauth reported that the Placemaking report and strategic plan is being revised. The renderings needed to be beefed up a little bit to show a very clean façade of the downtown. Ms. Glauth reported that the leakage study (market analysis) is complete and that there is going to be a presentation this month Wednesday, April 10 at 6:30 p.m. in City Council chambers and it will be streamed. (This presentation was canceled due to a snowstorm and has been rescheduled to May 9, 2019.)
- c. Preservation Month – Posters and Plaques** – The four plaques; El Dorado Casino, US Post Office, N. W. Terrill and Midland Terminal Depot will be installed on buildings this month. Ms. Riley indicated that she thought the ceremony should start at Preschool in the Pines (El Dorado Casino) then they would walk down Midland Ave. to Dana's Dance (US Post Office) and Cowhand (N. W. Terrill). Then cross the street to the Bergstrom Park to Midland Terminal Depot and have refreshments. This will be scheduled sometime in May. Ms. Glauth then inquired about the poster. Ms. Riley indicated that she gave Mr. Langley the Midland Terminal Depot work that Karla Schweitzer had put together. Mr. Langley and Ms. Riley will plan to get together. Ms. Perkins indicated that she had some pictures from Mel McFarland, local railroad historian, and will share with Ms. Riley.
- d. CLG State Visit** – Ms. Riley indicated that she has not received the report yet from Erica Duvic from the CLG. Ms. Duvic is working on the report.

5. Reports:

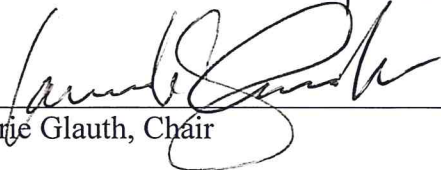
- a. Committee Members' Reports** – None.
- b. Council Member Liaison's Report** – None.
- c. Planning Director's Report** – None.

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

7. **Adjournment:** The meeting was adjourned at 5:35 p.m. The next meeting is scheduled on **Monday, May 6, 2019 at ~~3:30~~ 3:00 PM** in City Hall 1st Floor Conference Room.

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

This 6th day of May, 2019



Laurie Glauth, Chair