



Historical Preservation Committee
Tuesday, September 1, 2026 – 4:30 PM
City Hall – 2nd Floor Conference Room
Minutes

1. **Call to Order and Roll Call:** Chair Glauth called the meeting to order at 4:30 p.m.

Members present: Chair Glauth, Vice Chair Linda Allred, Larry Black, and Eric Simonson. Steve Plutt was present via Zoom. Staff members present included Code Compliance Rick Dieter on AV, Planning Director Schminke and Permit Technician Amy Wolin via Zoom. City Council Representative Jeff Geer joined the meeting after Item #3: Public Hearing - Local Historic Landmark Designation for 116 W. Lake Avenue.

Members Absent: David Langley.

2. **Approval of Minutes – August 4, 2026:** Mr. Black motioned and Mr. Simonson seconded to approve the August 4, 2026 as presented. Motion carried unanimously by voice vote.

3. **Public Hearings – Local Historic Landmark Designation for 116 W. Lake Avenue (26-0182):** Consider a request to designate 116 W. Lake Avenue a Local Historic Landmark, a request by Steve Plutt (Applicant) and Murray WP Cabin, LLC (Property Owner). The subject property is located at 116 W. Lake Avenue with a legal description of Lots 7-12, Block 14B, Lake Addition, Woodland Park, Teller County, Colorado, and is zoned Urban Residential (UR). (QJ)

Director Schminke presented the staff report. 116. W. Lake Avenue, also known as The Griffith Cabin, is located on Lake Avenue north of Memorial Park, bounded on the west by Center Street, on the north by Kansas Alley, resulting in three street frontages. It is part of the Lake Addition to Woodland Park, which was platted in the 1890's. It is zoned Urban Residential (UR). The applicant is Steve Plutt and the property owner is Murry WP Cabin, LLC.

The City has embarked on two different architectural or reconnaissance surveys. The 2006 Historical and Architectural Survey's study area focused on the oldest buildings in the commercial district along Hwy 24, the surrounding residential areas, and several area guest ranches. It documented 39 resources, eight of which met the criteria for the National Register. Many are also eligible for the local register. This particular property was part of this 2006 inventory. The 2016 Reconnaissance Survey's study area focused on Lake Addition. 27 buildings were identified for reconnaissance documentation; two buildings and a park were identified for intensive documentation. Two resources are eligible for the National Register, and six buildings have been listed or are eligible for the local register.

Director Schminke reviewed the history of building changes: it was constructed in 1899; the architect and builder/contractor are unknown. A north addition was constructed circa 1935, a small kitchen was removed prior to construction of the new addition which included a kitchen, bathroom and bedroom. Circa 1940-1945, a detached garage was constructed on the northeast side of the property. Circa 1960, the screen porch was enclosed with windows which came from a building at Fort Carson. The rustic style cabin has vertical slab log siding with horizontal slab log banding, a hipped roof with exposed rafter tails, the roof is composition shingle, and the early addition on the north elevation has a gable roof. She then showed slides of photos taken in 2026 of each façade: The south elevation (facing Lake Avenue) 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 non-historic flush roof. The west elevation porch wraps around on to this elevation at the south end and has another multi-lite casement window with sidelites. The main house has a vertical log slap siding band at about 3' above grade. The windows on the oldest portion of the building are 6/6 double-hung wood windows. The gable addition has a nine-lite sliding window. The north elevation looks quite a bit different since this is the gable end of the building. 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. The east elevation contains 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 2006 Inventory also included the detached garage, which is a gable roofed barn/garage at the north end 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.

The significance of the property was reviewed under several areas including:

Area of significance: "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 north of town.

Period of significance: 1926-1956, 1935 – The period of significance was determined to incorporate the north addition, constructed in 1935.

The house is significant as a rustic-style building that 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 and horizontal slab log siding banding.

The Historic Physical Integrity 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 window style is comparable with the rustic style of the cabin, since they come from a historic building at Fort Carson. Similar windows can be seen at several locations in Woodland Park, like the Bergstrom House at 110 E. Lake and the Kendra Halliwell Residence at 105 E. Bowman.

This property is eligible for the National Register because its distinctive rustic architecture “embodies the distinctive characteristics of a type, period, or method of construction.”

This case was sent out for referral to the DDA, Main Street, PPRBD, the City Clerk and the City Manager. PPRBD had no comments or concerns about this proposal. The case was publicly noticed and posted as required by the City’s Municipal Code and the Unified Development Code.

The Local Landmark Designation Criteria per Resolution No. 602, Series 2003 are met:

1. The structure should be at least 50 years old.
2. The property is historically significant through one or more of its:
 - a. Architectural design;
 - b. Association with a 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.

Staff recommends the HPC move to recommend City Council approve an ordinance designating 116 W. Lake Avenue, having a legal description of Lots 7-12, Block 14B, Lake Addition, Woodland Park, Teller County, Colorado, as a Local Historic Landmark based upon the findings stated above.

Chair Glauth confirmed that the property does not have to meet all of the criteria, it really has to meet one of the four criteria in #2. Director Schminke clarified that there are three main criteria, #1 is that the structure is at least 50 years old, #3 is that it has significance to the history of Woodland Park, both of which are met. Criteria #2 has four main components, and this property meets 2a & 2c. The case only has to meet one sub-criteria under Criteria #2. Chair Glauth would like to have some further discussion on the criteria at a future meeting.

The applicant, Steve Plutt, of Lake George, CO, presented a pre-recorded PowerPoint presentation for the LHL Designation for 116 W. Lake Avenue. The owner is Murry Woodland Park Cabin, LLC. 116 W. Lake Avenue currently consists of Lots 7-12, in Block 14B, of Woodland Park’s Lake Addition. This addition was first established as Block 14 on March 8, 1890, by the Woodland Park Town and Improvement Company. It was replatted on June 17, 1899, which created Block 14B. According to the Teller County Assessor’s Office, the home built in 1899. It is currently a four-room single-family residential stick-built home of 770 sf with beautiful knotty pine interiors. It has a hip gabled single roof with slab siding and rests on a concrete foundation.

This nomination fulfills the following criteria necessary for a local landmark designation:

1. *The structure should be at least 50 years old:* Constructed in 1899 as per the Teller County Assessor, the 116 Lake Avenue cabin is 127 years old
- 2b. *The property is historically significant through its association with a historical event, period or person:* This heritage building belonged to several historically significant people over the decades. One owner was a Brownie, who were major players in the 1890s Woodland Park. Another was a Colorado suffragette who was also the founder of the

Bahai faith community in Denver. Another was a major figure in the classical music world throughout the western United States, and his wife, who lived in Woodland Park with him, was a Hollywood movie actress who worked with the likes of Bob Hope and Jack Benny. The current owners have a history in Colorado going back seven generations; they are Colorado pioneers with deep roots throughout the state and the Pikes Peak Region. They even traded with the Ute Tribe and supplied Cripple Creek miners with dry goods. The ownership history of 116 Lake Avenue is unlike any other home ownership in Woodland Park. They were all prominent figures in the historical chronicles of Woodland Park.

3. The structure should have sufficient original or accurately restored materials that maintain its original historic character: The main structure of 116 Lake Avenue remains entirely in its original condition. In 1949, the building was added on to. The addition has accurately restored materials that maintain the original historic character.

From 1900 to 1905, Teller County was the possessor of this property and all other lots in Block 14B as the taxes were overdue. In 1901, the County put some of the lots up for auction. In that sale, Julia A. Brown paid the back taxes on two lots that had been delinquent since 1896. In 1906, Brown became the legal owner of the lots for a grand total of \$14.78. Julia Porter was born in New York in 1845. In 1865 she married Linus Brown and had seven children, including a daughter, Lizzie Brown. By 1900, the family living in Manitou Park, were neighbors with the Spillman's, the Workman's, the Lacy's, and the Templeton's, all of whom were area pioneers. In 1902, Lizzie married Frank Burnett Browning, the son of Woodland Park pioneer William Browning and Henrietta Molex, two early pioneering families and well-respected members of the Woodland Park community. The family names are used today as street names in Woodland Park. When Lizzie's father died, her mother, Henrietta then married Daniel Steffa (another famous name in our local history). In 1913, Teller County sold at auction to Lizzie, Lots 7 & 8, Block 14B, for a grand total of \$2.96. By August of 1921, Lizzie had ownership of her mother's lots that consolidated the four lots into the large property it is today.

On December 2, 1909, the lots and home were purchased by Mr. Leo Bryant and his mother, Allie. Allie Bryant was famous in Colorado. While living in Denver, she was the assistant director of the Metaphysical School of Denver, and was associated with the National Divine Science Congress. In 1898, she also served on the executive board of the Civic Club of Denver. She was also a suffragette as far back as 1893. She was very involved in the passage of the 19th Amendment. She was also a member of the Colorado branch of the Woman's Club Movement of America. In 1900, she helped establish the Baha'i faith in Denver, the first town in Colorado to have such a group. From that point on, she dropped her name Allie and went strictly by Mrs. A.M. Bryant. Allie and Leo also owned several other cabins in Woodland Park, which generated income as short-term rentals in the summertime. Besides her well-known son, Woodland Park resident Allie Bryant was also the mother to a famous daughter, Samantha, who spend 18 months on the battlefields of France during WWI, caring for soldiers. Samantha became famous throughout America for her brave service and was the only woman to receive the French award, the Croix de Guerre, which is awarded for acts of heroism in combat with the enemy.

Leo Bryant and his wife, Jeannie, spent many summers at 116 W. Lake Avenue. Leo studied violin and piano under several of the best masters in New York and Chicago. He was talented and a pioneer symphony violinist and teacher in the Los Angeles area and throughout the western US, where he also led orchestras and taught music. He met his future spouse, Jeannie Morgan, when she was with a troop of professional actors and musicians. They were married in 1901. Jeannie Morgan was known professionally as Jane Morgan. She was a British-born American actress and singer, whose career encompassed concert halls, vaudeville, the legitimate stage, radio, television, and film. She played before audiences for more than 60 years, first as a classical violinist and later as a popular character actress, playing opposite such Hollywood stars like Bob Hope, Jack Benny. She closed her career playing the gossipy, nosy landlady, Mrs. Davis, on the radio and television versions of Eve Arden's *Armistead Loveless* Show in the 1950's.

In 1921, the Bryants sold the property to Allie A. Griffith. She was married to traveling salesman Joseph Griffith and had a son named George. George graduated from Colorado Springs High School (now Palmer High School) and enlisted in the US Army during WWI, where he served in France with the 32nd Division of the 120th Field Artillery, attaining the rank of sergeant. In 1930, George worked for Henry Johns at the Johns' Sawmill in Manitou Park. He also boarded at the Johns' residence along with area pioneer Clyde Denny.

In 1934, George married Colorado Springs native Eleanor Hastings, who graduated from Colorado Springs High School in 1931. She then attended Colorado College and graduated from the University of Colorado in 1938. Her first assignment as a school teacher was at the Woodland Park schools. After George's death in 1972, Eleanor was the legal owner of the Woodland Park lots.

The rear of home was added onto in 1949, this now serves as the kitchen area. He showed photos from circa-1950s that show the view from the property of Pikes Peak, Memorial Park and lake, the old Community Church, and the old Shadowland Dance Pavillion.

Chair Glauth thanked Mr. Plutt for the documented history now attached to the application.

Mrs. Murry, the owner, thanked the HPC, her son, Steve Plutt and Mr. Black for taking interest in this property and working on the LHL application.

Chair Glauth then noted that the City Council Public Hearing is scheduled for Thursday, October 1, 2026, at 6:00 PM. Mr. Plutt can present the PowerPoint via Zoom, issues like the volume will be troubleshooted before the City Council meeting.

Chair Glauth pointed out that if the LHL designation is approved, Mr. Plutt and Mrs. Murry need to consider the building name for the LHL plaque. According to the 2006 Architectural Survey, the building is referred to as the "Griffith Cabin." Mr. Plutt suggested "Griffith Cabin" or "Murry Cabin" as the Murry family has owned it for over 100 years. Vice Chair Allred confirmed that the garage is part of the LHL application and designation as it has the architectural integrity and is part of the same period of significance as the house.

MOTION: Mr. Black motioned and Mr. Simonson seconded to recommend City Council approve an ordinance designating 116 W. Lake Avenue, having a legal description of Lots 7-12, Block 14B, Lake Addition, Woodland Park, Teller County, Colorado, as a Local Historic Landmark.

Yes: Unanimous by voice vote.

No: None.

The City Council Public Hearing is scheduled for Thursday, October 1, 2026, at 6:00 PM.

Chair Glauth thanked Mr. Plutt for his work on this case. Council Member Geer joined the meeting at the dais.