

2. History of Forest Heights Circle and Subdivision Area for Forest Heights Properties MS 206

from Judith von Ahlefeldt
Adjacent Property Owner
January 22, 2021

FOR EDARP record, and Public Discussion

The 80 acres underlying Forest Heights Circle were acquired in 1869 by General William J. Palmer as part of the Colorado Pinery and Land Company purchase of about 43,000 acres of timbered land in Black Forest. Part of these holdings were sold in 1917 to the Edgar Lumber and Box Company. (Exhibit 1)

The 80 acres below Forest Heights Properties was part of the "Trust Pasture" which bordered the newly built Shoup Road in the 1920s. Before the Depression, permanent homes and summer cabins were built along many of Black Forest's main roads.

The Hering family lived at the NE corner of Shoup and Herring Roads, just a few hundred feet south of what was to become Forest Heights Circle within the 80 ac tract in 1954. Louise Hering wrote an article in 1948 for the March-April issue (Vol 50 No 2) of "The Condor" magazine, entitled "Nesting Birds of the Black Forest, Colorado". This was publication of her Master's degree work at CU, Boulder, which was done at La Foret, just a few miles west of her home.

In 1933 Ira and Edith Wolford bought a parcel on Herring Road, south of what is now the proposed Lot 2 of the subdivision and just north of the Hering property on the corner of Shoup Road. They built a two-story house in 1934. That house was burned in the 2013 fire (but is still pictured on the EPC Assessor's Site!). Wolford Elementary School (1950s) in Black Forest is named for the iconic teacher, Edith Wolford who taught many years, at the Old Log School at Shoup and Black Forest Roads. The Log School is on the State and National Historic Registers.

Robert and Doris Wells purchased the Wolford property with the house, in 1946, and also the adjacent 80 ac. They raised their three

sons and daughter in the Wolford House, and built Forest Heights Circle in 1954, intending to subdivide the 80 parcel into 2.5 ac tracts. (Exhibit 2 - Parcels)

This and many other 1950s subdivisions in Black Forest were prompted by the approval of the USAFA in 1954, including Meadow Glen Lane (also built in 1954), which runs south off Swan Road to the center Section line of Section 9, and perpendicular to Forest Heights Circle.

The west-east center section line of Section 9 is the north boundary of Forest Heights Properties and adjacent lots. The Center point of Section 9 is my NE Property corner (See SE Quarter of Sec 9 Map).

To this day there are 2.5 acre tracts basic on every lot in Meadow Glen Lane, as well as the three 2.5 ac lots within the historical 80 ac Wells parcel. Two of the three 2.5 lots are adjacent to Forest Heights Circle. All three were within the 80 ac parcel bought by Robert Wells after WWII.

Present lots belong to Dumler (...032 Dumlers house was built in 1955 per EPC Assessor record), and Self (...031) (accessed off Herring Rd.), and parcel ...050 belonging to to Jon A. Didleaux, Phyllis J. Didleau and John A. P. Didleau Estate accessed off Forest Heights Circle. These were the first three lots sold by Robert Wells and prior to 1965.

John A.P. Didleau and Phyllis Didleau, were in residence with their young sons in a brick house on on the 2.5 ac Parcel ...050 when I came in November of 1969. The Assessor's records indicate that Parcel 5209000050 was initially sold in 1963 (before the 1965 five-acre minimum zoning took effect).

Phyllis Didleau can give you details of Parcel ...050 and the house.

This 2.5 ac lot, as well as Dumler and Self's ~2.5 ac lots on Herring Road were subdivided by Mr. Wells between 1954 (when the road was cut in) and before the 1965 Board of County Commissioners Administrative Zoning for 5 acre minimum size in much of Black Forest.

Robert Wells had a carpentry business which made furniture when my (now ex) husband and I bought the 10 acres at the SE corner of Forest Heights Circle (end of the road) in November of 1969 from Mr. Wells (Parcel ,,108). Our home, completed in 1970, was the third house on Forest Heights Circle.

Mr. Wells created a custom wooden sign at the west end of private road Forest Heights Circle that said "Forest Heights Circle 1954."

Before 1965 it truly was a Circle Road. See the attached aerial photos FOREST HEIGHTS CIRCLE PHOTOESSAY.pdf) to see how the "circle" connected to the main stem accessing Herring Road just west of what is now Parcel ...100 (Bauer).

The earliest Google Earth aerial photo is from 1999 but you can clearly see the footprint where trees were cut to build the road to make a loop to the South (which is now my driveway and has been since 1970) and looped back to the west to what is now called Forest Heights Circle. (Exhibit 3)

My house is on the little ridge between Wetlands A and F in the Submittal Drainage Letter for this proposed Forest Heights Properties subdivision.

The southward loop of FHC crosses a tributary wetland of Burgess Creek (identified in the Forest Heights Properties Drainage LEtter Drainage Letter as Wetland F which flows across Redtail Ranch, my land, and then Forest Heights Properties Subdivision Lots 2 and 3.

The old FHC road then makes a right angle to the west and runs westerly along the north-facing shoulder of Drainage F, crosses the main stem of Burgess Creek, and then loops back to the north to rejoin the main stem of Forest Heights Circle, more or less along the alignment for the flagpole of Lot 3 and across the east boundary of Lot 2. The north-trending final segment of FHC was a 60-foot easement west of Parcel ...100.

These sub-watersheds on Forest Heights Properties Subdivision are very small and all originate at the crest of the Palmer Divide (7704 feet) which is just hundreds of feet east of my east property line which is also the N/S Section 9 Center line. The largest tributary within the 80 ac area is labeled Burgess Creek, and all other identified drainages on the subdivision are smaller tributaries of Burgess Creek.

I own two wetlands: one is the main stem of BurgessCreek which crosses under the east end of Forest Heights Circle, and the smaller tributary to the south, which used to be crossed by Forest Heights Circle. As a 50+ year property owner whose house is located between t these wetlands, I am very familiar with their season hydrology.

You can still see the "footprint" of Forest Heights Circle on all Google Earth photos between 1999 and 2015. This footprint was compromised after post-fire mechanical logging, continued grass growth and no use of the former road on Lots 2, 3 and 4 so it is quite faint in the 2019 Google Earth Photo.

In 1960, Mr. Harry Gorman (a home-builder, and Founder of the *Black Forest News*), built a home on what is now Parcel 5209000100 (Bauers). In 1961 Gorman sold both his new house and the *Black Forest News and Divide Courier* to Miles and Opal Roper. They owned and operated the newspaper for over 20 years until the early 1980s.

Ropers home burned in 1965, and was rebuilt. There have been several other owners of Parcel ...100 after the Ropers moved to

Texas in the early 1980s after selling the BF News to Chuck Mattson. This house was a rental under its third owner owner (Dana Lowrey) and was destroyed in the 2013 fire. Bauers subsequently purchased the burned/clearcut lot (...100) and built their present home in 2017.

As an aside – Roper's sold the Black Forest News to Chuck Mattson in the early 1980s and I bought the Newspaper in 1997 from Mattson and published it for seventeen years until 2014 – after the fire. So Forest Heights Circle was home to the local newspaper for most of the Black Forest News' 54 years!

The Parcel (...050) now occupied by Jon P. Didleaux et al. (approx 2.5 ac), has had a post-fire manufactured home now since the 2013 fire.

Both Jon P. Didleau and Phyllis have built new homes since the 2013 fire on respective parcels established well before the 2013 fire and are not part of the Forest Heights Properties Submittal for subdivision.

So when I came in 1969, there were two parcels with houses on Forest Heights Circle, both on the south side (Didleau Parcel ..050 and Roper's Parcel ...100)

Alan von Ahlefeldt and I purchased 10 ac at the east end of Forest Heights Circle (Parcel...108) in November of 1969, built the house (which burned in 2013) in 1970. During the mid-1970s we also bought an existing adjacent 4.51 ac parcel which ran across the east end of Forest Hts. Circle in the mid 1970s and combined it with the original 10 ac ...108 parcel.. (I think the smaller parcel was intended to be 5 ac, but was evidently undersized.)

The old Forest Hts Circle roadcut turning to the south from the cul de sac became our new driveway, and we continued to keep that south- trending and most of the west-trending old FHC road open, because we cut hay on the meadows and used the old Forest Hts Circle for the haying access.



Haying the Big Meadow on Burgess Creek, south of the east end of Forest Heights Circle

So the von Ahlefeldt home, which was built in 1970 (and burned in 2013) fire, was the third house on Forest Hts Circle – all three homes were on the south side. A new home has been built on Parcel ...108 since the 2013 fire.

My husband's student teacher, Jay Engeln and his wife, Priscilla, purchased what is now Phyllis Didleau's lot (north side at the east end. at 8250 FHC (Parcel 5209000081).

They built their home in about 1973 and sold it to Tom and Donna Roberts in 1982. Jessee Province bought it in 2004 and sold to Phil Wells (son of Robert and Doris Wells) in 2007. This house and property burned in 2013 when it was under the ownership of Phil Wells who was also the Administrator of the Wells Trust land (the subject of the present subdivision, which included the road and the other undivided Wells property, ~35 ac total).

The Didleau(x) family of three bought the 35+ Wells Trust land in 2017. This is now the subject of the Forest Heights Properties subdivision including the four proposed new lots, and two tracts of the three-tract road defined in the Submittal Plat.

The next property of the 80 acre piece to be sold, and have a house built after the Engeln home about 1973, was actually accessed off Herring, but borders Forest Hts Circle at its west end (Parcel ...087) .

That house was built in 1971 by John Curtis, a plumber by trade, and later bought by Peter Burleson, who still owns the land with his family. The property, home, and barn all burned in 2013 and is vacant.

Parcel 5209000119 on the north side Forest Hts Circle, was purchased by Mary and Wally Walizewski, and they built a home in the late 1970s or early 1980s which was subsequently purchased by FJ Yonce in the 1990s. This house and property completely burned in the 2013 fire. Mr. Yonce can provide the details about why the 60' for the road was added to his parcel.

Leilani Ritchie's present lot was the last to be sold and built on before the 2013 fire (Parcel 5209000103). Like all the other homes on Forest Heights Circle the Ritchie home also burned in the 2013 fire and she rebuilt.

Dumler and Self's homes did not burn, but suffered smoke damage in the 2013 fire.

Charles and Shirley Bauer purchased the original 1960 lot owned by Gorman, Ropers and others (Parcel 5209000100) after the 2013 fire, and have built a new house and barn.

Thus at the time the Wells Trust Land purchased by the Didleau/Didleaux family in 2017, there were three established lots with new post-fire rebuilt homes with Forest Heights Circle addresses north of the road, and three lots with new post-fire rebuilt homes with Forest Hts. Circle addresses south of the road.

So in summary, you can see that Phyllis Didleau has been a resident of Forest Hts. Circle the longest (on two different parcels) since about 1968, I have been a property owner (and resident most of the time) since 1970 of Parcel 108, Jon P. Didleaux was a resident as a child in the 1960s-70's and Jon P. Didleaux acquired interest in the 2.5 existing lot owned by his parents after the 2013 fire, but before the family acquired the Wells Trust land in 2017.

Phyllis Didleau and her husband (John A.P. Didleau) purchased Parcel ...081 from Phil Wells after the 2013 fire and built their new house in 2014 at 8250 Forest Heights Circle – across the cul de sac from my parcel. The cul de sac and associated road between parcels ...081 and ...108 was within the Wells Trust holdings and we had ingress-egress rights.

The summary of this is that there are currently four pre-2013 Fire property owners adjacent to Forest Heights Circle who are not the Developers of Forest Heights Properties, and who MUST use Forest Hts Circle to access their property from Herring Road (Yonce, Ritchie, von Ahlefeldt and Bauers).

Three of these (Yonce, Ritchie and von Ahlefeldt) predate the 2013 fire. Chuck and Shirley Bauer, who purchased Parcel ...100, became residents after the 2013 fire in their house built in 2017 but must also access their parcels from Forest Heights Circle and are not Developers.

Parcel ...081 is Phyllis Didleau's private residence, built 2014 and built after the fire, but the parcel with a home on it, predated the subdivision and is not a part of the new four-lot Forest Heights Properties Subdivision other than providing a proposed 60' x 145' easement for the 100-foot diameter cul de sac and associated ditches at the north side of the east end of Forest Heights Circle as part of the Road Deviation Request. I own the property on the eastern and southern sides adjacent to the end of the road (present cul de sac).

Robert Wells 1950's 80 ac ownership originally included what is now Forest Heights Circle (cul de sac) (identified as Tracts A, B, and F in the Submittal. Tract F has been part of Yonce's Parcel ...119 since his purchase of a previously subdivided lot and house nearly 30 years ago.

ASSESSOR



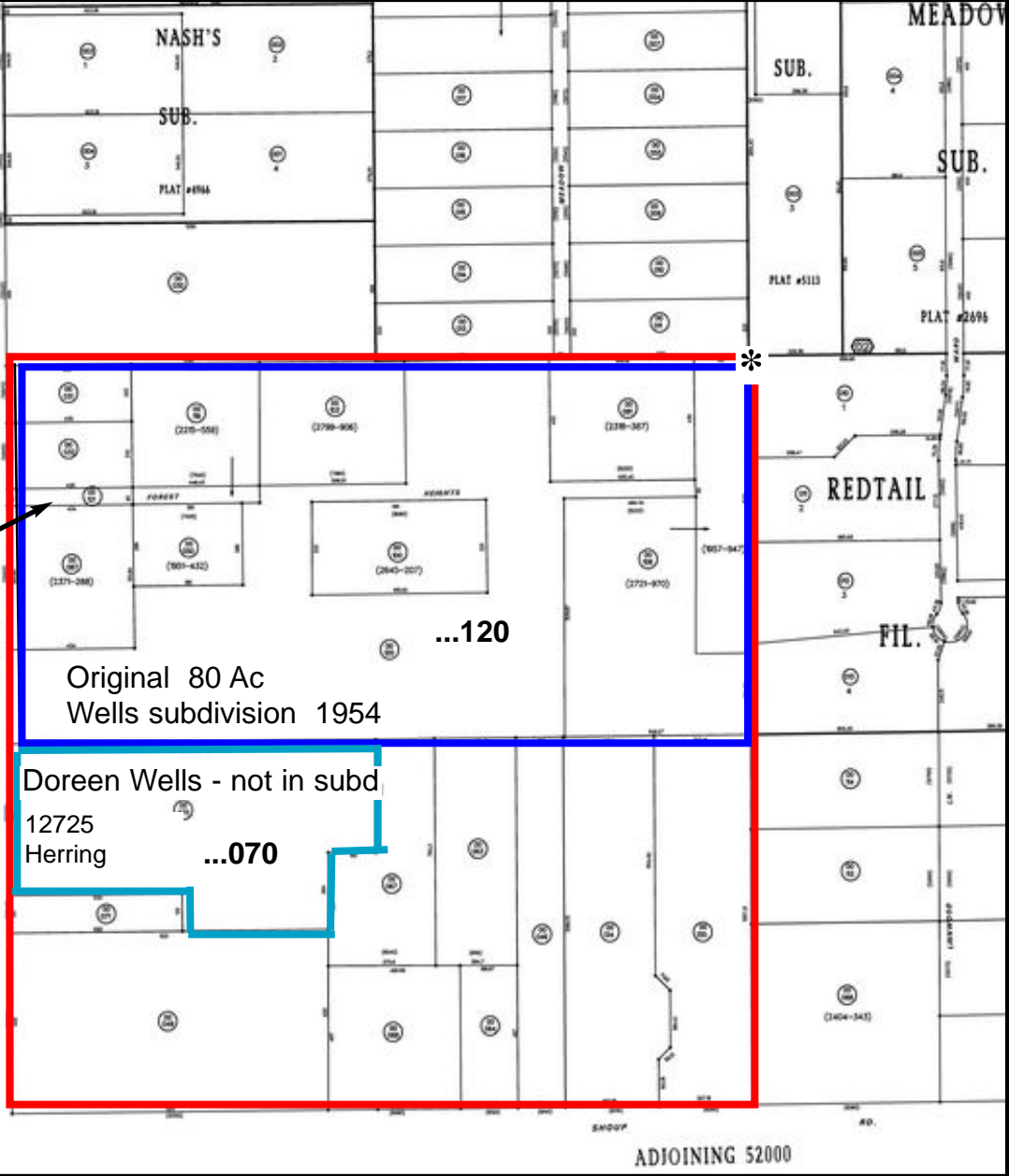
El Paso County Colorado



Rectangular Survey of One Section

...121

ADJOINING 52080



Original 80 Ac Wells subdivision 1954

...120

Doreen Wells - not in subd
12725 Herring

...070



June 30, 2020



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ADJOINING 52000

The Map above shows the southeast quarter of T12S R65 W Section 9 (outlines in red) from EPC Assessor Plat Map. The asterisk is * the center of Section 9.

The Forest Heights Properties' 2021 Subdivision Plat is bordered by the dark blue rectangle upper rectangle in this SE Quarter of Section 9. The dark blue boundary includes lot lines for all ten existing residential parcels subdivided to date from this 80 acre tract. The narrow tract at east end of Forest Heights Circle is now part of Parcel...108 . Plus road Tract A (Parcel...121) and Parcel ...120 which includes Tract B in the 35+ ac of the Subdivision proposal.

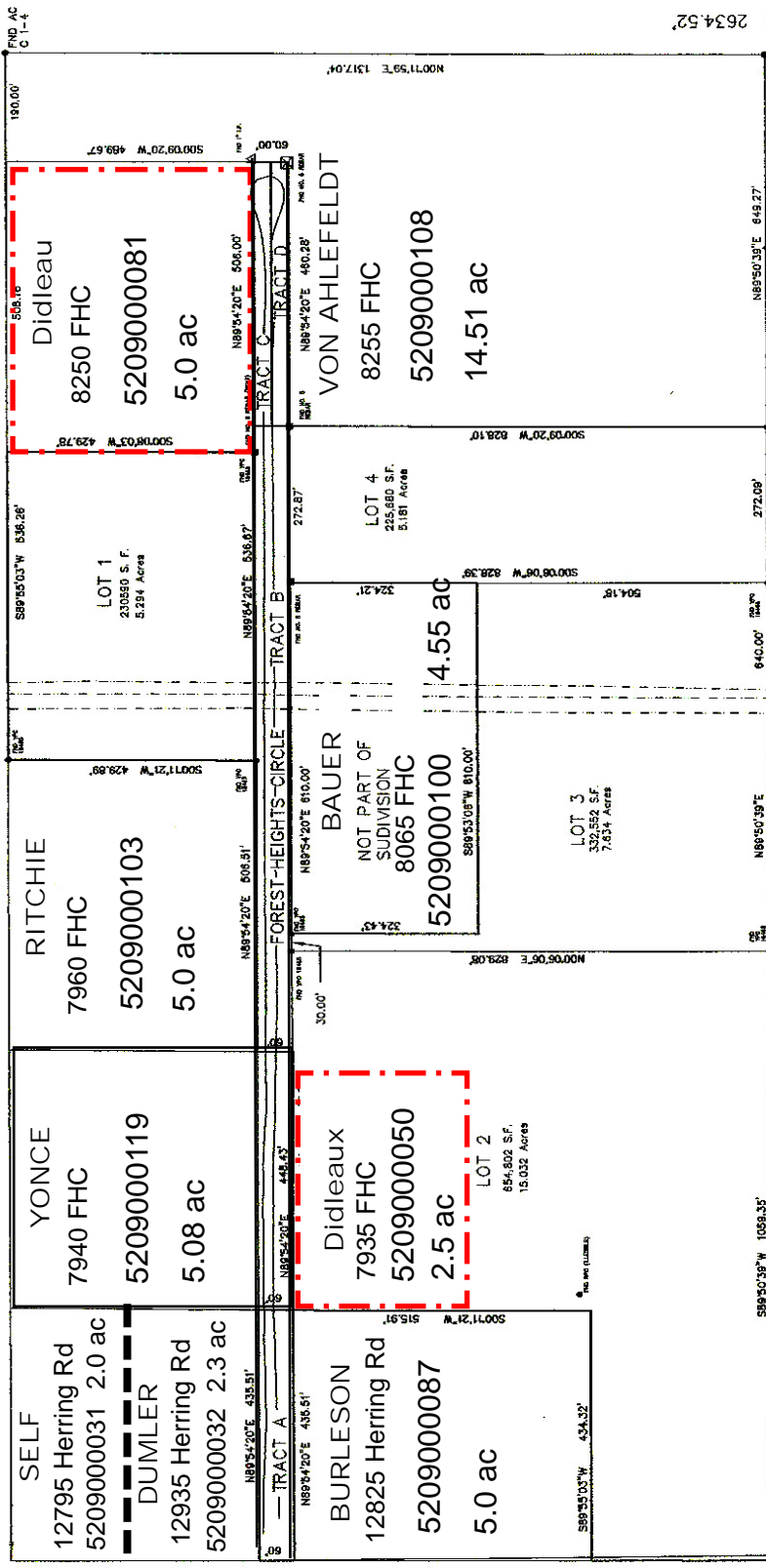
The smaller cyan-boardered polygon is Parcel ...070 which is currently owned by Doreen Wells, and is vacant, but which had the home of Ira and Edith Wolford (built in 1933) and later purchased by Robert and Doris Wells who built Forest Heights Circle and began the subdivision process for the 80 acre parcel (outlined in dark blue) in 1954.

Parcel ...121 is the vacant parcel,(Tract A of the Subdivision), intersecting with Herring Road at the left (west).

DIDLEAU SUBDIVISION

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

Lot labels (Names, addresses, Parcel Numbers, Acreages and red lot outlines for subdivision owners added. Basemap for subdivision was provided by LDC, Inc for Neighbors meeting on March 14. Lots 1-4 and Tracts A,B,C,D were labeled.



**Parcel 5209000070
16.52 ac
not in Subdivision
is addressed
12725 Herring Rd.**

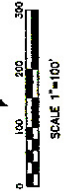
Annotations in **bold, red** & Address, Parcels, Acreage by JVA on Jan .2021 from LDC Map on 02-13-2020

Developer - also resident

ALL CAPS Current Owners of lots established since since 1950s on 80 ac

Note: Yonce's lot extends to the south across FHC - includes the 60' road area

- LEGEND:
- - FOUND NO. 5 REBAR
 - ▲ - FOUND 1" LP
 - - FOUND YELLOW PLASTIC CAP NO. 15465
 - - FOUND RED PLASTIC CAP NO. 34583
 - - FOUND ALUMINUM CAP C 1-4



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REVISIONS

NO.	DATE	BY	DESCRIPTION

PLANNING ENGINEERING
Land Consultants, Inc.

Project No.: 18070
Sheet: 1 of 2

DIDLEAU SUBDIVISION
SEC. 9, T12S, R65W, 6th P.M.

Google Earth Photo Essay of Forest Heights Circle Footprint 1999 - 2019

**by Judith von Ahlefeldt
Landscape Ecologist
8255 Forest Heights Circle**

Jan.. 2020

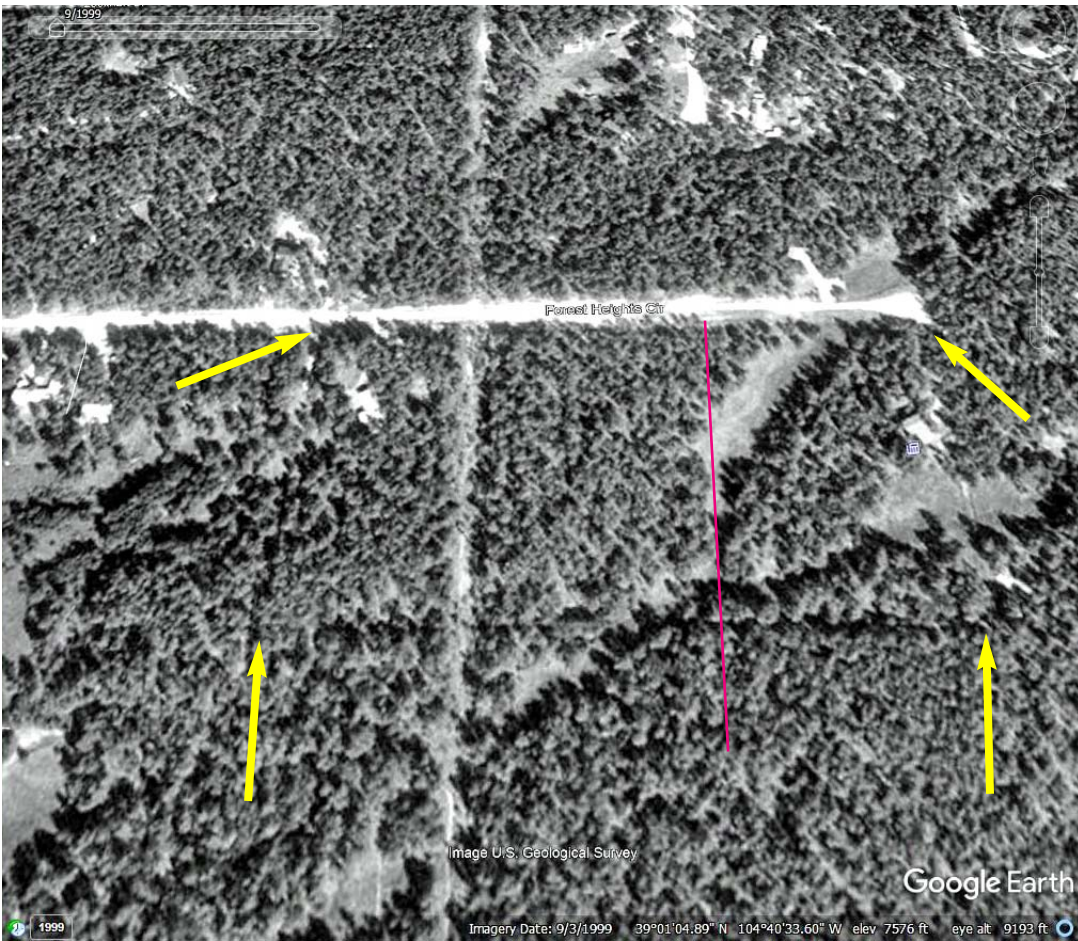
Forest Heights Circle was cut into 80 acres in T12 S R65 W Sec. 9 in Black Forest in 1954 for a 2.5 ac subdivision. Three 2.5 acre lots, and one 5 ac lot were sold and built on before the Administrative 5 acre Zoning minimum was done by El Paso County Board of Commissioner Resolution in 1965.

From 1970 until 2021, four other lots were sold, and custom homes were built and occupied. In 2017 the Didleau Family purchased the remaining unplatted land (~35 ac), which included the road except for the portion with Parcel 5209000119).

The footprint of Forest Heights Circle, roughed in during 1954, looks like a hanging rectangular flag on a pole, visible as a linear opening where trees were cut over half a century ago, is easily visible in Google Earth Photos from 1999 until the 2013 Black Forest Fire.

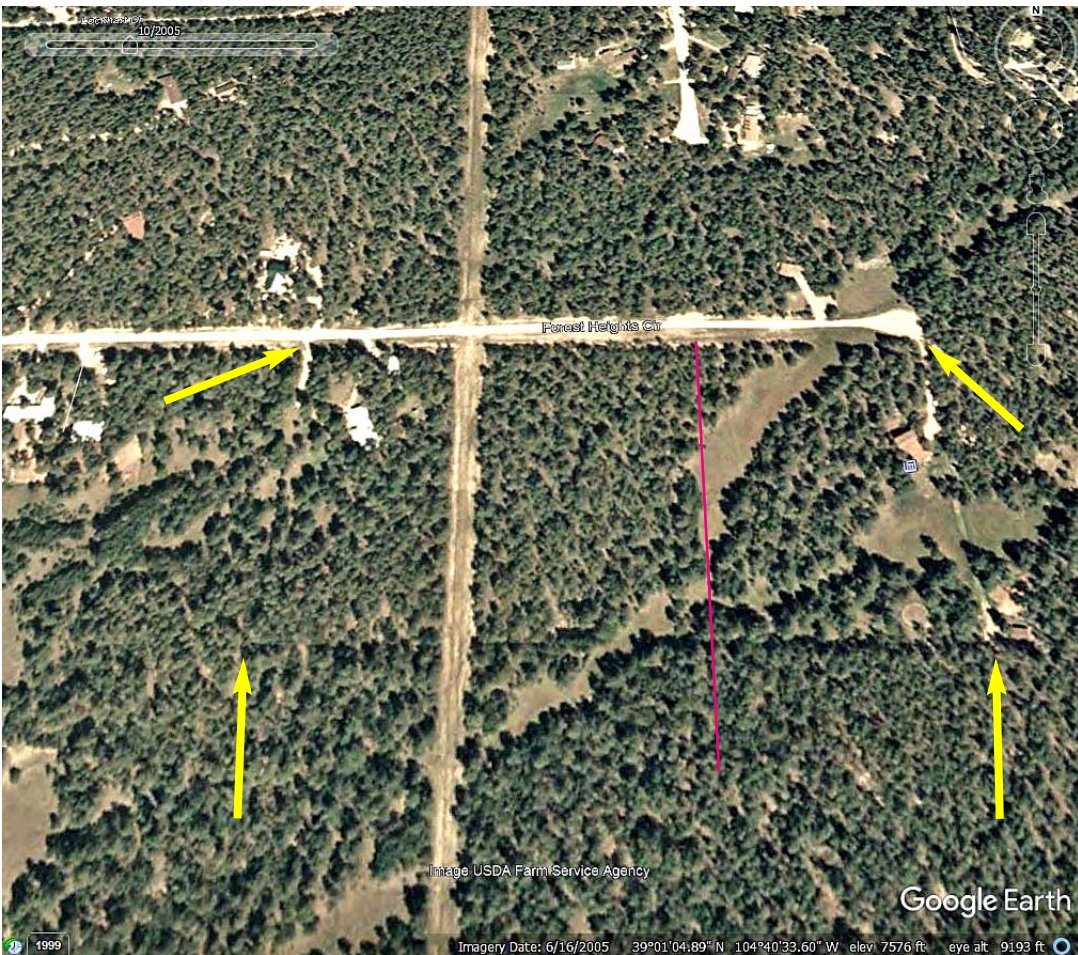
The footprint can still be discerned, with some difficulty, in post 2013-fire photos, but is increasingly faint in areas where post fire logging, heavy equipment scars, limb raking and grass growth has nearly obliterated it, or trees have fallen, removing the tree shadow visible in the road cut, especially in the 2019 photo.

The yellow arrows show where the road had 90-degree turns to form the circle back onto the longest portion of Forest Heights Circle extending to Herring Road.. Residual giant log and slash piles are cleanly visible in the 2019 photo on Lots 1 and 4.

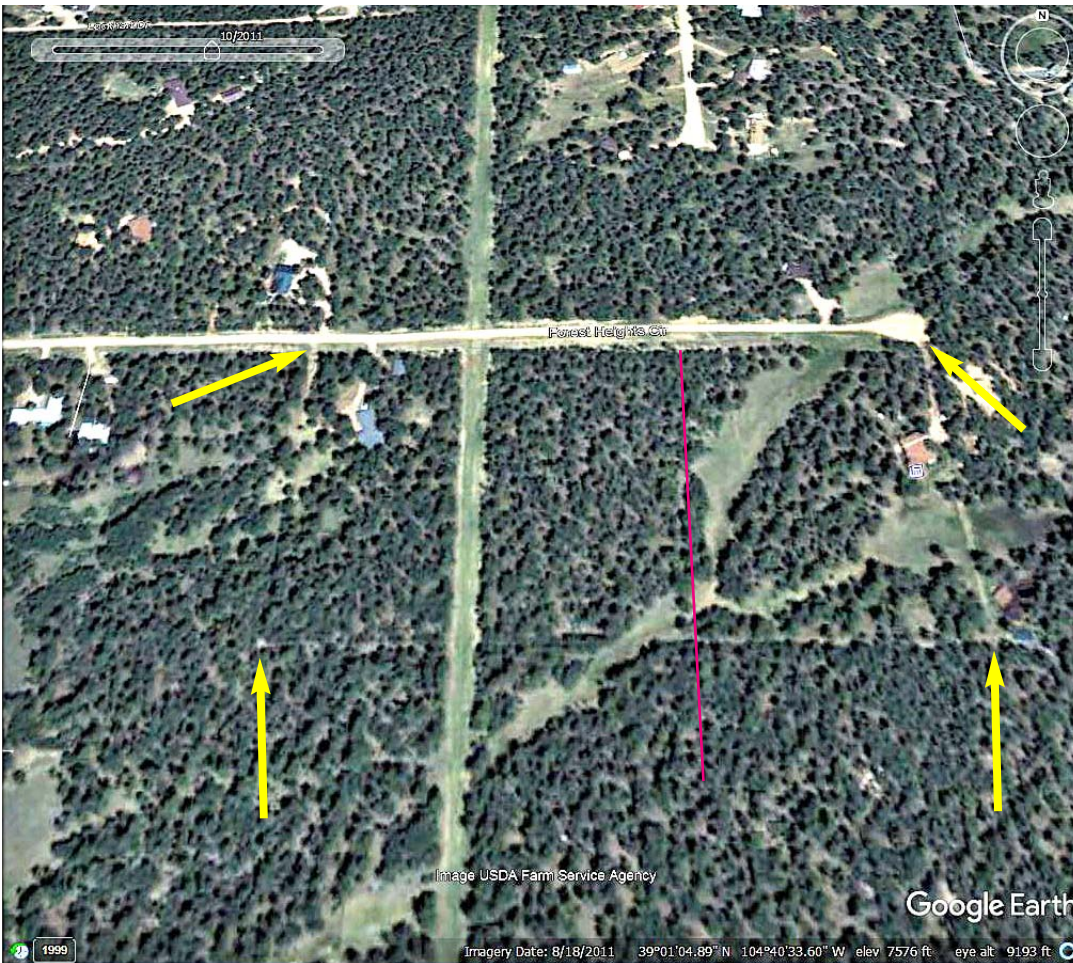


1999 B&W

Magenta line is
JVA's west property
line
Yellow arrows are
corners of original
Forest Heights Circle
built in 1954.

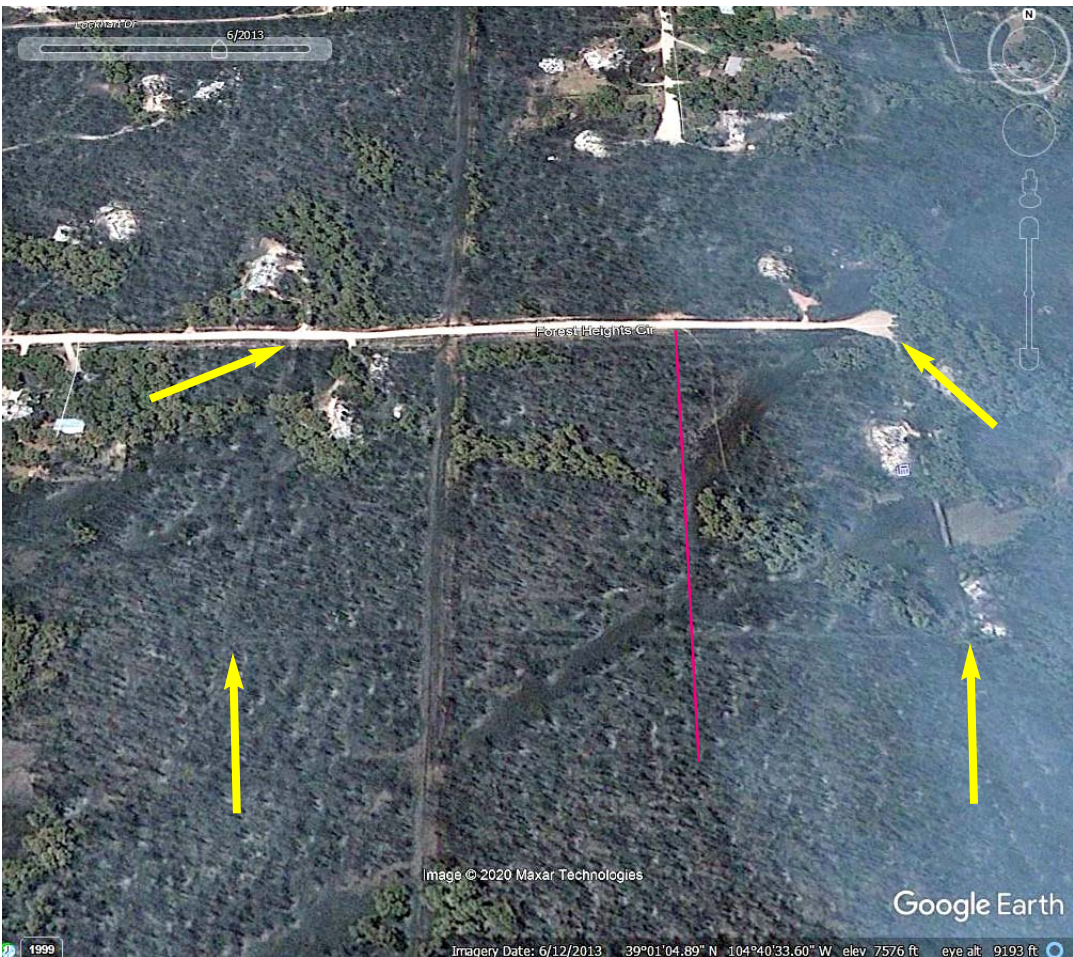


2005



2011

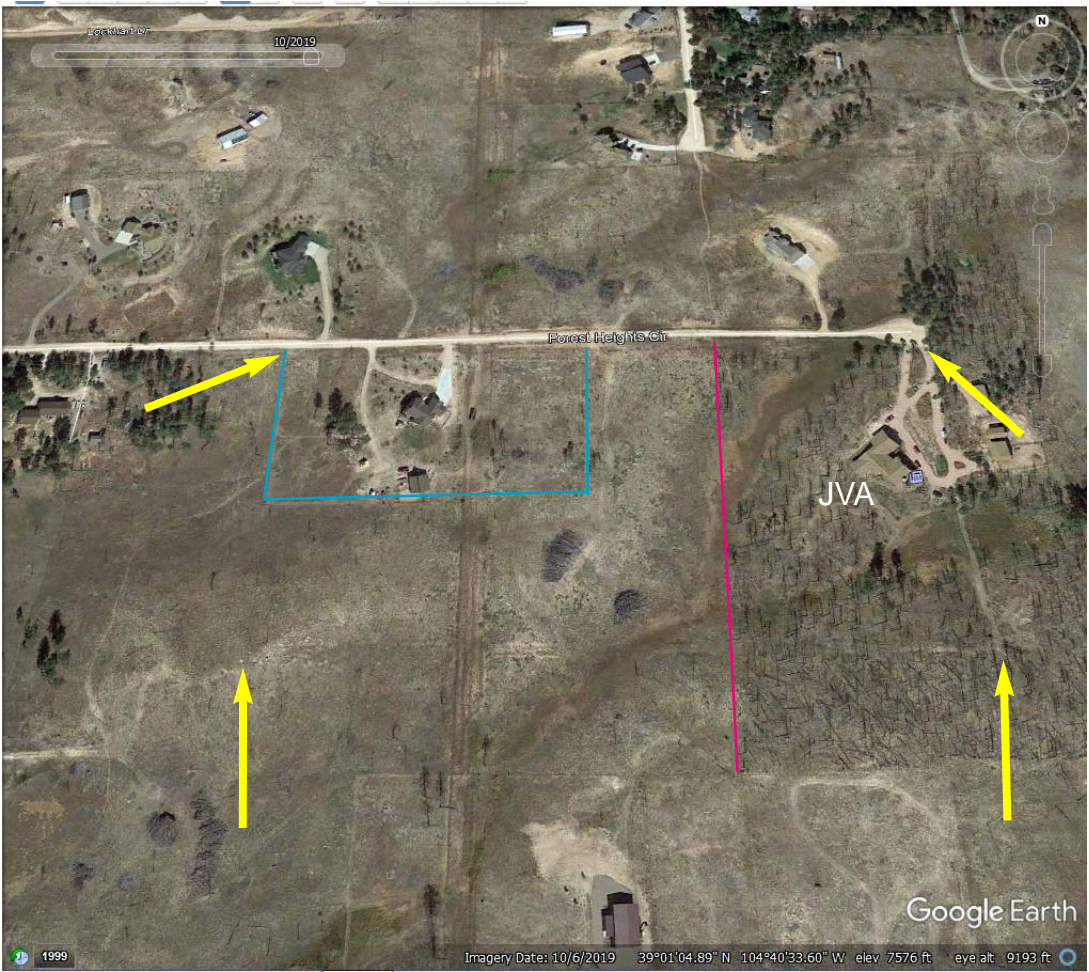
**Magenta line is
JVA's west property
line
Yellow arrows are
corners of Original
Forest Heights Circle
built in 1954.**



2013 (June 12)

**One day after the
2013 fire**

**All homes were cata-
strophically
destroyed. One out-
building survived on
my property
(Workshop - under
the NE arrow tail).**



2019

Severe mechanical logging and clearing has mostly eliminated the road footprint of Forest Hts. Circle on the west leg, and the portion west of JVA's land. JVA used the old road on her parcel and there is a faint clear area.

Six new homes have been built since the fire. North of Road are Yonce, Ritchie and Phyllis Didleau; south of road: Bauer (house and barn), and von Ahlefeldt (house, hay barn, horse barn also a workshop that did not burn (under tail of arrow) and Jon P. Didleaux to the west Lot 1 is above

(north) of Forest Hts. road label and Lot 4 is below. Lot 3 is south of Bauer and Lot 4 is west of JVA. Cyan line is approx property line of Bauer (fenced). Ritchie has irrigated lawn. JVA owns wetland swale meadows of Burgess Creek.

Lower photo is repeat of 2005 photo. Most of the trees with a little green after the fire had died by 2017. My best live trees now are at the end of Forest Hts. Circle.

