

**CITY OF WOODLAND PARK
STAFF REPORT**

PROJECT NAME: Local Historic Landmark Designation for 116 W. Lake Avenue (Griffith Cabin) (26-0182)

FROM: Karen Schminke, AICP, Planning Director

REQUEST: Consider recommending approval of a Local Historic Landmark Designation

LOCATION: 116 W. Lake Avenue with a legal description of Lots 7-12, Block 14B, Lake Addition, Woodland Park, Teller County, Colorado.

ZONING: Urban Residential (UR)

APPLICANT: Steve Plutt

LAND OWNER: Murray WP Cabin, LLC

PROCESS: September 1, 2026 Historical Preservation Committee Hearing
September 17, 2026 City Council 1st Reading of Ordinance
October 1, 2026 City Council Public Hearing

Background: On July 20, 2026, an application nominating 116 W. Lake Avenue (the Griffith Cabin) for consideration as a Local Historic Landmark Designation was submitted. Steve Plutt is the applicant and Murray WP Cabin, LLC, the property owner, signed the application and thereby consented to this application. In addition to the application, attached to this report is a copy of the Architectural Inventory Form for this property (5TL.3474) that was completed as part of the 2006-2007 Historical and Architectural Survey of the City of Woodland Park.

The subject property is located within the Lake Addition subdivision which was originally platted on March 8, 1890, by W.J. Foster, President, and C.C. Blodgett, Secretary, of the Woodland Park Town and Improvement Company. The property



Figure 1: Griffith Cabin South Elevation – Circa 1965

is located just north of Memorial Park and is bordered by Lake Avenue on the south, N. Center Street on the west, and W. Kansas Alley on the north (Figure 2).

The Teller County Assessors records estimate the date of construction for the cabin as 1899; neither the architect nor the builder/contractor are known. The Architectural Inventory form documents the following changes to the property over time:

- Circa 1935 a north addition was constructed, a small kitchen was removed prior to construction of the new addition which included a kitchen, bathroom and a bedroom.
- Circa 1940-1945 a [detached] garage was constructed.
- Circa 1960 the screen porch was enclosed with windows which came from a building at Fort Carson.

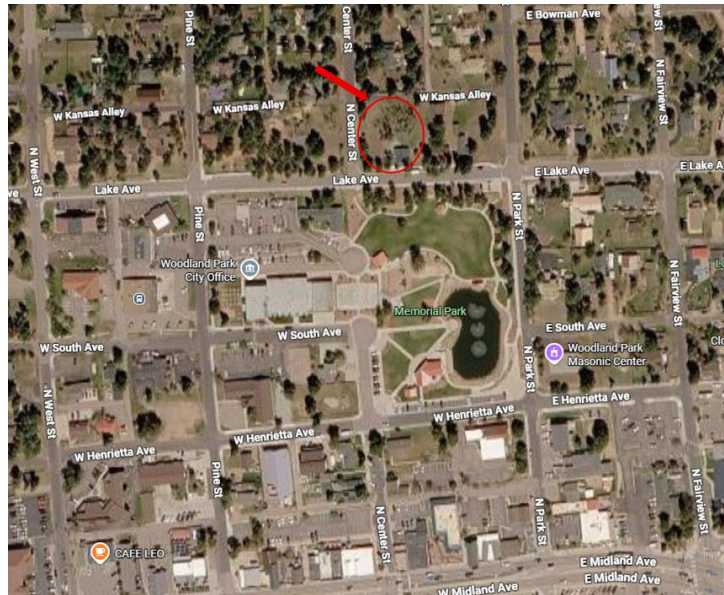


Figure 2: Aerial Photo – property location

The Architectural Inventory form provides the following historical background:

According to Eleanor Griffith the building was purchased by her mother-in-law Allie Griffith in 1926. Mrs. Griffith homesteaded land to the north of Woodland Park (now the Girls Scout Ranch) and purchased this house as a vacation home for recreation. At one time it overlooked the lakes that sat to the south of the property. She also ran an inn on the west side of Woodland Park during World War II. After her death, in approximately 1965, her son George P. Griffith became the sole owner. George Griffith passed away in 1973 and the house was bequeathed to Eleanor Griffith, his wife. The house is still owned by Mrs. Griffith.

The historic landmark application prepared by Mr. Plutt contains additional information regarding the Browning family that owned this cabin prior to its sale to the Griffith family in the early 1920's.

The general architectural description of the cabin reads:

This building is a rustic style cabin with vertical slab log siding with horizontal slab log banding. The roof is a hipped roof with exposed rafter tails and a composition shingle roof. There is an early addition on the north elevation and it has a gable roof.

Below is a current picture of each of the elevations of the cabin as well as the information for each façade documented in the Architectural Inventory form.



Figure 3: Griffith Cabin South Elevation 2026 – This elevation is an enclosed porch with multi-lite casement windows with fixed side Lites. A door opening has been modified and is now a multi-lite window. This is the main entry with a non-historic overhead door and a non-historic flush roof.



Figure 4: Griffith Cabin West Elevation 2026 – The porch wraps around on to this elevation at the south end and has another multi-lite casement window with sidelites. The main house has vertical log slab siding with a horizontal slab log siding band at about 3'-0" above grade. The windows on the oldest portion of the building is 6/6 double hung wood windows. The gable addition has a nine lite sliding window.



Figure 5: Griffith Cabin North Elevation 2026 – This is the gable end of the addition. There is a multi-lite entrance door into the kitchen, two small six lite slider windows and a small multi-lite window in the bathroom.



Figure 6: Griffith Cabin East Elevation 2026 – There is a large multi-lite casement window with sidelites on the east end of the gable addition and one 6/6 double hung window on the main house. There is a matching multi-lite casement window with sidelites at the east end of the porch.

The Architectural Inventory form documents the following regarding the detached garage that was estimated to have been constructed 1940-1945:

There is a gable roofed barn/garage at the north side of the property. The building is clad with vertical slab log siding with a horizontal slab log band. The roof is clad in composition shingles.



Figure 7: Detached Garage viewed from W. Kansas Alley in 2024

The 2006 survey report identified several areas of significance for Woodland Park:

- Woodland Park and the Ute Indians
- The Gold Rush and Woodland Park (1857-1913)
- The Railroad Come to Woodland Park (1883-1949)
- Lumbering and the City of Woodland Park (1873-1936)
- Tourism and Woodland Park (1887-1955)

The area of significance of this property is documented as “Entertainment/Recreation” with 1926-1956, 1935 being the period of significance. The following is a more detailed statement regarding this significance:

The house is significant as a rustic style building blends in with its surroundings where the vegetation has remained native and natural. The building is intact with the exposed rafter tails, decorative vertical slab log siding with horizontal slab log siding banding. The period of significance was determined to incorporate the north addition which was constructed in 1935. Entertainment/Recreation – the building is significant for its use as a vacation home of the Griffith family. It has been owned by the Griffith family since 1926 and was purchased as a summer and weekend home by Allie Griffith who owned land to the north of town.

The following is an assessment of historic physical integrity of the structures related to significance:

The building is intact except for the north addition and the installation of the windows on the porch. The north addition falls within the period of significance. Although the window modification falls outside of the period of significance, the style of the windows are compatible with the rustic style of the cabin, since they came from a historic building at Fort Carson. Similar windows can be seen at several locations within the town, examples are the Bergstrom House at 110 E. Lake and Kendra Halliwell Residence at 105 E. Bowman.

In addition to being eligible for local landmark designation, the Architectural Inventory form identifies this property as being eligible for the National Register since it meets the criteria where it,

Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack.

As part of this application review process, the application was routed for review and comment to a number of City departments and other agencies. To date, the only comment received was from Pikes Peak Regional Building Department who responded, "Attachments reviewed. I have nothing to add."

Criteria: In accordance with Resolution No. 602, Series 2003, the Historical Preservation Committee shall evaluate the nomination in regards to the following criteria for a Local Landmark Designation:

1. The structure should be at least fifty years old.
2. The property is historically significant through one or more of its:
 - a. architectural design;
 - b. association with an historical event, period or person;
 - c. physical impact and location within the City of Woodland Park; and
 - d. potential to provide important information concerning the history of Woodland Park.
3. The structure should have sufficient original or accurately restored materials that maintain its original historic character.

Findings: The Architectural Inventory form documents the following applicable local landmark designation criteria for the Griffith Cabin:

1. The Griffith Cabin at 116 W. Lake Avenue is more than 50 years old, having been built in 1899.
2. It is historically significant through its architectural design (2a.) and through its physical impact and location within the City of Woodland Park (2c.).
3. It has sufficient original or accurately restored material that maintains its original historical character.

Historical Preservation Committee Recommendation: After a public hearing on September 1, 2026, the Historical Preservation Committee recommended City Council approve an ordinance designating 116 W. Lake Avenue, Woodland Park, Colorado, as a Local Historic Landmark based upon the findings stated above.

Should City Council concur with the Historical Preservation Committee's recommendation, Council should approve Ordinance 1346, Series 2026, an Ordinance of the City Council for the City of Woodland Park, Colorado designating a local historic landmark for 116 W. Lake Avenue (the Griffith cabin) as requested by Steve Plutt, a citizen of the community.

Attachments:

- Historic Landmark Designation Nomination Form from the applicant
- Colorado Architectural Inventory Form (OAHP1403) prepared by Barbara Dardem. R.A., August 2006
- Resolution 602, Series 2003 – Criteria for Local Historic Landmark Designation