



City of Woodland Park

City Council

August 6, 2026 at 6:00 PM

AGENDA

Revised Agenda 08.03.2026 *Moved Executive Session to end of meeting, added 2006 and 2016 historical reports to Item 9a and added Utilities Advisory Committee Appointment

1. **CALL TO ORDER AND ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **CEREMONIES, PRESENTATIONS AND APPOINTMENTS**
 - A. Woodland Park Boy Scouts Troop 230 (Julianne)
 - B. CIRSA Safety Award, Suzanne Leclercq
 - C. Katherine Lowry, Teller Senior Coalition Presentation
 - D. Planning Commission Appointment (A) (Presenter: City Clerk Mendoza)
 - E. Utilities Advisory Committee Appointment (A) (Presenter: City Clerk Mendoza)
4. **ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA**
5. **CONSENT CALENDAR**
6. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA (1)**
7. **WORK SESSION**
8. **UNFINISHED BUSINESS**

(Public Comment may be heard)
9. **ORDINANCES ON INITIAL POSTING**

(Public comment may be heard)

 - A. Approval of Ordinance No. 1526, Series, 2026, on initial posting, An Ordinance of the City Council for the City of Woodland Park, Colorado Designating a Local Historic Landmark for 209 E. Midland Avenue (the Vos Building) as Requested by Steve Plutt, a Citizen of the Community, and set the public hearing for August 20, 2026. (QJ) (Presenter: Planning Director Schminke)
 - B. Approval of Ordinance No. 1529, Series 2026, on initial posting, An Ordinance of the City Council of the City of Woodland Park, Colorado, Amending Title 8 of the Woodland Park Municipal Code, Regarding Health and Safety, to Include the Declaration, Prevention, and Abatement of Nuisances and setting the public hearing for August 20, 2026 (L) (Presenter: City Attorney Williams)
 - C. Approval of Ordinance No. 1530, Series 2026, on initial posting, An Ordinance of the City Council for the City of Woodland Park, Colorado, Amending Multiple

Titles of the Woodland Park Municipal Code Regarding Code Penalties and Violations and setting the public hearing for August 20, 2026 (L) (Presenter: City Attorney Williams)

10. PUBLIC HEARINGS

(Public comment may be heard)

- A. Woodland Social Transfer of Tavern Liquor License located at 110 W. Midland Avenue, Woodland Park (QJ) (Presenter: City Clerk Mendoza)

11. NEW BUSINESS

(Public comment may be heard)

12. REPORTS

(Public comment not necessary)

- A. Mayor's Report
- B. Council Reports
- C. City Attorney's Report
- D. City Manager's Report

13. ADJOURNMENT

- A. **ADJOURNMENT TO EXECUTIVE SESSION FOR THE FOLLOWING PURPOSES: for conferences with the City Attorney for the purpose of receiving legal advice on specific legal questions, pursuant to C.R.S. 24-6-402(4)(b), and for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators, pursuant to C.R.S. 24-6-402(4)(e)(I), and in particular: Discussion of potential future amendment to The Sanctuary and Sturman Industries PUDs; and amendment to legal agreements with the City and Downtown Development Agreement regarding Woodland Station development area; and Discussion of The Tava House PUD.**

MOVE TO GO INTO EXECUTIVE SESSION FOR THE FOLLOWING PURPOSES: for conferences with the City Attorney for the purpose of receiving legal advice on specific legal questions, pursuant to C.R.S. 24-6-402(4)(b), and for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators, pursuant to C.R.S. 24-6-402(4)(e)(I), and in particular: Discussion concerning STR litigation against the City.

Key to agenda abbreviations:

(A) Administrative- matters involving day-to-day decisions such as approving contracts, hiring staff and the procurement of goods and services. Administrative actions generally do not require formal actions by the elected body.

(L)Legislative- typically in the policy arena; legislative matters affect large areas and large

groups of people, such as enacting dog regulations or amending the City code. Legislative action generally involves motions, resolutions and ordinances.

(QJ)Quasi-Judicial- apply general rules to a specific interest, such as zoning change affecting a single piece of property, or a special use permit. Quasi-Judicial actions generally involve adjudication, sometimes in writing, but not a resolution or ordinance. Decision for Quasi-Judicial proceedings are made exclusively based upon the testimony presented on the record. Ex-parte communication (communication outside the official hearing) between elected officials and citizens is not permitted on Quasi-Judicial



STAFF REPORT

TO: Mayor Jones and City Council
FROM: Monica Mendoza, City Clerk
DATE: August 6, 2026
SUBJECT: Appointment to the Planning Commission

BACKGROUND: The City Clerk's Office has received an application from Steven White to serve on the Planning Commission. City Council will consider appointment.

RECOMMENDATION: Appointment of Steven White.

ATTACHMENTS: Application

Application for Boards, Committees, Commissions

If you have questions, need more information, or prefer a printed copy of this application, please contact Monica Mendoza, City Clerk at 687-5295 or mmendoza@woodlandpark.gov.

Board/Committee/Commission Applying For	Planning Commission
First Name	Steven
Last Name	White
Phone Number	610-955-9491
Secondary Phone Number	610-955-9491
Email Address	sjswhite@gmail.com
Mailing Address	1140 Kings Crown Road
City	Woodland Park
State	Colorado
Zip Code	80863
Current Occupation/Employer	Senior Counsel/Legal Procurement Lead, Fanatics Betting & Gaming
Previous Work Experience	Digerati Distribution & Marketing - General Counsel & Head of Developer Relations CertaPro Painters - Corporate Counsel WebLinc Corporation - General Counsel Further details and additional experience at https://www.linkedin.com/in/steven-white-73961010/ - Happy to provide a resume or additional information upon request.
Applicable Community Activities/Volunteer Work	Served as legal advisor to LibertyJS, one of the nation's oldest and largest JavaScript conferences, on a pro bono basis.

	Former member of Consumer Bankruptcy Assistance Project, an organization dedicated to helping low-income persons seeking relief from consumer debts. Volunteer at Landsharks youth running club.
Special Qualifications (Applicable to the Board/Commission)	As a corporate attorney, I routinely analyze complex legal, regulatory, and business issues, evaluate competing interests, and make recommendations based on governing standards and the available facts. My work requires careful review of detailed documents, objective analysis, and thoughtful decision-making - skills that I believe translate directly to the Planning Commission's responsibilities.
Why do you want to apply to this board, committee or commission?	Woodland Park has become home, and I would like to give back to the community by serving in local government. I am interested in helping Woodland Park grow thoughtfully while preserving the qualities that make it an exceptional mountain community. The Planning Commission's role in reviewing development proposals and advising the City Council on long-range planning is an opportunity to contribute in a practical, nonpartisan way. I believe my professional background would allow me to make constructive, well-reasoned contributions to that process.
What, in your opinion, are the three most pressing issues facing the City of Woodland Park relative to the board/committee/commission you are applying for?	1. Managing future growth in a manner that is consistent with the City's Comprehensive Plan while preserving Woodland Park's character. 2. Ensuring that new development is sustainable, supported by adequate infrastructure 3. Balancing property rights and the long-term interests of existing residents through fair and consistent application of the City's land use regulations.
List any other community or civil boards or commissions that you currently serve on.	N/A
Other Comments	I recently interviewed for a City Council appointment and appreciated the opportunity to discuss my interest in public service. Following that process, I was encouraged

to apply for the Planning Commission. I believe the Commission's work aligns well with my professional experience and analytical approach to decision-making.

Digital Signature	Steven White
Date	7/17/2026



STAFF REPORT

TO: Mayor Jones and City Council
FROM: Monica Mendoza, City Clerk
DATE: August 6, 2026
SUBJECT: Appointment to the Utilities Advisory Committee

BACKGROUND: The City Clerk's Office has received an application from Keith Wilson to serve on the Utilities Advisory Committee. City Council will consider appointment.

RECOMMENDATION: Appointment of Keith Wilson.

ATTACHMENTS: Application

CITY OF WOODLAND PARK, COLORADO
APPLICATION FOR BOARDS/COMMITTEES/COMMISSIONS

DEADLINE TO SUBMIT APPLICATION TO CITY CLERK:

UAC

Please type or print with black ink. If you have questions or need more information, contact Suzanne Leclercq, City Clerk at 687-9246. Return completed application to City Clerk's Office, 220 W. South Avenue, PO Box 9007, Woodland Park, CO 80866.

BOARD/COMMISSION APPLYING FOR: UTILITY BOARD

NAME: KEITH C WILSON

RESIDENCE ADDRESS: 510 PEMBROOK DR

MAILING ADDRESS: SAME

HOME PHONE: 661-331-2402 WORK PHONE: 661-333-6671

FAX: _____ E-MAIL ADDRESS: _____

HOW LONG HAVE YOU BEEN A RESIDENT OF WOODLAND PARK? 17 YRS-

CURRENT OCCUPATION/EMPLOYER: RETIRED -

PREVIOUS WORK EXPERIENCE: WATER TREATMENT & DISTRIBUTION
32 YRS - VICE PRESIDENT CALIF. WATER BOARD -

APPLICABLE COMMUNITY ACTIVITIES/VOLUNTEER WORK: VETERANS WORK
WITH AMERICAN LEGION & V.F.W., COMMUNITY PARTNERSHIP

APPLICABLE COMMUNITY ACTIVITIES/VOLUNTEER WORK (CONTINUED):

VETERANS BREAKFAST

SPECIAL QUALIFICATIONS APPLICABLE TO THE BOARD/COMMISSION:

WATER TREATMENT OPERATOR CERTIFIED -

WATER DISTRIBUTION CERTIFIED

RETIRED EMBALMER AND FUNERAL DIRECTOR

WHY DO YOU WANT TO SERVE ON THE _____?
(Board/commission applying for)

INTEREST IN WATER NEEDS FOR COMMUNITY.

WHAT, IN YOUR OPINION, ARE THE THREE MOST PRESSING ISSUES FACING THE CITY OF WOODLAND PARK RELATIVE TO THE BOARD/COMMISSION FOR WHICH YOU ARE APPLYING?

WATER AVAILABILITY, QUALITY, FUTURE NEEDS -

LIST ANY OTHER COMMUNITY OR CIVIL BOARDS OR COMMISSIONS THAT YOU
CURRENTLY SERVE ON: NONE

OTHER COMMENTS: INTERESTED IN WATER UTILITIES -
I WAS VICE-PRESIDENT OF CALIFORNIA WATER BOARD

Please attach any documentation that would enhance your application.

All applications must be turned into the City Clerk's Office, City Hall, 220 West
South Avenue, Woodland Park, CO 80863.

Keith L. Wilson
Signature

7-23-26
Date



STAFF REPORT

TO: Mayor Jones and City Council

FROM: Karen Schminke, Director of Planning & Building Services

DATE: August 6, 2026

SUBJECT: Approval of Ordinance No. 1526, Series, 2026, on initial posting, An Ordinance of the City Council for the City of Woodland Park, Colorado Designating a Local Historic Landmark for 209 E. Midland Avenue (the Vos Building) as Requested by Steve Plutt, a Citizen of the Community, and set the public hearing for August 20, 2026. (QJ) (Presenter: Planning Director Schminke)

BACKGROUND: The process by which a property may be designated a Local Historic Landmark is found in Municipal Code Section 2.44 – Local Historical Preservation, Protection and Landmark Designation. The culminating act for designation of a property as a local historic landmark is adoption of an ordinance by City Council.

Woodland Park Resolution No. 602, Series 2003, established the following criteria for 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.

Steve Plutt submitted an application requesting 209 E. Midland Avenue (the Vos Building) be designated a Local Historic Landmark and the property owner, Andrew Nguyen, has consented to this nomination. The City's Historical Preservation Committee (HPC) held a public hearing on this matter at their July 7th meeting and recommended that City Council approve Local Historic Landmark designation for 209 E. Midland Avenue (the Vos Building).

The next step in this process is for City Council to approve on initial posting the attached ordinance and set the public hearing date. It is at that public hearing where Council will hear and consider the merits of the application and the HPC's recommendation.

RECOMMENDATION:

Approve on initial posting, Ordinance No. 1526, Series, 2026, An Ordinance of the City Council for the City of Woodland Park, Colorado Designating a Local Historic Landmark for 209 E. Midland Avenue (the Vos Building) as Requested by Steve Plutt, a Citizen of the Community, and set the public hearing for August 20, 2026.

- ATTACHMENTS:**
1. Ordinance 1526 - 209 E Midland Historic Landmark Designation
 2. 2006 Survey Report (PDF)
 3. 2016 Reconnaissance Surveys Final Report of Woodland Park
 4. Site 05 - 209 E Midland Avenue (PDF)

**CITY OF WOODLAND PARK
ORDINANCE NO. 1526
(SERIES of 2026)**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WOODLAND
PARK, COLORADO DESIGNATING A LOCAL HISTORIC LANDMARK
FOR 209 E. MIDLAND AVENUE (THE VOS BUILDING)
AS REQUESTED BY STEVE PLUTT, A CITIZEN OF THE COMMUNITY.**

WHEREAS, pursuant §2.44.030 of the Woodland Park Municipal Code, the City Council has authority to designate local historic landmarks; and

WHEREAS, the preservation of historic areas and buildings within the community is an important aspect of the heritage and culture of the City of Woodland Park; and

WHEREAS, the owner, Andrew V. Nguyen, has voluntarily agreed to the nomination of the property at 209 E. Midland Avenue, Woodland Park, Colorado, with a legal description of Lots 7, 8, and 9, Block 12, Steffa's Subdivision of Addition No. 1 to the Town of Manitou Park, now known as Woodland Park, except that part lying within the bounds of Highway 24, County of Teller, Colorado, for consideration of a local historic landmark designation; and

WHEREAS, the City Council adopted Resolution 602, Series 2003, establishing criteria for Local Historic Landmark designation; and

WHEREAS, the Historical Preservation Committee held a public hearing on July 7, 2026, to confirm the local historic significance and integrity of the site and structure based on its architectural integrity and significance in the City; and

WHEREAS, the Historical Preservation Committee has recommended City Council approve Local Historic Landmark Designation for 209 E. Midland (the Vos Building) since "this building has the character and design of no other building in the City or State" and that Mrs. Vos "significantly contributed to Woodland Park"; and

WHEREAS, the City Council held a public hearing on August 20, 2026, and determined it to be in the best interest of the citizens of Woodland Park to designate 209 E. Midland Avenue (the Vos Building) as a local historic landmark.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO, THAT:

Section 1. Due to Mrs. Clara Vos' historical significance, the City Council finds it to be in the best interest of the citizens to recognize the cultural and historic value of the subject property. Mrs. Clara Vos was a major figure in the historical chronicles of Woodland Park with her list of contributions including: during WWII made and sewed mattresses by hand for the Red Cross; brought dental professionals and optometrists to Woodland Park to serve Woodland

Park's children in need; procured Woodland Park's first city/town hall by convincing the City (Town) to buy the old Odd Fellows Building on Main Street to hold town hall meetings; she held movie nights (attended by hundreds of people on Friday nights) in that building to benefit the community; and more. Her most important contribution was raising the money to buy 12 residential lots that now form Memorial Park. If it wasn't for Mrs. Vos' foresight, those lots would be houses today instead of Memorial Park. Mrs. Vos was the main propeller of getting Memorial Park established. All these ideas were conceived in the Vos Building.

Section 2. Findings:

1. The Vos Building is more than 50 years old, having been built in 1939.
2. The Local Historic Landmark Designation application most strongly proposes the significance of this property as being associated with a person, Clara Vos, and her contributions to the community. The Historical Preservation Committee found that, Mrs. Vos "significantly contributed to Woodland Park".
3. The property as described by the 2015 Colorado Cultural Resources Inventory Form OAHP #1417, Resource Number 5TL.4149 (209 E. Midland Avenue), does not provide documentation of "sufficient original or accurately restored materials that maintain its original historic character" and instead notes "Needs Data" to make a Field Eligibility Recommendation. The Historical Preservation Committee found that, "this building has the character and design of no other building in the City or State."

Section 3. The Vos Building, owned by Andrew V. Nguyen at 209 E. Midland Avenue, Woodland Park, Colorado, is hereby granted Local Historic Landmark designation by the City Council of the City of Woodland Park.

Section 4. Should any article, section, clause, or provision of this Ordinance be declared by any Court to be invalid, the same shall not affect the validity of the balance of this Ordinance.

Section 5. This Ordinance shall be full force and effect from and after its passage and publication according to law.

PASSED BY CITY COUNCIL ON THE SECOND AND FINAL READING FOLLOWING PUBLIC HEARING THIS _____ DAY OF _____, 2026.

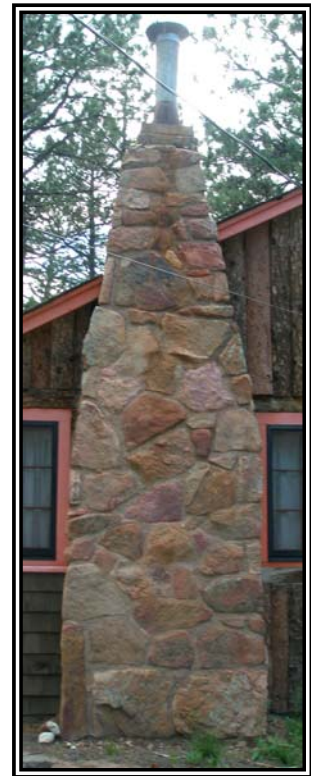
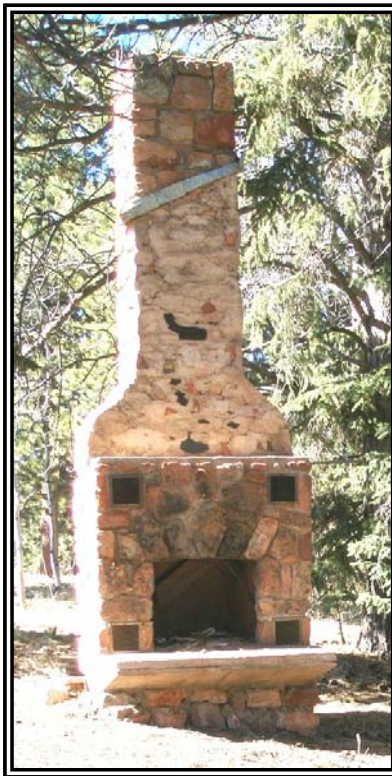
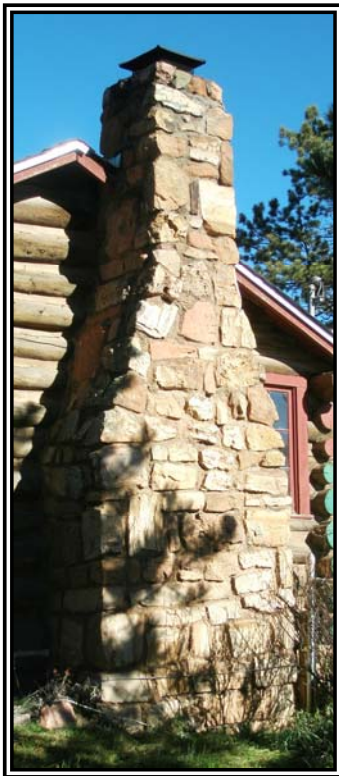
Mayor

ATTEST:

City Clerk

***HISTORICAL AND ARCHITECTURAL SURVEY
OF THE
CITY OF WOODLAND PARK, 2006 - 2007***

Survey Report



Scheuber + Darden Architects, llc

***Historical and Architectural Survey
Of the
City of Woodland Park***

Survey Report

Prepared for:

City of Woodland Park
Department of City Planning
220 W. South Avenue
Woodland Park, CO 80866
(719) 687-5283

Prepared by:

Barbara Darden, R. A.
Scheuber + Darden Architects, llc
10800 E. Bethany Drive, Suite 380
Aurora, Colorado 80014
(303)755-7395

September 2007

This project was partially funded by a State Historical Fund Grant from the Colorado Historical Society

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*Cover: photo 1: Chimney at 119 N. Maple; photo 2: Chimney at 5849 Trout Creek Road
Photo 3: Chimney at 710 West South Avenue*

I. INTRODUCTION

Woodland Park, located at the top of Ute Pass, is a town that has survived the death of the railroad, the downturn of the mining industry and the volatile changes in the tourist industry. Today Woodland Park is a thriving tourist destination, much different from the turn of the century and the later 1930s – 1950s era. It has survived due to its diversity and flexibility to accommodate the changing tourist trade.

Before the tourists arrived and the western expansion occurred, the Ute tribe followed the trail that ran from South Park down what is now called Ute Pass to the sacred mineral springs at what is now Manitou Springs. As expansion pushed westward, the area was first developed by ranchers and cowhands using the trail to drive cattle to Texas from the grazing areas found in and around Woodland Park.

The views and the moderate climate in Woodland Park have always attracted people and from the early days (1860s – 1870s), they would spend the day traveling up the rugged Ute Pass to view the 14,110 foot Pikes Peak to the south or see the beautiful wildflowers that spill across the open land, or visit what is now called Pike National Forest. Through the years, travel up the pass became easier with the wagon road, then the railroad and then finally the paved automobile road. The citizens of Woodland Park have embraced this industry and built businesses and homes along with activities to provide for the needs and attract the seasonal influx of visitors. The dry, sunny climate also attracted health seekers, such as those who had tuberculosis and other respiratory diseases during the late nineteenth and early twentieth centuries. Many of these health seekers built summer homes and became the permanent citizens of Woodland Park.

Woodland Park has also always been a crossroads for the rural areas to the east, north and west. This crossroads allowed Woodland Park to be the central supply center for this area and its initial growth was due to this industry. The city owes its existence to its early settlers, the Steffa, Baldwin, Hackman, Foster, Turner, Workman, Roberts, Loy, Carroll, and Spielman families. It was these early settlers who fought to establish this town and are the spirit of Woodland Park. Many of the streets and subdivisions are named for these hearty settlers honoring their contribution to the establishment of Woodland Park.

Woodland Park has seen its city ebb and flow. During the mining boom in the late 1890s and early 1900s, the city was a bustling supply center for the cities of Cripple Creek and West Creek. It was at this time (1890), that the City of Woodland Park incorporated and became a town. The town supplied most of the lumber for the surrounding mining communities and ties for the railroad. The first hotel to be built in this town was the Midland Hotel, followed by two smaller hotels, the Hackman's, the Crest and the Woodland Hotel. In the late 1890s, Woodland Park's baseball team played every Sunday attracting visitors from as far away as Colorado Springs.

The mining industry slowed with the outbreak of World War I and tourism became the life blood of the town. The tourists came to visit the natural sites in and around Woodland Park, some constructed summer cottages to escape the heat and congestion of the valley below (Colorado Springs). By the 1920s, the tourist industry had also slowed and Woodland Park became a slow sleepy town with little activity. It wasn't until after the 1930s that the industry began to prosper once again and the large tourist hotels once again were opened playing on the western atmosphere found in Woodland Park. Also at this time, casinos became popular in Woodland Park, attracting visitors from Colorado Springs where gambling was illegal. Additionally, there were an influx of visitors that built summer seasonal cottages and houses. To entertain these visitors, Woodland Park had the weekly rodeo, the baseball team and dancing day and night.

In the 1940s, War World II again slowed the tourist industry. There were still construction of tourist cabins during the 40s, but most were constructed after the war and into the 1950s, when people were once again thinking about leisure and travel. The Saddle Club was created at this time and the

gaming establishments began to proliferate in the town. The 1950s brought a new type of tourist, with daily bus service up the pass to Woodland Park. Additionally, people now owned cars and could travel to the town easier than in the past. More hotels opened to accommodate the influx (similar to motor hotels with log cabin cottages) along with tourist attractions such as the public rodeos sponsored by the Saddle Club and Paradise Ranch firmly establishing Woodland Park as a tourist destination.

Since this time, Woodland Park has continued to grow, expanding its city limits through annexations, constructing large subdivisions to not only accommodate the summer visitors but to also accommodate the growth of the year round citizen that wanted to escape the congestion and heat of Colorado Springs. These citizens, because of the popularity of the automobile and the paving of Ute Pass, now Highway 24, have contributed to the growth of Woodland Park. With the growth of the subdivisions, new schools have been constructed along with churches, public facilities, and retail and office buildings to meet the needs of this growing city. Today the city is seeing continued growth and is trying to find a path somewhere between its history and its future.

Purpose

The purpose of the 2005 historical and architectural survey of Woodland Park was to begin examining the historic resources in the city. The study area consisted of the commercial district along Highway 24 and the residential areas to the north, south and west. Additionally, there was interest in several of the guest ranches that once spotted this area. The goal of the project was to assess the current historic physical integrity of resources and evaluate potential historic districts and individual eligible resources. It was also a goal to focus on the oldest buildings in the commercial district due to the encroaching construction of new development that would impact and possibly damage these resources. The survey was intended to assist the city by identifying historically and architecturally significant resources and making information about surveyed resources available to the public. The information will also be an important educational and planning tool for educating the public on the history and culture of Woodland Park.

Project Results

The survey documented 39 resources (See Table 1) on Colorado Historical Society Architectural Inventory forms. Although no potential National Register historic districts were identified, eight properties meet the criteria for listing in the National Register. Many of the buildings surveyed were eligible for the local register.

Funding and Participants

This project was funded by a State Historical Fund grant to the City of Woodland Park (SHF 2006-M1-007). The city provided additional funding for the project. The survey was conducted by Scheuber + Darden Architects, LLC, Aurora, Colorado, following the guidelines of the Colorado Historical Society Office of Archeology and Historic Preservation publications *Colorado Cultural Resource Survey Manual*, vols. 1 and 2 (2006). Architectural classifications of buildings were based on the Society's 2003 publication, *A Guide to Colorado's Historic Architecture and Engineering* and the lexicon provided in the Survey Manual. An additional lexicon was obtained from Issue No. 15 of the *Camera and Clipboard* newsletter.

The City of Woodland Park adopted a Historic Preservation Ordinance as a part of its Zoning Code in 1999, along with appointing the first Historic Preservation Committee. In 2003, it established criteria for local historic landmark designation. The purpose of the Ordinance and the resolution establishing landmark designation criteria was to protect and preserve the City's historical and cultural heritage through historical landmark designations and to preserve the historic areas and buildings within the community¹.

¹ City of Woodland Park, Colorado, Resolution 602, Series 2003.

The data resulting from this survey will assist the city with planning for preservation activities. It will also help the city in the planning and development of its rapidly growing commercial district. Assessments of the National Register of Historic Places eligibility, the documentation of buildings on survey forms will provide guidelines for future preservation efforts. The information resulting from this survey will constitute one factor for determining which buildings of the city are studied or possibly preserved in subsequent years and through which the citizens of Woodland Park are made aware of the city's architectural and historical heritage.

II. PROJECT AREA

Physical Setting

The study area encompassed the city's central business district and the adjacent residential areas. Highway 24 bisects the intensive survey area from the south, east and west. Land uses vary within the survey area and include, entertainment, religious, cultural, commercial, residential and other uses.

Woodland Park is located on the high plateau at the junction of Ute Pass to the south and the elongated valley of Trout Creek which extends northward, the divide of two drainage basins, the Arkansas River basin to the south and the South Platte River basin to the north. The topography varies from rolling hills to steep mountain slopes that range from 8,400 feet to 8,600 feet. On either side of the city are two small mountain ranges which rise to 9,600 feet on the east and 9,200 feet on the west. The area surrounding Woodland Park is covered by forests of pine, spruce and aspen.

The city itself is primarily laid out in a grid pattern bisected by the U-shaped Highway 24 that bisects the town. The newer subdivisions within the survey areas are laid out in cul-de-sacs and are less grid-like. Park Street is the dividing street for the east – west streets. Streets to the west of Park are called west and the streets to the east are called east. Additionally streets to the north of Highway 24 are called north and streets to the south of Highway 24 are called south. In addition to Highway 24, the principal arterials are Highway 67 to the west and Rampart Range Road on the east.

This historical and architectural survey project was a selective intensive survey with resources scattered throughout the city limits of Woodland Park (see Map 1). The town was developed in stages. The first area to be developed was the area to the north of Highway 24/Midland Avenue (Survey Area 1). The western portion of the city (Survey Area 2) is also very old, but was never subdivided until later years. The northern part of this area has newer subdivisions and additions as the town developed. The area to the south of Highway 24 (Survey Area 3) incorporates parts of the oldest developments, but is primarily made up of new subdivisions with a splattering of historic buildings throughout the area.

The selective intensive survey included thirty-nine resources in the three distinct survey areas (see Map 2 – Survey Area 1, Map 3 – Survey Area 2; and Map 4 – Survey Area 3) described above. These survey areas were created from a map showing the distribution of historic resources within the city limits of Woodland Park. The identification of the historic resources was completed by Teller County Assessors Office in 2005 and was based on data from the Residential Property Appraisal Records. Other historic resources exist within the limits of Woodland Park but have a wide distribution area.

Survey Area 1

This area is bounded on the west by State Highway 67; on the north by Ardilho Camino, Woodland Drive, and Center Avenue; on the east by South Baldwin Street/Rampart Range Road; and on the south by Highway 24/Midland Avenue. The area includes the Original Townsite (1896), the Lake Addition (1890), Observatory Heights, Greens Addition (1888), portions of Steffas Addition #1 (1899), Steffas Addition # 2 (1899), portions of Fosters Addition (1889), Log Subdivision, Log Haven Addition, Park Forest Addition, Morris Property, Vista de la Paciencia Addition, Tompkins Addition (1978), Tierra de Sol Addition (1st Addition), Clark Addition, Rolling Park Subdivision, Hancock Subdivision, and Gold Nugget Addition. The area has a broad distribution of historic resources dating from the late 1890s to the 1950s. The table below identifies the range of historic resources.

1950s	1940s	1930s	1920s	1900s	1890s
22	30	24	29	21	3

Survey Area 2

This area is bounded on the north by W. Bowman Avenue; on the east by Highway 67 and Highway 24; on the south by West Lafayette Avenue; and on the west by N. Coraline Street. The area includes Woodland Hills Addition #1, Colmans Subdivision, Golden Eagle Ridge Subdivision (2000), Hartman Subdivision #2 (1979) and Highland Addition. The majority of the historic resources that remain date from the 1940s.

1950s	1940s	1930s	1920s	1900s	1890s
8	14	5	2	0	1

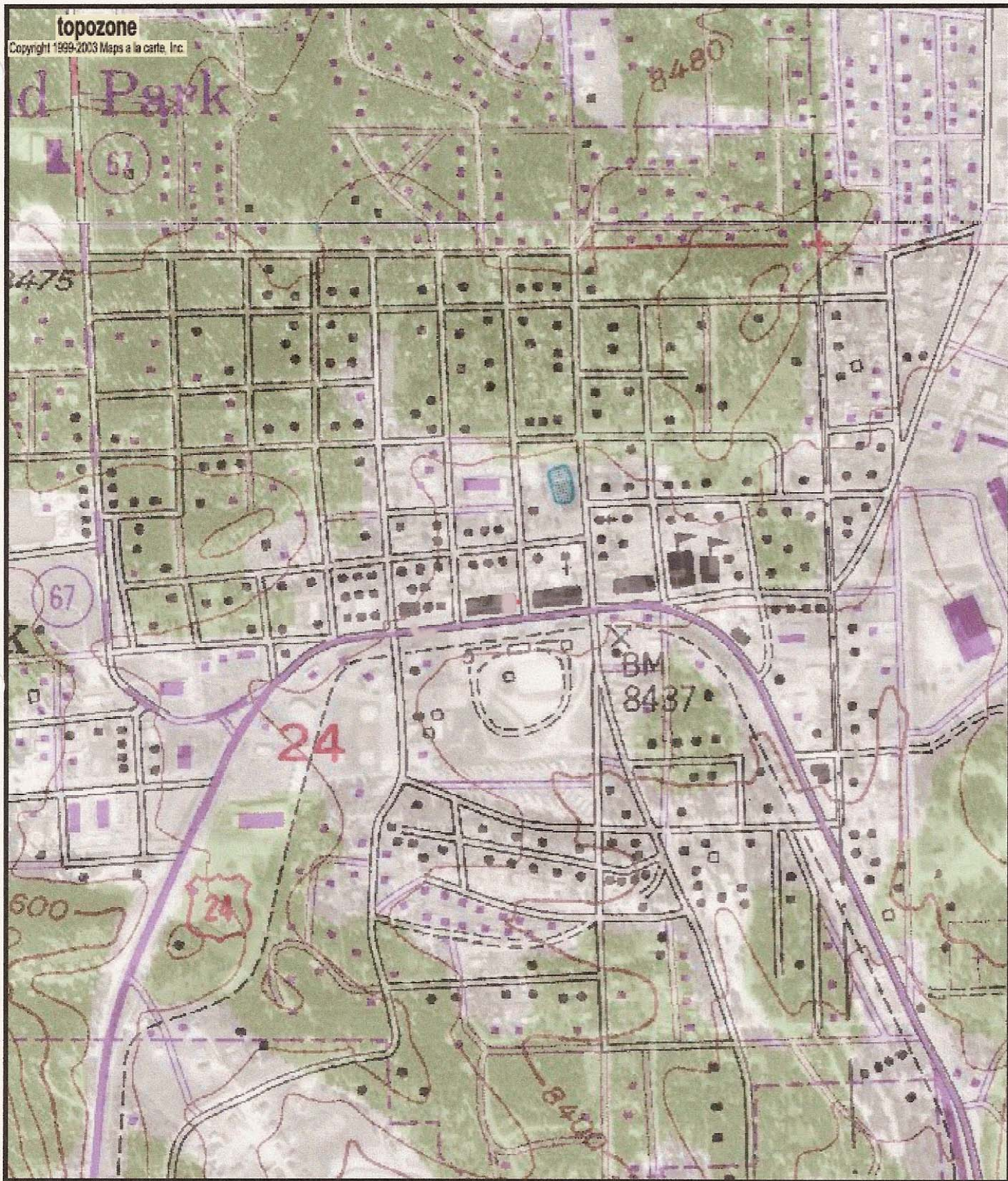
Survey Area 3

This area is bounded on the north by W. Midland Avenue/Highway 24; on the east by E. Highway 24; on the west by W. Highway 24; and on the south by Woodland Park city limits and Pinto Drive. The area includes the Hackman Addition, portions of the Fosters Addition (1889), portions of Steffas Addition #2 (1899), Bergstrom Addition, portions of the West Subdivision (Filing #1), Dewell Addition, Hunt Addition, Nackson Subdivision, and Country Inn at Tamarac Center (Filing #1). The resources in this area primarily date from the 1940s and 1950s.

1950s	1940s	1930s	1920s	1900s	1890s
23	28	11	1	5	2

The survey area included approximately 800 acres within the city limits of Woodland Park. The distribution of surveyed resources by legal description was as follows(USGS Quad: Woodland Park): Township 12 South, Range 69 West, Section 24 (all quarter sections), the northeast quadrant of Township 12 South, Range 69 West, Section 26, the southwest and southeast quadrants of Township 12 South, Range 69 West, Section 13, the northwest quadrant of Township 12 South, Range 69 West, Section 19, and the northwest quadrant of Township 12 South, Range 69 West, Section 30, 6th Principal Meridian, Teller County, Colorado.

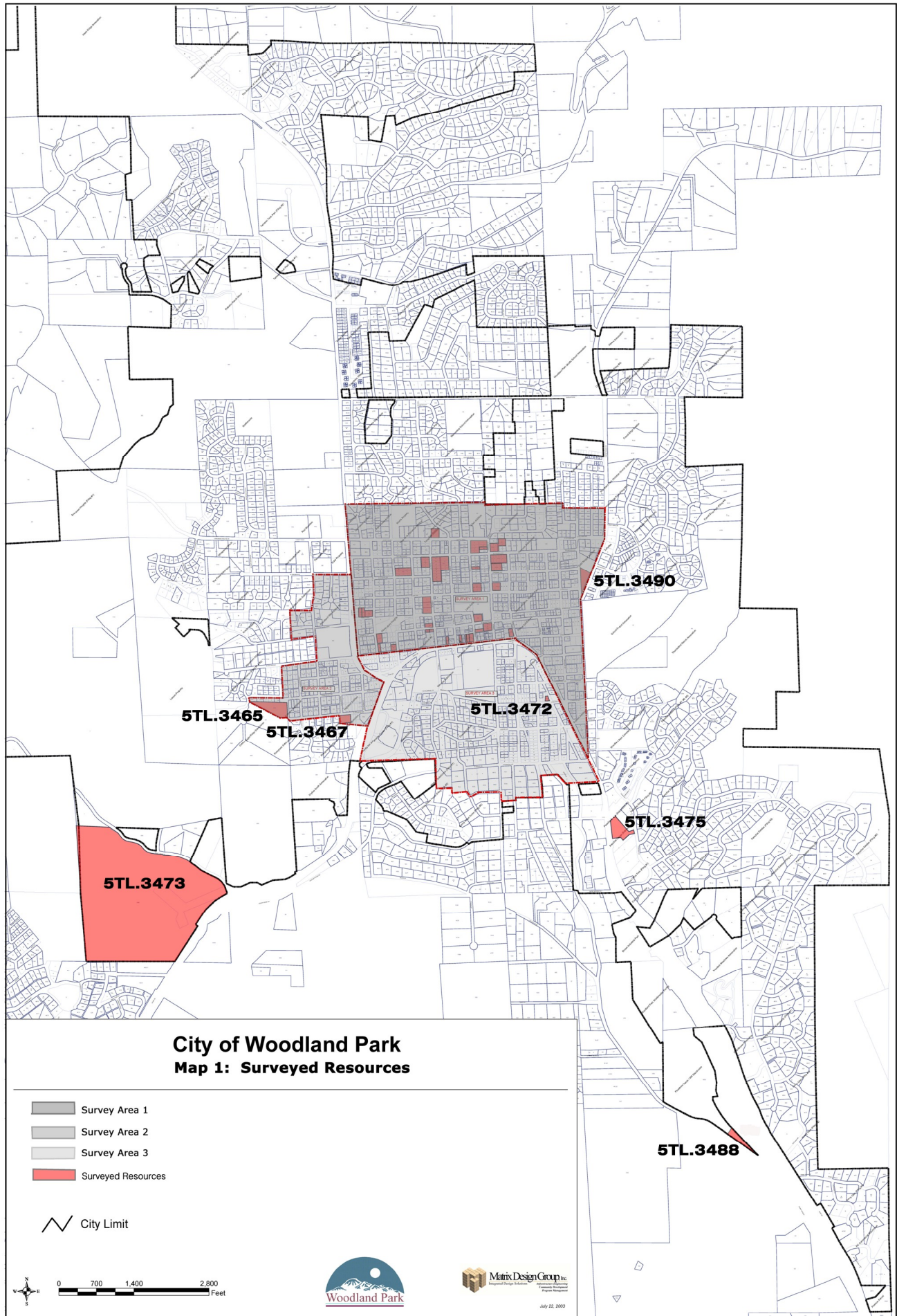
Of the 39 resources surveyed 85% were located in Survey Area 1, 5% in Survey Area 2, 3% in Survey Area 3 and 8% in areas outside the survey areas but within the City of Woodland Park. The locations of the surveyed resources are displayed on Map 1, and then presented in five maps corresponding to the three survey areas and the two properties outside the survey areas.

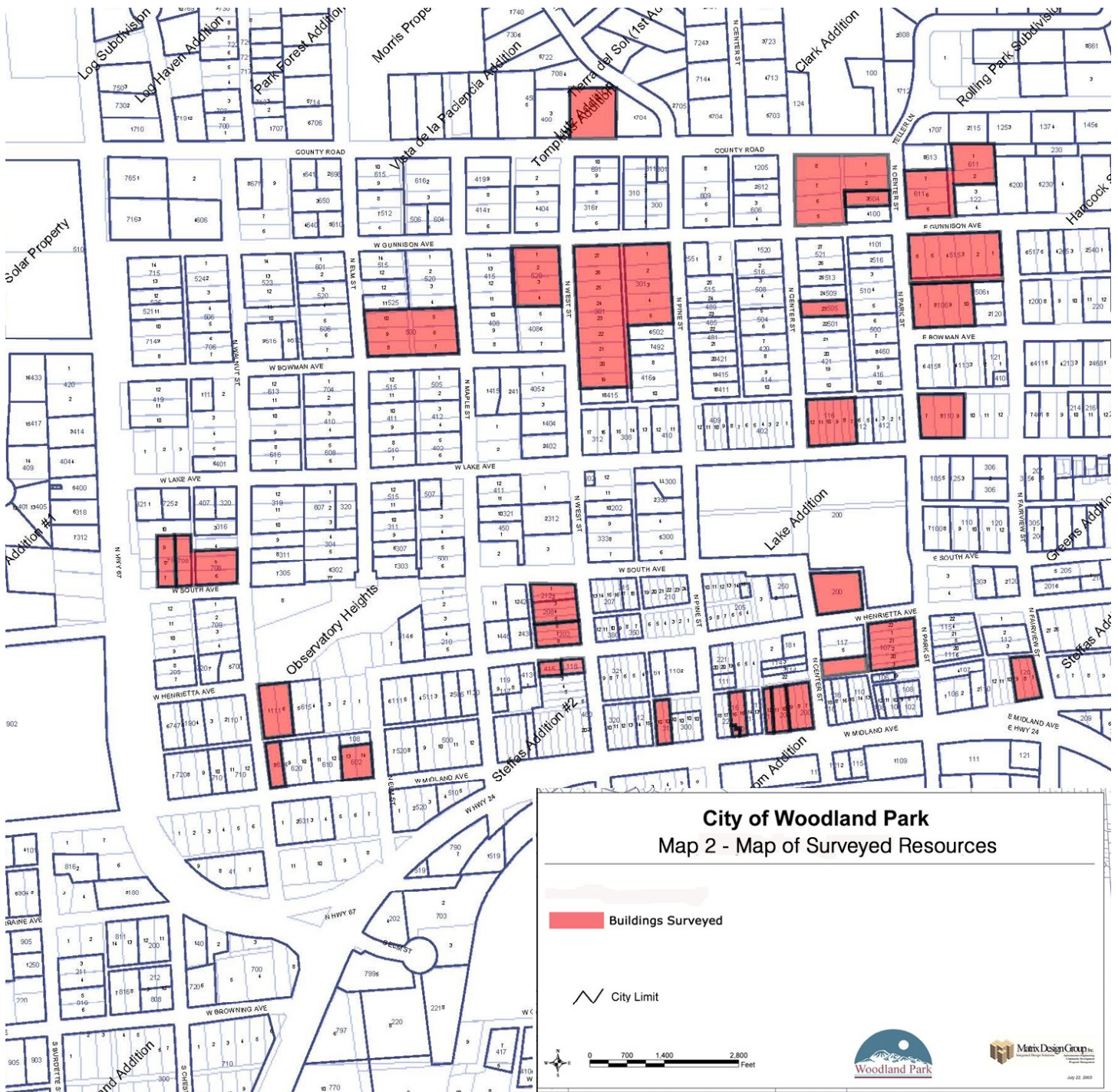


0 0.1 0.2 0.3 0.4 0.5 km
0 0.09 0.18 0.27 0.36 0.45 mi

Map center is UTM 13 495312E 4315964N (NAD27)
Woodland Park quadrangle - Elevation 8,460.8 ft / 2,578.7 m (USGS NED)
Projection is UTM Zone 13 NAD83 Datum

* M
G
M=9.951
G=-0.034





III. HISTORIC CONTEXT

PREHISTORIC DEVELOPMENT OF WOODLAND PARK AND THE UTE PASS AREA

Five hundred million years ago this area was at the bottom of an ocean which extended from the Gulf of Mexico to the Arctic Ocean. As the Sierra Nevada's began to uplift, sediments from this movement washed downstream and settled in this area. These sediments compressed and cemented and became sedimentary rock. This rock, approximately a few hundred million years ago began to uplift, and fold, while volcanoes deposited ash and lava which continued to raise and build-up the layers. After the massive uplifts, exposure to the air began the process of erosion which carved away at the mountains until the mountain ranges of today were apparent. The Ute Pass was created during this uplifting and is a result of the large chain of mountains known as the Front Range, the Pikes Peak massif on the south and the smaller Rampart Range. The Ute Pass is situated between these ranges.

WOODLAND PARK AND THE UTE INDIANS

The Ute Pass and the Woodland Park area were first settled by the Ute Indians – known as the “Blue Sky People”.² They roamed and lived from the Wahsatch Range of Utah to the sacred springs of Manitou Springs. The Utes, stayed mainly in the mountains where they were at home, but occasionally traveled to the plains for buffalo, horses and antelope. The path they followed to get to the plains was the Ute Pass. It is not the pass we know today, but a small treacherous footpath that somewhat parallels Highway 24 today. To protect themselves from the Cheyenne and the Arapahoe, they built small rock forts along the ridges through the pass to watch for intruders approaching the pass from the plains and to be able to signal the tribe in the high plateaus above. Leaving the springs, the Indians followed Ruxton Creek until they came to Rattlesnake Gulch. A steep path led up from the gulch and followed the ridge. The trail followed the ridge passed Fountain Creek. Along the path, the trail climbed a total of six saddles, finally entering Hurricane Gulch to the banks of Fountain Creek near Cascade. From there the trail followed Ute Pass to a about a mile below Woodland Park, once known as Silver Springs Ranch. It then continued around behind Pikes Peak to Divide.

The Spanish were the first to claim this territory, but visitation by the white men were rare and development of the area was non-existent. When the French roamed the area, they hunted and trapped small game. It was not until the 1820s that the white men made their first organized exploration of the area under the expedition of Stephen Long. From 1821 to 1840 the Ute Indians worked with the trappers, exchanging furs for alcohol and guns. After the 1840s though, the old trappers were gone and the new trappers were not able to sell their furs as easily. They tried ranching, but the high mountain ranching was much harder than on the plains and they too soon left. It wasn't until the early 1850s that increasing exploration occurred in the Ute Pass area. On Christmas Day 1854 the Utes attacked the settlers at Pueblo. The Utes were hunted down and punished to such an extent and their parties were so decimated that when settlement finally arrived in Ute Pass, the Indians were peaceful. Chief Ouray and the Utes kept peace with the whites until they disappeared from the region around 1879.

THE GOLD RUSH AND WOODLAND PARK (1857 – 1913)

The settlement of Colorado began in the late 1850s with the discovery of gold by the Russell party near Cherry Creek and the Platte River. As word of the discovery of gold spread, gold seekers streamed into Colorado and eventually headed into the mountains. It wasn't until 1857 that gold was discovered in the Pikes Peak Region. The first exploration for gold in the area occurred along the Ute Indian Trail. The trail was almost impassable for wagons, so most prospectors traveled the trail with packs and horses. In 1860, Ambrose Tabor began prospecting in the area, but was disappointed and moved westward toward South Park. To accommodate the ever increasing push westward in the search of gold, the first road was cut through the Ute Pass in 1872, along Fountain Creek, where the present day Highway 24 runs at the base of Pikes Peak. Prior to this the trail (Ute

² McConnell, Virginia, *Ute Pass, Route of the Blue Sky People* (Denver: Sage Books, 1963), 9.

Pass Indian Trail was modified in 1862 to better accommodate wagons) was treacherous and took the whole day to travel from Manitou Springs up through the pass. Often times the road washed out from the heavy rains, making the trail completely impassable. Isabella Bird passing through this area in 1873 said, "The new road was grand! glorious! sublime! but not loveable."³

In 1896 the Woodland Park Mining Association filed its Articles of Incorporation, but large quantities of gold were never found in and around Woodland Park. The growth of the town was directly influenced by the heavy mining in the communities surrounding Woodland Park. The town was a busy supply center for the smaller mining towns since it was well located at the top of Ute Pass. There were many gold seekers and small amounts of gold were found north of Pikes Peak on Gold Hill North. Other mining operations in the area were the Butcher Boy Mining and Milling Company northwest and northeast of Woodland Park (15 claims); the Ainsfield tunnel west of Woodland Park; the Mary McQuinn Mine; the Henry Johns mine; the Primrose mine; the Lettie H. Mine; the Leonetta Mine; the Red Bug Mine; and the Woodland Boy Mine. The largest area of mining though, was found in Westcreek, 16 miles north of Woodland Park. At the height of the gold rush, the Westcreek District had a population of 5,000. By 1913, the gold rush had all but ended around Woodland Park, leaving most of the towns deserted.

There are few buildings in Woodland Park linked to the gold rush period, as most of the miners lived outside of the city limits. Businesses flourished during this time and some of the buildings along Midland Avenue (Highway 24) were built during the gold rush days. Woodland Park was the supply center. The domestic dwellings that were constructed during this time were for the owners and workers in the commercial district and in the sawmills. The earliest domestic buildings in Woodland Park were log while the later ones were frame with either clapboard siding or slab log siding. The commercial buildings were mostly frame with a very few beginning as log buildings.

THE RAILROAD COMES TO WOODLAND PARK (1883 - 1949)

The most significant event in the development of Woodland Park was the construction of the first standard gauge railroad. Although the town was already a supply center for all of the small mining towns, its growth expanded once the railroad was constructed.

The Colorado Midland Railway Company was incorporated in 1883. The first construction contract was let in 1886 when the grading of the upper portion of Ute Pass was completed. Another construction contract was given to Orman, Crook and Company of Pueblo to build the railroad from Colorado Springs to Leadville.⁴ By March 1887 the railroad had reached Woodland Park and was being extended to both Buena Vista and to Leadville, the line reached Leadville in August of 1887. On July 2, 1887 the first "tourist train" arrived at Woodland Park. The Colorado Springs First Methodist Church chartered the train for five hundred people to ride the train to Eleven Mile Canyon. From that time on, weekly excursions during the spring to fall months were chartered on the railway.

In 1890, the railroad was purchased by the Atchison Topeka and Santa Fe and over the next few years it would be sold and purchased by the D&RG, the Colorado and Southern, the Burlington and various receivers. In 1894 an independent branch called the Midland Terminal was extended to Cripple Creek from Divide. By 1909 gold revenues had diminished and the railroad, Colorado Midland Railway and the Midland Terminal suffered. The railroad went into receivership in 1912 and was sold in 1917 to local investors. The purchase of the railroad and the infusion of money were short lived, because it once again went up on the auction block in 1918. After 1918, the Colorado Midland Railway discontinued rail passage between Divide and Grand Junction. In April 1922, the line between Divide and Leadville was removed and only the railroad between Divide and Colorado Springs remained. This line was sold to the Midland Terminal which ran from Divide to Cripple Creek. The railroad remained in operation until just after World War II when a slump in gold mining occurred and the railroad was no longer profitable. The last run of the Midland Terminal occurred in

³ Pettit, Jan, *A Quick History of Ute Pass*, (Colorado Springs: Little London Press, 1979), 5.

⁴ *A History of Woodland Park*, pg. 49

February 1948 from Colorado Springs to Cripple Creek. The tracks were torn up in 1949 and today a majority of the railroad beds have disappeared due to development in Woodland Park.

When the railroad first came through Woodland Park, only one train ran, at night. The later passenger and freight trains not only helped the town growth through the shipping of lumber and supplies to the mining communities, but it also brought the multitude of tourists. Reports stated that the train “brought the beautiful people to Woodland Park. They were the top families in America, the brightest and the wealthiest”.⁵ The Midland also brought baseball teams from Colorado Springs to play the local teams and spectators and wildflower excursion tourists to Woodland Park because of the Colorado Springs blue laws did not allow baseball games on Sunday. A spur was built in Woodland Park to the baseball field near the Woodland Hotel with a wye for turning around. This wye was dismantled in 1915. The depot which was built in 1903 near the Midland Hotel at the west end of town, burned in 1935. The only surviving portion, the baggage room, was moved to the south end of the lake (circa 1935), where it remains today. It is called the Clothes Closet (5TL.3466) and is a drop-off center for used clothing and household goods.

Although the railroad is now gone, without the railroad, Woodland Park would not be what it is today since it was possibly one of the greatest contributors to the tourist industry and the development of Woodland Park. There are few buildings linked to this period but those that do exist represent those from the mining and gold rush period and are located in the commercial district and in the residential areas where the business owners and employees lived. The earliest buildings were mostly frame buildings with slab log siding or clapboard siding. The commercial buildings were frame construction with clapboard siding.

LUMBERING AND THE CITY OF WOODLAND PARK (1873 – 1936)

Mining and the railroads resulted in the growth of the lumber industry in the Colorado Mountains. Both were large consumers of logs and finished wood. Mining activity demanded great amounts of lumber to brace the tunnels and was used in the mills during the refining process. The railroad network also needed large amounts of lumber, for the near constant need for railroad ties both to expand the routes and to make repairs to existing lines.

Logging operations in and around Woodland Park began in 1870. The land was covered in yellow pine, spruce, Douglas fir and ponderosa pine. In 1880, General Palmer, Dr. William Bell, and Homer Fisher (a Chicago lumberman) built the “No Name Railroad”, a narrow gauge railroad, to help bring the lumber from the outlying lumber camps to “Manitou Park” (which would later become Woodland Park). The railroad was eight miles long and ran from just north of Woodland Park, north along Trout Creek up to the “Big Cold Springs” (now Rainbow Falls Park). Lumber was loaded onto wagons and sent to the South Platte River and floated to Denver. When the Colorado Midland Railway came to Woodland Park in 1887, lumber from the “No Name Railroad” was off loaded and carried by wagon to the Colorado Midland to be shipped to Colorado Springs. By 1889, the “No Name Railroad” was no longer being used as lumber was being shipped by wagon only.

Bell and Fisher made no efforts to preserve the forest and all but clear cut trees for the lumber industry. The final total cut from the Manitou Park area was 70 million board feet. In 1892, the U. S. Government in an effort to stem the widespread deforestation and damage to the watershed signed into law the U. S. Timber Reserve – the U. S. government’s first attempt at forest conservation.

General Palmer acquired an interest in Dr. Bell’s holdings in 1905, when Bell returned to England. In another unprecedented move, General Palmer, with the consent of Dr. Bell, donated 10,600 acres of land to the Colorado College for a school of forestry, the first west of the Mississippi. General Palmer wrote, “The college was to maintain nurseries and make experiments in the growing of different trees, and in the effect of forests upon the conservation of moisture: to foster the study of

⁵ Unknown, *A History of Woodland Park*, (unpublished), pg. 51.

irrigation and of the best means to avoid and the extinguish forest fires; to publish results..."⁶ After Bells and Palmers deaths, their heirs released the college from these restrictions and since the college was having financial problems, the college sold some 3,200 acres, their hotel and other building and the water rights in 1912. The property was foreclosed upon in 1932 and title was acquired by the Resettlement Administration. Management of the land was turned over to the U. S. Forest Service. When the Colorado College Forestry School closed in 1943, it was agreed that the remaining holdings would be managed as a demonstration forest by the U. S. Forest Service. In 1936, the holdings were expanded to 10,560 acres and were designated as the Manitou Experimental Forest. (5TL.2130)

Lumbering in Woodland Park, like the surrounding areas described above, was a very lucrative business. By 1873 there were five saw mills in the Town and these mills supplied most of the lumber for the Cripple Creek and Leadville mining districts for buildings, houses, and the mines. They also supplied lumber for the construction of buildings in Colorado Springs and Denver. The mills in and around Woodland Park shipped over 2 million board feet of lumber on the Colorado Midland Railway. In 1936, the mills were still producing over 20,000 railroad ties a year.⁷ Today, little evidence remains of the lumber industry other than a few of the houses of residents who worked in the industry.

The earliest domestic buildings constructed during this time were log while the later ones were frame with either clapboard siding or slab log siding. The commercial buildings were mostly frame with a very few beginning as log.

TOURISM AND WOODLAND PARK (1887 – 1955)

The Development of the Town

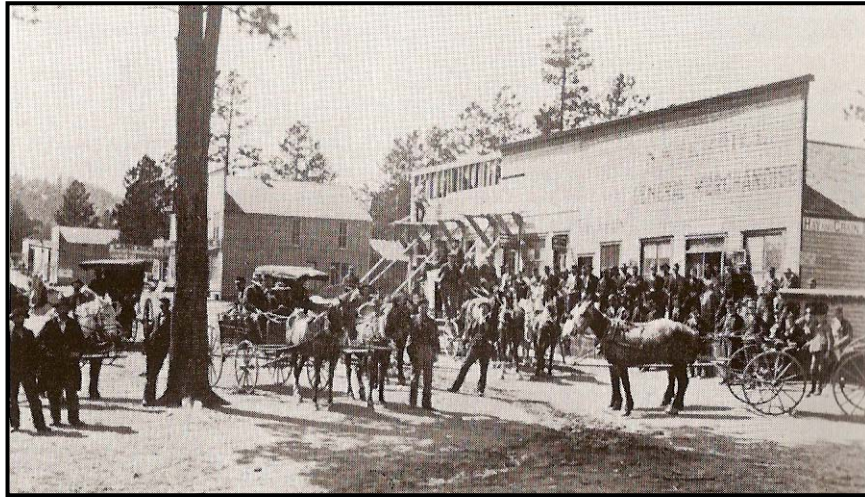
Homesteaders began settling in the area in the early 1880s due to the lumbering industry. Daniel Steffa was one of these homesteaders. He owned most of the land that was to be Woodland Park. He had a vision of a new town and had the Town of Manitou Park (later called Woodland Park) platted in 1887 next to the Colorado Midland Railroad tracks. The development of the town led to the construction of the Colorado Midland depot and the establishment of a post office by the U. S. Postal Service. On October 22, 1890, the Woodland Park Town Improvement Company filed for incorporation of a new town to be called Woodland Park. The town was officially incorporated February 21, 1891. The first order of business for the new town was to not only prevent gambling, fighting, immoral behavior, and alcohol consumption but also supply the town with water. Some of the first laws passed in this frontier mountain town were the prohibition of liquor sales and the prevention of gambling, lude dress, and disruptive behavior. In August 1891, the Woodland Park Town and Improvement Company constructed a pipeline and reservoir in Loy Creek, thus insuring a water supply for the town. They passed another ordinance preventing the fouling of Loy Creek. These laws were rare in the small mountain communities and helped establish Woodland Park as a family oriented town instead of being like many of the small mining and supply camps that were prevalent. These laws set the groundwork to make Woodland Park a tourist destination.

Another type of tourist and citizen who frequented this area was individuals visiting or living in and around Woodland Park for their health. By the late 1800s, Colorado and the Southwest had become famous for the health benefits of a dry, sunny climate. Hundreds, even thousands of people came to Colorado in search of a better, healthier life. Tuberculosis, in the 1800s, was the leading cause of death in the nation and many doctors mistakenly believed that living in a dry, sunny environment would cure their patients. Consequently, many TB sufferers spent the last of their savings to reach this region. There was only one sanitarium in Woodland Park (a hotel that had been turned into a sanitarium), but there were several others in the area and people who were ill with consumption and other illnesses visited and sometimes came to live here. Likewise, some of Woodland Park's citizens either suffered from consumption or had a relative that had the disease.

⁶ *A History of Woodland Park*, pg. 19.

⁷ *A History of Woodland Park*, pg. 32.

In the book, *Cripple Creek Up To Date*, published in 1896, it stated, "Woodland Park is a charming health resort at the head of Ute Pass." It touted Woodland Park as a distribution center for the mining camps and described the town as a half-way station between Colorado Springs and Cripple Creek, and as the stage terminal for all the West Creek mining camps and for Manitou Park. All these things "will serve to make of it the leading city between Colorado Springs, Cripple Creek and Leadville, both from a commercial as well as a mining standpoint." It stated that Woodland Park is very picturesque with "thickly wooded hills and valleys and... stately pines." As a great summer resort, "Its hotel accommodations equal those of any point in the state." The article also commented on the beautiful view of Pikes Peak.



View of the Business District of Woodland Park - circa 1896 (Looking Northwest)
- 1896 Brochure "Official Cripple Creek Up To Date" - Penrose Library. Image also located at the Ute Pass Historical Society (1982.011.1376)

There were several early residents in Woodland Park who should be mentioned because of their contributions. The first is Daniel Steffa, who owned most of the land where Woodland Park now stands. Little is known about this man except that which was found in the census records. The 1860 census states that he when he was nineteen years old; he was living with his family in Rockvale, Illinois. According to the Civil War Records, he fought in the Civil War for the 74th Illinois Infantry as a private and received a pension where his wife, Henrietta was listed on the form. The 1870 census recorded him living in Nevadaville, Gilpin County working as a farmer and married to a woman named Libbie (possibly Elizabeth Randall) and had a child Loretta. The 1880 Census recorded him living in Colorado Springs with his wife Henrietta Maria Mulnix and three of his wife's children (Della, Leland, and Frank – from a previous marriage to a man named Browning) and a new baby Arthur. His occupation was listed as meat dealer. In the 1911 Polk Directory of Colorado City he was listed as a peddler. Daniel Steffa died April 12, 1913 in Colorado City. His wife Henrietta named many of the streets in the town after family members, such as Browning (her first husband), Arthur, Coraline and, of course, Henrietta which is named for herself.

Another well-known early town citizen was Andrew B. Hackman who settled in the area sometime in the 1880s due to his wife's (Sophia) consumption. He lived in Norristown, Pennsylvania and was a wholesale commissioner. In Woodland Park, he was an early store owner and constructed the Hackman House at 600 W. Midland (5TL.3459) in approximately 1887. Mrs. Hackman named the streets Elm, Chestnut, Walnut and Gold Hill. Mr. Hackman owned the Hackman Feed and Grain Store, which is now the Cowhand at 200 W. Midland (5TL.3453). He also owned a sawmill in town and built the first water pipes in the Town. In 1892, he bought the Colorado Midland Eating House, the old "Harvey House". He moved the building across the street, changed the appearance of the

hotel by changing the roof from a mansard roof to a hipped roof building, and changed the name to the Midland Hotel. The Midland Hotel was torn down in 1942 or 1943.

Tourism in Woodland Park

As early as 1872, the area north of Woodland Park was planned by General Palmer and William Bell to become a resort area. William Jackson Palmer, a general in the Civil War, a railroad magnate and the founder of Colorado Springs, transformed the region. He envisioned a rail line running south from Denver to El Paso, Texas. As he began planning the rail system, he founded Colorado Springs, laying out the streets and building his home – Glen Eyrie (5EP.189). While the Ute Pass Road was under construction in 1872 (another one of his projects), he laid out the resort town of Manitou Springs. William Bell, from London and one of Palmer's friend and business partners, began buying land at the top of Ute Pass for another resort. He called the land Manitou Park (later to become Woodland Park) and he constructed the Manitou Park Hotel. It was constructed in 1873 (burned 1886) as a two-story log building, with several cottages and twenty tents on the property. In 1889, Bell rebuilt the hotel. The hotel had 36 guest rooms and was the utmost in luxury. The hotel had many amenities including a racetrack, a blacksmith shop, a golf course, tennis courts, croquet, horseback riding, bicycling, a ballroom, an outdoor dance pavilion, bowling, fishing, boating, billiards, spa facilities, and church services. It was said that the Manitou Park Hotel rivaled Estes Park as a destination resort. Unfortunately, the hotel burned in 1899, the hotel was reconstructed shortly after. This hotel was never profitable and was a part of the land given to the Colorado College Forestry School. It was sold to a private party in 1912 and later destroyed by a fire in 1925.

There were also three major resort hotels within the town of Woodland Park. Woodland Park's first hotel, the Crest Hotel, was constructed in 1889. The hotel was a prefabricated building and had 15 guest rooms and outdoor restrooms. It also had a large pavilion behind the hotel and was a favorite picnic spot in the 1890s. It was torn down in 1910 and some of the wood from the building was used to construct houses in the area. The Colorado Midland Eating House, as discussed above, was also constructed in 1889 (razed c. 1942) and was first used as a "Harvey House" by the railroad. The Harvey House was created by Fred Harvey, the entrepreneur who developed the Harvey House lunch rooms, restaurants, and hotels, serving rail passengers on the Atchison, Topeka and Santa Fe Railway. The Colorado Midland Eating House was later moved (across the street) in 1892 by A. B. Hackman and the name changed to the Midland Hotel. The largest and most well known hotel though was the Woodland Hotel. It was constructed in 1893 (razed 1939) and had 55 rooms, indoor plumbing, dining rooms and kitchens. The Woodland Hotel was owned by John Anisfield, a wealthy gentleman from Cleveland, Ohio. A spur from the Colorado Midland ran to within a block of the hotel where the guests were picked up by carriages and taken to the front door. The Woodland Park Amusement Company built a baseball diamond where teams from Colorado Springs came up the pass to play ball. Baseball games were not allowed on Sundays in Colorado Springs, so the Western League played all of their Sunday games in Woodland Park. When Colorado Springs gave up membership in the league, business at the hotel declined and the hotel was sold to D. E. Huffman who operated it as a tuberculosis sanitarium. In the 1930s, the hotel was abandoned and frequently vandalized.

As the town grew and became better known and more popular, it was advertised as a resort town. One early newspaper wrote, "Nature designed this spot as a resting place for the weary and our overworked humanity as well as for those who have a love for the grand and beautiful and the means to enjoy them. The only thing lacking was wealth and energy of man to smooth down the rough places and supply those accessories to pleasure and comfort which nature cannot provide."⁸ Tourists came by the droves during the early-1900s and some built seasonal tourist cabins. They came by railroad and later by car to see the wildflowers, to visit the Florissant Fossil Beds, to hike, swim, and horseback ride. Also during this period, the Woodland Park Rodeo Association was formed. Weekly rodeos were held on land on West South Avenue, where the current City Hall is

⁸ *A History of Woodland Park*, pg. 17.

located and in front of the Woodland Hotel. The participants of the rodeos were mostly locals and were great fun for tourists and citizens alike.

By the 1920s and the beginning of the depression, Woodland Park's tourism trade had significantly slowed and all of the hotels, but one had closed. Many of the businesses closed and many of the men began working in the Civilian Conservation Corps (CCC) camps, one of which was located north of town near Highway 67. There were still a few tourists though and some built seasonal homes in the town. It wasn't until the end of the depression and into the '30s that the tourism trade began to pick up and another hotel, the LaFonda Hotel, was constructed. There were also two dude ranches that were constructed in the 1930s, the Paradise Lodge (5TL.3475) was erected in 1928 and the Tarryall River on the outskirts of Woodland Park. A casino, the Eldorado, was also constructed in 1932 and is now called Preschool in the Pines (5TL.3462).

As stated above, there were rodeo grounds on West South Avenue and in 1922 there was a three day Wild West Show with rodeo riders, professional riding shows, a baseball game and dancing day and night. It was during this time that numerous seasonal vacation homes were being constructed. Some of the houses were small one room cabins, while others were large homes. The tourist trade during this time was less daily tourists, but



Paradise Ranch – Circa 1950s, Paradise Ranch Brochure – Ute Pass Historical Society

rather seasonal visitors that came to the mountains to escape the heat of the plains for the summer. The visitors were not just from Colorado, but came from Texas (Dallas Alley) and Kansas (Kansas Alley) and many other places.

In the 1940s with the advent of the war, tourism once again slowed. It appears that some of the seasonal cabin construction continued, but not to the extent it did in the 1930s. Many of the townspeople went back to work in the lumber industry since the tourist trade became slow. During the war and gas rationing, gas run vehicles were less used and wagons were once again transporting tourists. Many of these tourists were the Army men stationed at Fort Carson. These men, sometimes up to 400 at a time, would visit the area and take hay rides and eat in town. There were many restaurants in town. The Brock's Crystola Inn, the Country Club at Paint Pony Ranch, the The Brazenhead/Ouray Inn (5TL.2053), the Paradise Ranch (5TL.3475), the Thunderhead Inn and the White House Inn were all excellent places to enjoy a delicious meal. Tourists from Colorado Springs and Manitou Springs were at an all-time low because Woodland Park was competing with Colorado Springs for tourists as Colorado Springs began drawing more tourists to the town. To make matters worse, ads in the Colorado Springs papers and tourist bureaus proclaimed that the Ute Pass road was almost impassable (far from the truth).

One positive activity that came out of the late 1940s was the creation of the Saddle Club. Several businesses donated monies to participate in a parade and hold a raffle in Colorado Springs to promote Woodland Park. Seventy dollars was raised and the committee decided to create the Saddle Club and hold public rodeos. As the popularity grew, the rodeo grew and in 1954, Bert Bergstrom, who owned The Eldorado (5TL.3462) and the Ute Inn (5TL3454), donated land to the Saddle Club. The land was located south of Midland Avenue (Highway 24) across from the present day Cowhand (5TL.3453).



Saddle Club – City of Woodland Park photo

In the late 1940s and early 1950s tourism began again, but not always of the type seen in past years. Three gambling establishments opened, putting Woodland Park on the map as a place where there was lots of action. Ten years later all of these businesses: the Ute Inn (5TL.3454), the Thunderhead Inn, the Eldorado (5TL.3462) and the Brazenhead/Ouray Inn (5TL.2053/5TL.3467), had been shut down by the State Attorney General and local law enforcement officers for bootlegging and illegal activities and numerous people had been arrested. Also in the 1950s a swimming pool was constructed (on Rampart Range Road) with private funding and was open to the public for one year before it closed because the insurance premiums were so expensive. More tourist cabins were also constructed, but fewer than in previous years.

The 1950s brought a new type of tourist. The war was over and people once again began traveling. The Colorado Midland had ceased operations by this time, but there was a daily bus service up the Ute Pass from Colorado Springs. Additionally, many people had cars and drove them up Ute Pass to get to Woodland Park. To accommodate these tourists, new attractions were added. There was the new Reptile Gardens and the Spruce Inn was constructed as a typical 1950s hotel with little log cottages.

Summary

The people who came to Colorado and mountain communities wanted to take advantage of the many different recreation and resort opportunities. One of the major groups was the health seeker and, in particular, the tubercular patient. Other individuals who moved to Colorado in hopes of improving their health included sufferers of arthritis, rheumatism, cancer and gout. They came to breathe the clean, fresh air and to find relief from their pains. Others came to see the wide open spaces and see the wildflowers and wild country. No matter why they came, the local merchants enjoyed this influx at a time when the mining and lumber industry was declining. But the tourist industry as we know it would have never developed without adequate transportation. Woodland

Park saw growth in the tourist industry when the railroad was completed in 1887. It later grew again when the automobile came into existence in the early-1900s and again in the 1940s (when Highway 40 – the “Ocean to Ocean Highway” was completed) and 1950s when the road up Ute Pass was paved making auto travel easier.

The *Colorado Mountains Historic Context*⁹ states that this theme spans a period of 1865 to 1945. Woodland Park differs a little, because the early mining in and around Woodland Park delayed the tourist industry until after the town was incorporated. Likewise, the tourist industry lasted longer because of the late development of the paved road in this area and the continued interest in the sites of the area. Buildings that represent this era are primarily tourist cabins. Most of the early cabins were frame construction with slab log construction. Later cabins had clapboard siding. Most of the cabins were small one or two rooms with outdoor bathrooms. A few were larger and were owned by more wealthy people.

⁹ Mehls, Stephen, *Colorado Mountains Historic Context*, (Denver: Colorado Historical Society, 1984)

IV. RESEARCH DESIGN AND METHODOLOGY

Research Design

The purpose of a survey of historic resources is to gather data related to helping determine the significance, or relative importance, of a historic resource. This data includes information specific to the property as well as the identification of local influences, such as economic trends or natural settings. The purpose of a research design is to provide direction for historical research and for the interpretation and evaluation of the resources identified.

Woodland Park is situated within the Colorado Mountains culture area, as defined by the Colorado Historical Society Resources Planning Protection Process (RP3). Colorado RP3 provides a framework to identify and record historic resources of the state and direction to analyze the significance and preservation of resources. Historic resources for this area have been documented in an RP3 report - *Colorado Mountains Historic Context* by Stephen F. Mehls (1984).

Survey Objectives and Proposed Scope of the Project

The objective of this project was to complete a selective intensive survey of 39 historic resources within the city limits of Woodland Park as described in Section II. Colorado Historical Society Architectural Inventory Forms (form 1403) were to be prepared for each resource surveyed. Survey information was to be used by the city for planning process and for a public awareness project. A historic context was to be prepared for the study area covering the 1890 – 1955 periods. A final report was to be completed (this document), explaining the purpose and results of the project.

Planned Survey Methodology

The planned survey methodology included working with City staff to develop a list of selected historic resources to be surveyed. The Historic Preservation Committee compiled an initial survey list of properties based on a previous windshield survey and data provided by the Teller County Assessors Records. The survey team also completed a windshield survey and added a few properties to the list and provided input on prioritizing buildings that should be surveyed based on integrity and architectural significance. The Historic Preservation Committee further refined the rankings to produce the final survey list. A database was to be created to assist in sorting and analyzing data retrieved during the survey. Information on the properties to be documented was to be obtained from the county assessor.

A kickoff meeting was planned to inform the public about the scope of work and purpose of the project and to identify persons having knowledge about specific buildings and/or people associated with Woodland Park. A field survey was to be conducted to collect information necessary to architecturally describe and evaluate each building. Each building was to be photographed with multiple views taken to record all visible sides of the buildings. The history of all of the buildings was researched and gathered utilizing a variety of sources. Historic district potential was to be assessed, at the request of the City, although it was realized conducting a selective survey of only thirty-nine resources would make it difficult to evaluate completely. It was also planned to complete the Architectural Inventory Forms on each historic resource surveyed after completion of the field work, photography, and historic research. Another final product would be the Final Survey Report which would establish a Historic Context for Woodland Park.

File Search of Previously Recorded and Designated Resources

A preliminary file search of the Compass Database (Colorado Historical Society) was completed to determine if there were any previous surveys that had been completed. After reviewing the database at the Colorado Historical Society, Office of Archeology and Historic Preservation, three sites were previously recorded in and around the city limits of Woodland Park.

TABLE 1: PREVIOUSLY SURVEYED RESOURCES

BUILDING ADDRESS	HISTORIC NAME	STATE ID NUMBER	N. R. ELIGIBLE
200 E. Midland Avenue	Middle School Gymnasium	5TL.2529	Local Landmark
-----	Colorado Midland Railroad - Segment	5TL.367.11	Not Eligible
232 County Road 79	Manitou Experimental Forest Station	5TL.2130	Listed
720 W. Highway 24	Ouray Inn/Brazenhead Offices	5TL.2053	Not Eligible

These buildings and sites were not included in the survey as a determination had already been completed.

The City of Woodland Park had also locally landmarked several buildings which were also not included in the survey.

TABLE 2: CURRENTLY LANDMARKED RESOURCES

BUILDING ADDRESS	HISTORIC NAME OR CURRENT NAME	STATE ID NUMBER	LISTED STATUS
720 W. Highway 24	Ouray Inn/Brazenhead Offices	5TL2053	Local
122 Laural Street	Ute Pass Historical Society	-----	Local
200 E. Midland Avenue	Old Middle School Gymnasium/Ute Pass Cultural Center	5TL.2529	Local
230 E. Midland Avenue	Ute Pass Historical Society	-----	Local
Midland Avenue/History Park	Three Buildings	-----	Local
West South Avenue	Calaboose	-----	Local

Research Questions

Primary research questions for this project concerned the current historic physical integrity and significance of resources included in the survey along with their dates of construction, construction materials, and the architectural styles of each resource. The impact of non-historic alterations to the historic buildings was subjects of examination. Examination of the ability of existing buildings to convey their historic character was a major focus of the study. Principal eras of construction, identification of prominent persons associated with the buildings, significant events associated with building construction and important patterns of development were also explored.

Expected Results

It was expected that thirty-nine historic properties dating from the 1880s through the 1950s would be documented. The survey documentation was to include photography, mapping, architectural descriptions, and historical backgrounds for each resource, as well as an evaluation of individual significance. Since this was a selective survey, assessment of district potential was not expected to be possible in most cases. The surveyed resources were expected to be mostly residential except those few buildings along Highway 24. The large majority of resources were expected to date from

the late nineteenth century through the first half of the twentieth century and to display a variety of architectural styles popular during that period.

Survey Methodology

This section describes the type of survey used, when the survey was conducted and by whom, and the methods employed to identify and record the resources, including the preliminary research, project fieldwork, photography, mapping, sources for research, dating of buildings, and preparation of the forms and report.

Type of Survey

This project was a selective intensive survey of resources within the study area described in Section II. The buildings selected were to be documented, photographed, researched, mapped and evaluated. Colorado Historical Society Architectural Inventory Forms (Form 1403) were completed for each property. The identification of any National and/or State Register eligible properties and potential districts was also to be addressed on the forms and summarized in the report. The project also included a final report (this document) explaining the survey findings and providing an overview of the general historical development of Woodland Park and its surrounding area. The report was to include a USGS topographic map extract outlining the project area and a survey map showing the surveyed buildings' locations.

Project Participants

Scheuber + Darden Architects, LLC conducted the selective intensive survey under contract to the City of Woodland Park. Barbara Darden of Scheuber + Darden Architects completed research, fieldwork, photography, and consultation regarding eligibility of resources, and prepared the forms, maps and final survey report. Ute Pass Historical Society volunteer Doris Breitenfeld assisted in historical research of the selected properties. Katherine Darden assisted in a limited number of resource photographs and labeled four sets of black and white photographs for the project.

City Planner, Sally Riley, served as the project manager for the City of Woodland Park; Holly Wilson, National and State Register Historian for the Colorado Historical Society, reviewed evaluations of eligibility to the National Register and examined the survey for adequacy. Mary Therese Anstey, State Historical Fund Specialist, reviewed the Architectural Inventory Forms and the survey report for adequacy, while Anne McCleave, State Historical Fund Specialist, managed the project for the State Historical Fund.

A kickoff meeting with the Colorado Historical Society State Historical Fund occurred on October 4, 2005. Attendants were the Woodland Park Historic Preservation Committee, Barbara Darden of Scheuber + Darden Architects (S+D), Anne McCleave and Mary Therese Anstey of the State Historical Fund. Issues discussed were the final selection of the historic resources to be included in the selective survey, goals of the intensive survey, process of the intensive survey and expectations of the State Historical Fund.

Selection of Survey Resources

The planned survey methodology included working with the City of Woodland Park and the Historic Preservation Committee to develop a list of selected historic resources to be surveyed. A preliminary list had already been compiled based on a previous windshield survey and had been edited to include only those properties that were of interest to the committee. The surveyors examined all of the properties on the list and provided guidelines for selecting the thirty-nine properties to be included in the survey. Every effort was made to include both residential and commercial buildings in the final survey list. Once the edited list was compiled, monthly meetings were held with the Historic Preservation Committee to make the final decision on what buildings to include in the selective intensive survey. The criteria used to select the final thirty-nine buildings were as follows:

- The building was associated with a person influential in the development of the town or made significant contributions to the town.
- The building may be significant in the early history of the town and may reflect the history and development of one or more of the historic contexts.
- The building appeared to be historically intact and permission was received from the owner to complete a survey.

Although there are numerous sites and buildings just outside the city limits, this survey only encompasses buildings within the city limits of Woodland Park. A building survey list was finalized in July 2006. The properties were scattered throughout the city, but all were located within the city limits of Woodland Park.

Public Participation

A public kickoff meeting was planned and held November 1, 2005 to inform the public about the scope and purpose of the project, and to identify persons having information about specific buildings. Sally Riley began with a brief introduction of the project and its purpose and goals. She also showed digital images in a PowerPoint presentation of some of the historical resources that might be included in the survey. Barbara Darden described the methodology to be used in the survey and encouraged members of the audience to share historic photographs and historical background information. The end of the meeting included a public response time where questions were asked of the project participants.

Survey Fieldwork

Once the list of thirty-nine buildings (see Appendices 1 and 2) had been compiled, Scheuber + Darden Architects began the field work to complete the survey forms. During the late spring and summer, S+D completed trips to survey the sites and complete research on buildings determined to be on the final list, dates of travel were March 20 and 21, May 1 and 2, May 22 and 23, August 8 and 9 and November 11. On November 11, another commercial building was added to the list of buildings to be inventoried making the total buildings surveyed to thirty-nine. Digital photographs of the buildings were taken along with field measurements and architectural descriptions.

Photography

Multiple black and white digital photographs were taken of each historic resource. Views of each elevation were taken and in some instances detail photos were also taken. All digital prints were 4" x 6" and were commercially produced on archival paper as specified by the Colorado Historical Society Photographic Requirements. The photographs were labeled with archival labels and identified with the state identification number, address, photographer's name, date, and camera direction. One set of forms and photographs was provided to the City of Woodland Park and one set to the Colorado Historical Society Office of Archaeology and Historic Preservation. Digital images were also provided to the City of Woodland Park on a CD-ROM in JPG format. An additional copy of the report and CD-ROM was given to the Ute Pass Historical Society for reference purposes.

Mapping and Database

An extract from the City's GIS system was provided by the City for use by the surveyors and included parcels, streets, and associated features. A number of layers were added to the extract with Adobe Acrobat, to include the survey areas. UTM Coordinates were required on the survey forms and were computed using TopoZone software. A database using Database Professional was created containing information necessary to produce the Architectural Inventory Forms. Additional information such as historical background, architectural description and other items were input into the database as it was obtained. The completed survey forms were printed from the database and then exported to Adobe Acrobat.

Sketch maps for each survey form were created using AutoCADD 2000 and then exported to Adobe Acrobat.

Historical Research

Historical research provided the information required to determine historical significance and architectural integrity. Sources consulted as a part of this report consisted of:

- Teller County property records
- Genealogical records
- Ute Pass Historical Society records
- Limited oral interviews
- Several historical pamphlets, non-published and published histories of the area
- Denver Public Library
- Pikes Peak Library District, Special Collections
- Rampart Public Library District
- Online Colorado Historic Newspaper Collection (Collaborative Digitization Program)

County Property Records: were obtained for all of the selected properties. This information provided the names of the current owner, mailing address, subdivision, block, lot(s), and reported year built.

Genealogical Records: were investigated for many of the citizens discussed in this report and the individual Architectural Inventory Forms. In almost all cases, the names entered were never affiliated with Woodland Park, but were affiliated with other cities. Since they were not affiliated with Woodland Park, and if enough information was not available, it was difficult to make a determination if the people listed in the genealogical database, was the person that lived in Woodland Park. When a determination was successful, this information was input into the forms and the survey report.

Ute Pass Historical Society Records: included historical photographs, pamphlets, a few newspaper articles and a limited number of oral interview transcripts. This was the largest source of information on the City of Woodland Park. Although the photograph database was indexed, it was more useful to just peruse the photographs. Additionally, there were a few photographs found that were not included in the database, but were not able to be located. The oral interviews were not indexed and most were not transcribed. The surveyor listened to approximately 12 hours of oral interviews of prominent Woodland Park citizens to obtain pertinent information.

Limited Oral Interviews: oral interviews were obtained from some of the property owners. Phone calls were made to all of the owners in hopes of obtaining interviews from all owners. Only about 50% of the owners responded and of the 50% approximately 15% had any historical information or photographs. Additionally, oral interviews were attempted with numerous older residents and again the success rate was approximately 50%.

Historical Pamphlets, Non-published and Published Histories: This included the following documents; *Ute Pass: A Quick History*, Jan Petit (1979), *A History of Woodland Park* (unpublished, authors unknown), *Ute Pass Route of the Blue Sky People*, Virginia McConnell (1963), Woodland Park Township Meetings (1890 – 1971), Woodland Park City Clerks (1891 – 1967), Marshals of Woodland Park (1891 – 1967), Mayors of Woodland Park (1891 – (1967), Police Magistrates of Woodland Park (1891 – 1967), Treasurers of Woodland Park (1891 – 1967), Trustees of Woodland Park (1891 – 1967), Water Commissioners of Woodland Park (1891 – 1967), Woodland Park Attorneys, Physicians, and Building Inspectors (1891 – 1967). These documents were very useful in documenting the history of Woodland Park. In some instances, the unpublished *History of Woodland Park*, was found to be in error and was only used when the facts could be verified.

Denver Public Library Western History Collection: Colorado Business Directories and historic photographs were obtained. A database was created documenting all of the businesses located in Woodland Park and listed in the Colorado Business Directories. This database was helpful in

documenting when a business began operations and when it ended. This provided valuable information on the use of certain buildings and their owners. Few historic photographs were found.

Pikes Peak Library District Special Collections: Historic Newspaper Collection and historic photographs were obtained. Few newspaper articles were found concerning Woodland Park and even fewer photographs were found.

Rampart Public Library District: Historic Newspaper Collection, Historic photographs were obtained. There were a few notebooks of newspaper clippings found in the library, but not placed in circulation. The books are in the process of being organized, indexed and preserved. No historic photographs were found.

Construction Dates

Construction dates of historic buildings were determined from field examination, newspaper articles describing the original erection of buildings, historic photographs, city directories, published books, information from owners and Teller County Assessor data. Construction dates from Assessor's records have always been somewhat unreliable and were only used in cases where the construction dates could not be verified as reasonable through other sources. The examination of architectural styles and features, building materials, and construction techniques also provided clues for dates of construction, as well as interviews with Woodland Park residents.

Preparation and Distribution of Forms and Report

Upon completion of the field survey, the Colorado Historical Society Architectural Inventory Forms were completed. A database was created and the report was replicated in the database so that analysis and mapping of the data could be accomplished. The database was used for form completion and printing and analytical sorts, listings and queries. The database forms were then exported to Adobe Acrobat. The database survey report tables were exported to Microsoft Excel and then to Adobe Acrobat.

The forms included information on each property's ownership, location, date of construction, building materials, architectural features, style, architect, contractor, alterations, associated buildings and landscape features, historical background, construction history, statement of significance and sources of information. The Colorado Historical Society assigned Smithsonian identification numbers for the surveyed properties (5TL.3453 – 5TL.3490, 5TL.3517). These numbers were included on the forms and photographs and were referenced in the report.

The Colorado Historical Society publication *A Guide to Colorado's Historic Architecture and Engineering* (2003), *A Field Guide to American Houses* by Virginia and Lee McAlester, and the lexicon of architectural styles included in the Society's *Survey Manual* (2006) along with a new term published in the *Camera and Clipboard, Number 15* were used for the architectural descriptions, styles and features. For the City of Woodland Park, the forms and report were placed in a three ring binder organized by survey area and street name/number. Survey photographs were placed in archival photo sleeves after being labeled. The Colorado Historical Society survey forms were stapled with the photographs which had been placed in archival photograph sleeves.

The survey forms, along with the final report (this document), were submitted to the City of Woodland Park and the Colorado Historical Society. The City will store one copy of the forms and report in the Planning Department. The Colorado Historical Society Office of Archeology and Historic Preservation will transfer the information from the architectural inventory forms into the Compass Database. They will also preserve and store the original copy of the forms and survey report.

Historic Context Preparation

Stephen F. Mehls prepared *Colorado Mountains Historic Context* (1984) a report discussing the Colorado Mountains and its development in 1984. This historic context was utilized in creating a

specific historic context in Woodland Park. Mehls report identified the following sequential themes based on socioeconomic periods of development: Post – 1859 Exploration (1859 – 1925); The Gold Rush and the Placer Mining Frontier (1858 – 1868); Precious Metal Mining as an Industry (1860 – 1920); Lead, Zinc, and Other Mining (1860 – 1945); Early Transportation (1859 – 1913); Railroads in the High Country (1853 – 1934); High Country Logging (1859 – 1945); Mountain Colony Settlements (1869 – 1884); Tourism Roots and Development 1865 – 1945; Automobiles and Their Impacts (1890 – 1945); The Great Depression and World War II (1920 – 1945); Socio-Cultural Developments (1860 – 1945). Some of these themes, those pertinent to the development of Woodland Park, were used in establishing a historic context specific to the City.

Acknowledgments

Numerous individuals and organizations contributed to the successful outcome of this project. City Planner, Sally Riley, spent many hours assisting the team in gathering historic documents for this project. She also reviewed the survey forms and this report. In addition, George Parkhurst along with the Historic Preservation Committee was also very helpful in providing information found in this report or providing the avenues to find the historical data needed to make this report a success. The staffs at the Pikes Peak Library, the Rampart Library District and the Denver Public Library provided access to historical materials, researched answers to specific questions, and allowed historic documents and photographs to be copied. In addition to these research facilities, Doris Breitenfeld of the Ute Pass Historical Society was the most helpful in opening up the Society's archives for use in researching the City, buildings and people. Without their assistance, this report would have been far less accurate and thorough. Many property owners, businesspersons, and others associated with the historic buildings included in the intensive survey answered questions about historic buildings and the development of Woodland Park and suggested resources of further information. The team wishes to thank everyone involved in this project and their contribution in making it a success.

V. RESULTS

The purpose of this intensive survey was to document thirty-nine historic resources and to determine potential eligibility for the National Register of Historic Places and the Colorado State Register. Additionally, it was also to determine whether the historic resources could be designated as City of Woodland Park landmarks. Eight individual resources examined in the survey were evaluated as potentially eligible to the National Register of Historic Places. Buildings eligible for the National Register are also eligible for the State Register. An evaluation of district potential was not possible since this project was a selective survey of thirty-nine scattered resources instead of a comprehensive survey.

Appendices 1 and 2 list surveyed resources in street address order and state identification number order, respectively and include evaluations of National, State and Local eligibility. Evaluations were made in consultation with National and State Register Historian Holly Wilson of the Colorado Historical Society. Evaluations of eligibility are based on information collected and observations made during the survey. Future historical information not yet found concerning physical changes to the building may have a positive or negative impact on the building's eligibility.

Types of Resources Surveyed

The survey accounted for several types of historic residential and commercial properties. Of the thirty-nine resources, 75 percent (29) were residential properties with single family dwellings making up the largest proportion (67 percent or 26), "Dude" ranches (2), Hotel or Inn (1). Commercial resources made up 25 percent (10) of the resources surveyed. Business establishments (6) made of the largest proportion of resources in this group. Other subcategories were government (1), religious (1), and casinos (2).

Periods of Construction

As stated before in Section II, there were three survey areas. The majority of the surveyed resources were located in Survey Area I. This area is the oldest part of town and was established early in the creation of Woodland Park. Most of the oldest buildings are located in this area and the buildings age ranged from the 1887 – 1954. According to the windshield survey and the Assessors records there are a total of 129 historic resources in this area. The intensive selective survey included 33 historic resources from Survey Area 1. Survey Area 2 has a total of 30 historic resources, with this survey including two in the intensive survey. The buildings date from 1889 and 1948. The building that dates from 1889 was originally located in Survey Area 1 across the street from the Hackman House (5TL.3459) and moved in 1976. Survey Area 3 has a total of 70 historic resources. This intensive survey included only one building from this area. It dates from 1910 – 1920. There were three other resources located outside the above Survey Areas. The three resources dated from 1915, 1928, and 1948. The oldest building was the Hackman House (5TL.3459) dated circa 1887 and the Warren House (5TL.3464) dated 1888. The most recent resource surveyed was the Wolff Residence (5TL.3489) built in 1954.

Architectural Styles

The architectural styles used to describe the buildings in this survey are those contained in a lexicon developed by the Colorado Historical Society, Office of Archeology and Historic Preservation and discussed in *A Guide to Colorado's Historic Architecture and Engineering* (2003). Additional sources used were the *Camera and Clipboard, Number 15* and *A Field Guide to American Houses* by Virginia and Lee McAlester. The distribution of surveyed properties by broad architectural categories was as follows:

Survey Area 1

Rustic (48%), No Style (18%), False Front Commercial (3%), Early Twentieth Century Commercial (3%), Late 19th & Early 20th Century American Movements (9%), Late Victorian (6%), Neo-Victorian (6%), and Modern Movements (3%).

Survey Area 2
Rustic Style (50%), No Style (50%)

Survey Area 3
Rustic Style (100%);

The three properties not located in the above survey areas were: Rustic Style (33%), No Style (66%).

Potentially Eligible Resources

The evaluation of the resources surveyed in Woodland Park included defining significance, assessing integrity and evaluating National Register, State Register and Local landmark eligibility. Significance can be defined through evaluation within its historic context. Nothing in history occurs in a vacuum. Everything is a part of larger trends and patterns. As written in the previous section, the following historic contexts as discussed in the Colorado Mountains Historic Context (Mehls, 1984) influenced the development of Woodland Park.

The Gold Rush and Woodland Park (1857 – 1913)
The Railroad Comes to Woodland Park (1873 – 1949)
Lumbering and the City of Woodland Park (1873 – 1936)
Tourism and Woodland Park (1887 – 1955)

These historic contexts defined the patterns, themes, and trends by which a specific event, property, or site is understood and its meaning made clear. After the survey was completed, it was determined that only part of the historic contexts exists today. Of all of the historic contexts/themes, only the Tourism and Woodland Park has sufficient remaining resources.

During the survey thirty-nine sites were surveyed (see Appendices 1 and 2). The sites included a full spectrum of property types that included historic casinos, dude ranches, commercial buildings, churches, and residences. It was determined, that only eight buildings (see Table 1) were eligible for the National Register, but that twenty-four buildings (see Table 2) were eligible for the local register.

Resources Potentially Eligible to the National Register

Resources were assessed using the National Register criteria for evaluation (See Table 3). Eight were found to be potentially eligible for listing (See Table 4). These resources are pictured following Table 4.

Resources Potentially Eligible to the State Register

All of the resources potentially eligible for the National Register were also evaluated as potentially eligible to the State Register.

Table 3
NATIONAL REGISTER OF HISTORIC PLACES CRITERIA

Criteria for Evaluation

The evaluation of the resources includes defining significance, assessing integrity and evaluating National Register, State Register and Local landmark eligibility. Significance can be defined through evaluation within its historic context. When considered within its historic context, a resource is evaluated against a set of eligibility criteria. The National Register uses four criteria:

- A. It is associated with events that have made a significant contribution to the broad patterns of our history.
- B. It is associated with the lives of persons significant in our past.
- C. It embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction.
- D. It has yielded, or may be likely to yield, information important in prehistory or history.

Certain types of properties are not usually considered for listing in the National Register: religious properties, moved properties, birthplaces and graves, cemeteries, reconstructed properties, commemorative properties, and properties less than fifty years old. These properties can be eligible for listing under the following conditions:

- A. A religious property is eligible if it derives its primary significance from architectural or artistic distinction or historical importance.
- B. A property removed from its original or historically significant location can be eligible if it is significant primarily for architectural value or it is the surviving property most importantly associated with a historic person or event.
- C. A birthplace or grave of a historical figure is eligible if the person is of outstanding importance and if there is no other appropriate site or building directly associated with his or her productive life.
- D. A cemetery is eligible if it derives its primary significance from graves of persons of transcendent importance, from age, from distinctive features, or from association with historic events.
- E. A reconstructed property is eligible when it is accurately executed in a suitable environment *and* presented in a dignified manner as part of a restoration master plan *and* when no other building or structure with the same associations has survived. All three of these requirements must be met.
- F. A property primarily commemorative in intent can be eligible if design, age, tradition, or symbolic value has invested it with its own exceptional significance.
- G. A property achieving significance within the past fifty years is eligible if it is *of exceptional importance*.

TABLE 4
CITY OF WOODLAND PARK
SELECTIVE INTENSIVE SURVEY, 2006 – 2007
BUILDINGS EVALUATED AS INDIVIDUALLY ELIGIBLE FOR
NATIONAL AND/OR STATE DESIGNATION

BUILDING ADDRESS	HISTORIC NAME	STATE ID NUMBER	YEAR BUILT	ELIGIBILITY EVALUATION		
				National Register Eligibility	Criteria	State Register
405 N. Baldwin Street	Unknown	5TL.3490	Circa 1951	Not Eligible		Not Eligible
106 E. Bowman Avenue	Sonen Cabin	5TL.3477	1928	Not Eligible		Not Eligible
500 W. Bowman Avenue	Unknown	5TL.3480	1921	Eligible	C	Eligible
1125 Browning Avenue	Unknown	5TL.3465	1889	Not Eligible		Not Eligible
111 N. Center Street	Woodland Park Pharmacy	5TL.3517	1916	Not Eligible		Not Eligible
201 N. Center Street	Midland Railroad Depot - Baggage	5TL.3466	1903	Not Eligible		Not Eligible
505 N. Center Street	Unknown	5TL.3486	1909	Not Eligible		Not Eligible
306 Chester Avenue	Unknown	5TL.3472	circa 1910 - 1920	Not Eligible		Not Eligible
350 County Road	Unknown	5TL.3478	1943	Not Eligible		Not Eligible
116 W. Gunnison Avenue	Unknown	5TL.3479	Circa 1931	Eligible	C	Eligible
301 W. Gunnison Avenue	Maytag House	5TL.3463	circa 1930s	Eligible	C	Eligible
107 W. Henrietta Avenue	Free Methodist Church	5TL.3468	1891 (original)	Not Eligible		Not Eligible
415 W. Henrietta Avenue	Unknown	5TL.3481	1947	Not Eligible		Not Eligible
901 East Highway 24	Paradise Ranch	5TL.3475	circa 1948	Not Eligible		Not Eligible
19600 N. Highway 24	Unknown	5TL.3488	1915	Not Eligible		Not Eligible
821 Lafayette	Ouray Inn Casino	5TL.3467	1948	Eligible	A, C	Eligible
110 E. Lake Street	Bergstrom House	5TL.3469	1925	Not Eligible		Not Eligible
116 W. Lake Street	Griffith Cabin	5TL.3474	1899	Not Eligible		Not Eligible
119 N. Maple	Unknown	5TL.3484	1935	Not Eligible		Not Eligible
120 E. Midland Avenue	Unknown	5TL.3460	1890	Not Eligible		Not Eligible
200 W. Midland Avenue	N. W. Terrill Merchandise	5TL.3453	Circa 1893	Not Eligible		Not Eligible
204-206 W. Midland Avenue	The Ute Inn	5TL.3454	1937	Not Eligible		Not Eligible
210 W. Midland Avenue	Old Post Office	5TL.3455	1937	Eligible	A, C	Eligible
216 W. Midland Avenue	Unknown	5TL.3456	Circa 1890s	Not Eligible		Not Eligible
220 W. Midland Avenue	Unknown	5TL.3457	circa 1930s	Not Eligible		Not Eligible
310 W. Midland Avenue/Highway 24	Webb House	5TL.3458	circa 1910 - original; 2003 reconstructed	Not Eligible		Not Eligible
602 W. Midland Avenue	Hackman House	5TL.3459	1887	Eligible	C	Eligible
624 W. Midland Avenue	Unknown	5TL.3482	1919	Not Eligible		Not Eligible
515 N. Park Street	Woodward Cabin	5TL.3476	circa 1908	Eligible	C	Eligible
601/611 N. Park Street	William Foster Residence	5TL.3464	1888 - 1889	Not Eligible		Not Eligible
604 N. Park Street	Unknown	5TL.3487	1924	Eligible	C	Eligible
708 West South Avenue	McNeil Residence	5TL.3470	1937	Not Eligible		Not Eligible
710 West South Avenue	The Pherl	5TL.3471	Circa 1935	Not Eligible		Not Eligible
5849 Trout Creek Road	Unknown	5TL.3473	1948	Not Eligible		Not Eligible
111 N. Walnut	Unknown	5TL.3483	1947	Not Eligible		Not Eligible
118 N. West Street	Unknown	5TL.3485	1948	Not Eligible		Not Eligible
202 N. West Street	John and Gertrude Carroll Cabin	5TL.3461	unknown	Not Eligible		Not Eligible
212 N. West Street	El Dorado Casino	5TL.3462	circa 1932	Not Eligible		Not Eligible
520 N. West Street	Wolff Residence	5TL.3489	1954	Not Eligible		Not Eligible

Resources Potentially Eligible to the National Register



Old Post Office, 210 West Midland Avenue, 5TL3455, 1937.



Hackman House, 602 West Midland Avenue, 5TL.3459, 1887.



Maytag House, 301 W. Gunnison Avenue, 5TL.3463, circa 1930s.



Ouray Casino, 821 Lafayette, 5TL3467, 1948.



Woodward Cabin, 515 N. Park Street, 5TL.3476, circa 1908.



Unknown/Porter Cabin, 116 Gunnison, 5TL.3479, circa 1931.



Unknown/LeRoy House, 500 West Bowman, 5TL3480, 1921.



Unknown, Porter Cabin, 604 N. Park, 5TL3487, 1924.

Resources Potentially Eligible for the Local Landmarking

The City of Woodland Park has made some small steps to document their historic resources with the establishment of Resolution 602, Series 203. This ordinance established criteria to designate a property as historic. (See Table 5). Twenty-five were found to be potentially eligible for listing (See Table 6). These resources are pictured following Table 6.

Table 5
City of Woodland Park Local Landmark Criteria

1. 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,
 - d. potential to provide important information concerning the history of Woodland Park
3. The structure should have sufficient original or accurately restored material that maintains its original historic character.

TABLE 6
CITY OF WOODLAND PARK
SELECTIVE INTENSIVE SURVEY, 2006 – 2007
BUILDINGS EVALUATED AS INDIVIDUALLY ELIGIBLE
FOR LOCAL LANDMARK DESIGNATION

BUILDING ADDRESS	HISTORIC NAME	STATE ID NUMBER	YEAR BUILT	ELIGIBILITY EVALUATION	
				Local Landmark	
				Eligibility	Criteria
405 N. Baldwin Street	Unknown	5TL.3490	Circa 1951	No	
106 E. Bowman Avenue	Sonen Cabin	5TL.3477	1928	Yes	1, 2b, 3
500 W. Bowman Avenue	Unknown	5TL.3480	1921	Yes	1, 2a, 2b, 3
1125 Browning Avenue	Unknown	5TL.3465	1889	No	
111 N. Center Street	Woodland Park Pharmacy	5TL.3517	1916	No	
201 N. Center Street	Midland Railroad Depot - Baggage	5TL.3466	1903	Yes	1, 2b, 2c, 3
505 N. Center Street	Unknown	5TL.3486	1909	No	
306 Chester Avenue	Unknown	5TL.3472	circa 1910 - 1920	No	
350 County Road	Unknown	5TL.3478	1943	Yes	1, 2a, 2b, 2c, 3
116 W. Gunnison Avenue	Unknown	5TL.3479	Circa 1931	Yes	1, 2a, 2c, 3
301 W. Gunnison Avenue	Maytag House	5TL.3463	circa 1930s	Yes	1, 2a, 2b, 3
107 W. Henrietta Avenue	Free Methodist Church	5TL.3468	1891 (original)	No	
415 W. Henrietta Avenue	Unknown	5TL.3481	1947	Yes	1, 2a, 3
901 East Highway 24	Paradise Ranch	5TL.3475	circa 1948	Yes	1, 2b, 3
19600 N. Highway 24	Unknown	5TL.3488	1915	Yes	1, 2a, 3
821 Lafayette	Ouray Inn Casino	5TL.3467	1948	Yes	1, 2a, 2b, 3
110 E. Lake Street	Bergstrom House	5TL.3469	1925	Yes	1, 2b, 3
116 W. Lake Street	Griffith Cabin	5TL.3474	1899	Yes	1, 2a, 2c, 3
119 N. Maple	Unknown	5TL.3484	1935	Yes	1, 2a, 3
120 E. Midland Avenue	Unknown	5TL.3460	1890	No	
200 W. Midland Avenue	N. W. Terrill Merchandise	5TL.3453	Circa 1893	Yes	1, 2b, 2c, 3
204-206 W. Midland Avenue	The Ute Inn	5TL.3454	1937	No	
210 W. Midland Avenue	Old Post Office	5TL.3455	1937	Yes	1, 2a, 2b, 2c, 3
216 W. Midland Avenue	Unknown	5TL.3456	Circa 1890s	No	
220 W. Midland Avenue	Unknown	5TL.3457	circa 1930s	No	
310 W. Midland Avenue/Highway 24	Webb House	5TL.3458	circa 1910 - original; 2003 reconstructed	No	
602 W. Midland Avenue	Hackman House	5TL.3459	1887	Yes	1, 2a, 2b, 2c, 3
624 W. Midland Avenue	Unknown	5TL.3482	1919	No	
515 N. Park Street	Woodward Cabin	5TL.3476	circa 1908	Yes	1, 2a, 2b, 2c, 3
601/611 N. Park Street	William Foster Residence	5TL.3464	1888 - 1889	Yes	1, 2a, 2d, 3
604 N. Park Street	Unknown	5TL.3487	1924	Yes	1, 2a, 2b, 3
708 West South Avenue	McNeil Residence	5TL.3470	1937	Yes	1, 2a, 2b, 3
710 West South Avenue	The Pherl	5TL.3471	Circa 1935	Yes	1, 2b, 3
5849 Trout Creek Road	Unknown	5TL.3473	1948	Yes	1, 2a, 2b, 3
111 N. Walnut	Unknown	5TL.3483	1947	Yes	1, 2a, 3
118 N. West Street	Unknown	5TL.3485	1948	Yes	1, 2a, 3
202 N. West Street	John and Gertrude Carroll Cabin	5TL.3461	unknown	Yes	1, 2a, 2b, 3
212 N. West Street	El Dorado Casino	5TL.3462	circa 1932	No	
520 N. West Street	Wolff Residence	5TL.3489	1954	No	



N. W. Terrill Merchandise, 200 W.
Midland Avenue, 5TL.3453, circa 1893.



Old Post Office, 210 West Midland
Avenue, 5TL3455, 1937.



Hackman House, 602 West Midland
Avenue, 5TL.3459, 1887.



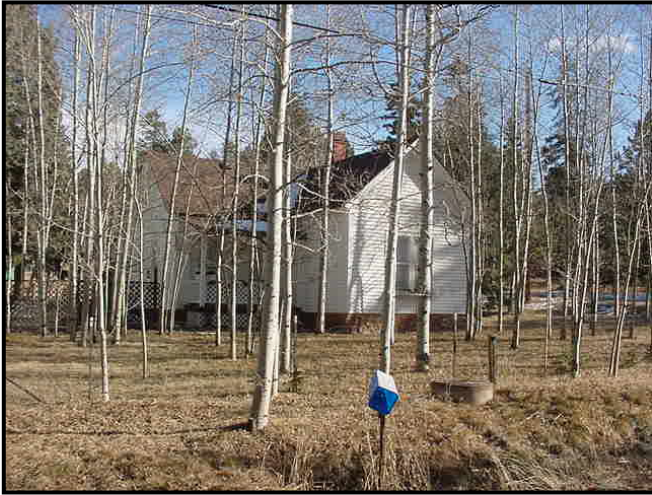
John and Gertrude Carroll Cabin, 202 N. West Street, 5TL.3461, unknown date.



Maytag House, 301 W. Gunnison Avenue, 5TL.3463, circa 1930s.



William Foster Residence, 601/611 North Park Street, 5TL3464, 1888 – 1889.



William Foster Residence, 601/611 North Park Street, 5TL3464, 1888 – 1889.



Midland Railroad Depot – Baggage, 201 Center Street, 5TL3466, 1903.



Ouray Casino, 821 Lafayette, 5TL3467, 1948.



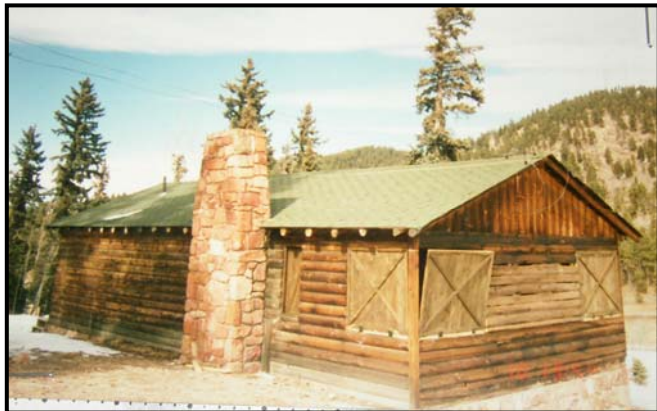
Bergstrom House, 110 E. Lake Street,
5TL.3469, 1925.



McNeil Residence, 708 West South
Avenue, 5TL.3470, 1937.



Unknown, 710 West South Avenue,
5TL.3471, Circa 1935.



Unknown/Little Star Ranch, 5849 Trout Creek Road, 5TL3473, 1948.



Griffith Cabin, 116 West Lake, 5TL3474, 1899.



Paradise Ranch, 901 East Highway 24, 5TL3475, circa 1928.



Woodward Cabin, 515 N. Park Street,
5TL.3476, circa 1908.



Sonnen Cabin, 106 East Bowman
Avenue, 5TL3477, 1928.



Unknown, 350 County Road, 5TL3478,
1943.



Unknown/Porter Cabin, 116 Gunnison,
5TL.3479, circa 1931.



Unknown/LeRoy House, 500 West
Bowman, 5TL3480, 1921.



Unknown, 415 W. Henrietta, 5TL3481,
1947.



Unknown, 111 North Walnut, 5TL3483, 1947.



Unknown, 119 N. Maple, 5TL3484, 1935.



Unknown, 118 N. West Street, 5TL3485, 1948.



Unknown, Porter Cabin, 604 N. Park, 5TL3487, 1924.



Junction House, 19600 N. Highway 24, 5TL3488, 1915.

Recommendations

The City of Woodland Park has an incredible history and a significant amount of historic resources which to this point has not been fully researched and documented. During this survey, interest in the history of Woodland Park and the historic resources grew. One of the outcomes of this survey was the creation of a unique poster which was designed by David Langley Architects and was unveiled at a public meeting in May 2007 during National Historic Preservation Month. The City of Woodland Park received a grant of \$250 from the Colorado Historical Society to develop the poster called, "Chimneys of Woodland Park". One recurring element present in the majority of the Rustic-style buildings in Woodland Park is the large stone chimneys which the poster highlights through photographs. These posters were distributed to and placed in commercial businesses and were available to the public to raise awareness of the history and historic resources in Woodland Park. The Historic Preservation Committee has also discussed placing a regular article in the newspaper with a photograph of a chimney and asking the readers to identify the building on which it appears.

Based on information and observations developed during the survey, the following recommendations are offered:

1. The survey of Woodland Park's neighborhoods should continue, especially Survey Area 1 where a majority of the historic resources still remain. Survey Area 2 and Survey Area 3 should also be included, but fewer resources exist in these areas, making Survey Area 1 a priority. The next intensive survey should be a thematic

intensive survey highlighting those buildings that were constructed within the tourism historic context.

2. If owner support exists, the Historic Preservation Committee should move forward and assist owners in nominating those resources that were found to be potentially eligible for the National and State Registers and those potentially eligible for local landmarking.
3. The city should consider establishing a process where by a local historic district or historic overlay zone could be established. As more surveys are completed, it may be found that areas of the city could be placed within these districts or zones. Of particular interest is Survey Area 1. One option is that the ordinance be revised to include a local historic district. There are several levels of stringency that can be implemented. Design guidelines can be written for the buildings within the district such as approval of all modifications or additions to a building that is located within a district, while others are much less stringent and only require an applicant to complete new work sensitively and make it compatible to the historic building with little approval or oversight by the managing entity. Another option that is common in some of the mountain communities is to establish historic overlay zones. This method seems to be more palatable to the general community and is a good first step in preserving a historic community. Repeatedly, we have found that citizens are in favor of these historic overlay zones but not historic districts. The historic overlay zones can establish requirements for new construction to protect the older homes in the area and to prevent the small log cabins, especially found in Woodland Park, from being overshadowed and dwarfed by new large buildings that are incompatible with the existing character of the neighborhood. Additionally, in Survey Area 1, described above, there is a common theme and style of architecture which can be delineated in the historic overlay zone. In reviewing the ordinance, Woodland Park is encouraged to obtain sample ordinances from other Colorado communities and to prepare language which is deemed most appropriate to both the historic resources and the political climate in the town.
4. Throughout this survey, many historic documents were gathered, evaluated and digitized. This information was located in many different locations and was difficult to find without inordinate amount of efforts. The residents of Woodland Park should continue to contribute historic photographs and other documents that shed light on the history of Woodland Park and should allow the Ute Pass Historical Society to create a database of this information so that future research would be easier and more efficient.
5. Although oral interviews of persons of importance exist, there is less information provided of importance about the history of Woodland Park. Most of the interviews deal with only the lives of the people interviewed. Although this is very important, the Woodland Park history and how it relates to this family and what it was like when they were growing up is equally important. It is our recommendation that a monthly interview program be established to interview the "old-timers" of Woodland Park before it is too late. These interviews should include video documentation, and a written transcript. These interviews could then be placed on the local public information station to again raise awareness of the history of Woodland Park.
6. If volunteer interests exist, the newspapers of Woodland Park should be indexed to provide easier research. Additionally, as the Digitization Program increases, these newspapers should be placed on the Historic Newspaper Collection available on the internet. Grants are available to provide this service.

7. The City of Woodland Park, along with the Chamber of Commerce, the Ute Pass Historical Society and the Rampart Library District should continue providing educational opportunities to the public such as the poster described above and future newspaper articles on the historic resources in Woodland Park. Activities sponsored by the Historic Preservation Committee should also be considered such as more historic walking tours and creating a brochure establishing a historic self-guided driving tour through the City. This brochure could also be supplemented with street signage in front of historic buildings. Many communities are using these tactics to further educate the public.

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WOODLAND PARK RECONNAISSANCE SURVEY OF THE LAKE ADDITION HISTORIC NEIGHBORHOOD: WOODLAND PARK, TELLER COUNTY, COLORADO



View of Memorial Park (STL.5174), looking south towards Pikes Peak

Prepared by

URS Corporation for the City of Woodland Park, Colorado

Written by

Juston Fariello – Archaeologist and Melinda M. McCarthy, MA, RPA – Architectural Historian
Gordon C. Tucker Jr., Ph.D., Principal Investigator

May 2016

Submitted to

City of Woodland Park
Woodland Park, CO

Submitted by

URS

8181 E. Tufts Avenue
Denver, CO 80237

Project No. 60401742

*This project was partially funded by a State Historical Fund Grant from History Colorado
Project #2014-M1-023*

ABSTRACT

The City of Woodland Park contracted with URS Corporation to conduct a reconnaissance survey of the Lake Addition neighborhood. Twenty-seven buildings were identified for reconnaissance documentation and two buildings and a park were identified for intensive documentation. The survey is intended to assist Woodland Park in identifying and documenting historically and archaeologically significant cultural resources within the city, for use by the city for planning and to provide a tool for educating the public about the historical resources of the area. Two of the resources documented for the project are eligible for listing in the NRHP and six buildings have been listed or are eligible for designation as local landmarks.

ABSTRACT

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In 2015, the City of Woodland Park (City) received a grant from the Colorado State Historical Fund (SHF) to conduct a reconnaissance survey of the Lake Addition neighborhood. A total of 30 resources were selected to be surveyed, including 27 buildings that would be documented at the reconnaissance level and two buildings and a park that would be intensively documented.

1.1 PURPOSE

The purpose of the survey is to assist Woodland Park in identifying and documenting historically significant cultural resources within the city, for use by the city for planning, and to provide a tool for educating the public about the historical resources of the area. The first Historical and Architectural Survey of 39 selected historical resources in Woodland Park was completed in 2006-2007 (Darden 2007). This previous study area consisted of the commercial district along U.S. Highway 24 and the residential areas to the north, south, and west (Darden 2007:2). The survey identified six primary historic themes:

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

Eight resources met the criteria for listing in the NRHP. These same buildings are also eligible for listing in the State Register of Historic Properties.

Following this initial survey, it was recommended that a follow-up survey be completed to select resources that represented the resort and tourism theme from 1887 to 1955. As a result, the 2015 survey selected many of the log or slab-sided cabins located in the Lake Addition, as well as the Plat of the Town of Manitou Park, Green's Addition to Manitou Park, the Logs Subdivision, and Rolling Park, as well as several commercial buildings located in Steffa's Addition. These 30 resources are those that will contribute to this long-term objective of historic preservation in Woodland Park. Only those properties for which the current landowner gave permission to document were included.

1.2 PROJECT RESULTS

The survey documented 30 resources on Colorado Office of Archaeology and Historic Preservation cultural resources forms. The 27 reconnaissance-level properties were documented on the Historical & Reconnaissance Form (#1417), while the three properties were intensively recorded on the Architectural Inventory Form (#1403).

1.3 FUNDING AND PARTICIPANTS

This project was funded in part by a grant to the City of Woodland Park by the State Historical Fund (SHF #2014-M1-023). The city provided additional funding for the project. The survey was conducted by URS Corporation (URS) of Denver, Colorado. Fieldwork for this project was conducted in April 2015. The project Principal Investigator is Gordon C. Tucker, Jr., Cultural

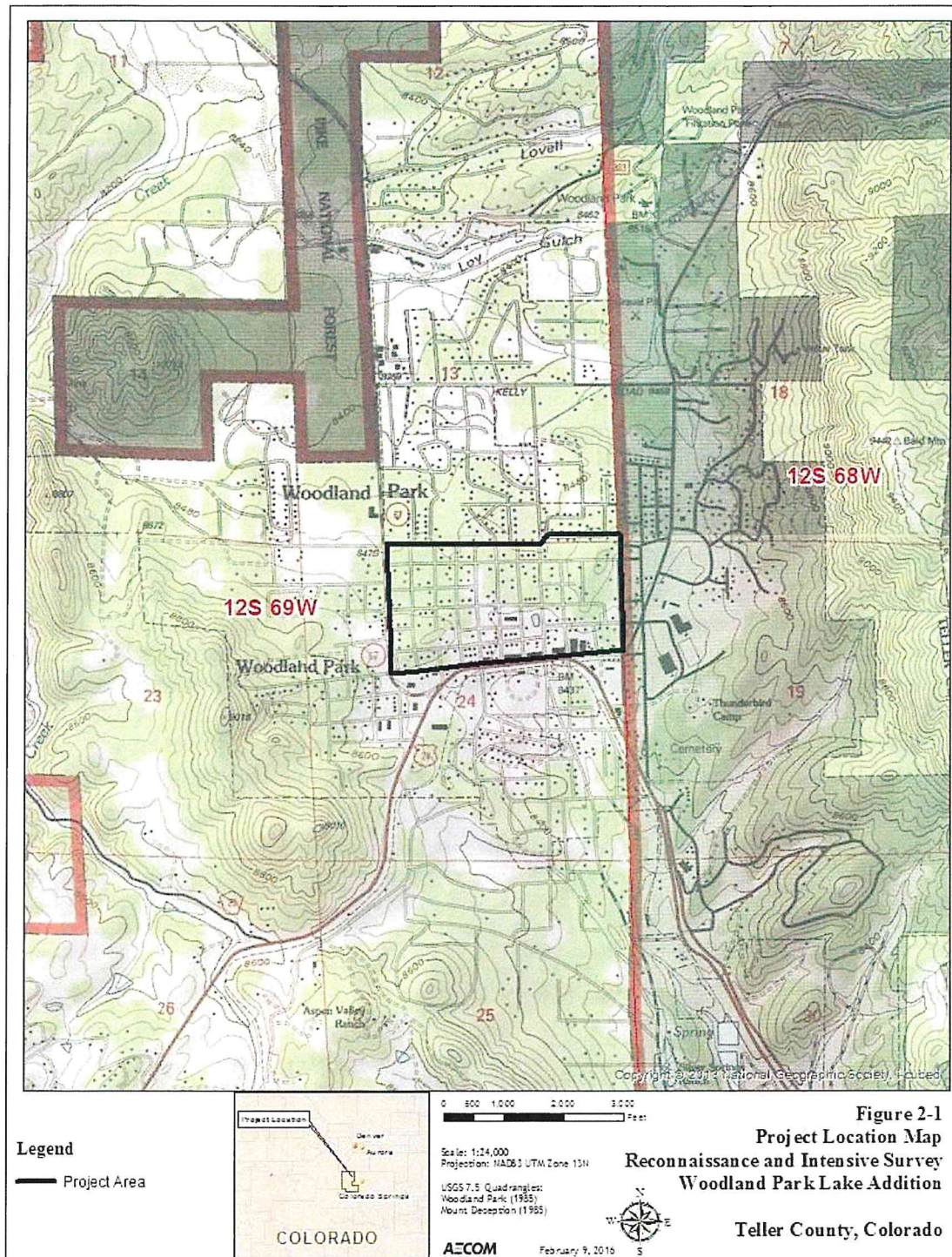
Resources Team Lead in the URS Denver office. URS staff cultural resources specialist Juston Fariello conducted the fieldwork investigations and prepared the summary report, which was reviewed by Dr. Tucker. URS Architectural Historian Melinda McCarthy reviewed the report and forms for architectural accuracy and historical significance.

This report describes the background, methods, and results of the historic buildings documentation. The report complies in form and content following the guidelines of the *Colorado Cultural Resource Survey Manual: Guidelines for Identification: History and Archaeology*, issued by the Office of Archaeology and Historic Preservation (2007) at History Colorado.

The study area is located in the City of Woodland Park, eastern Teller County, approximately 18 miles west of Colorado Springs, and includes most of the Lake Addition, plus the Plat of the Town of Manitou Park, Green's Addition to Manitou Park, the Logs Subdivision, and Rolling Park. The documented properties are depicted on the Woodland Park and Mount Deception, Colorado 7.5-minute U.S. Geological Survey topographic quadrangle maps. The properties are located in Sections 13 and 24 of Township 12 South, Range 69 West, of the 6th Principal Meridian, within the City of Woodland Park (Figure 2-1).

The documented resources are located within neighborhoods that were subdivided and platted in the 1890s. These neighborhoods include the Lake Addition, Plat of the Town of Manitou Park, Green's Addition to Manitou Park, the Logs Subdivision, and Rolling Park. Woodland Park was developed in a classic grid system of narrow streets and alleys, as delineated by the early settlers and visitors to the town, while newer subdivisions are less grid-like and laid out with cul-de-sacs (Darden 2007:4). U.S. Highway 24 follows the former route of the Midland Railway and bisects the town. The City is divided east and west by Park Street.

Woodland Park is located on a high plateau in the Southern Rocky Mountains physiographic unit (Fenneman 1931). The surrounding topography includes rolling hills and steep mountain slopes, with elevations that range between 8400 and 8600 feet above mean sea level. Pikes Peak, at an elevation of 14,114 feet, dominates the skyline to the south. Forests of Douglas fir, aspen, and pine cover the surrounding hills. The elevation of the City is approximately 8500 feet. Land use in the project area is mostly residential with some mixed commercial and public space.



3.1 SURVEY OBJECTIVES

The purpose of this survey was to inventory and document 30 potentially historic buildings within the city limits of Woodland Park in order for the City to have knowledge of the historical and architecturally significant cultural resources within or adjacent to the Lake Addition within the city and make this information available to the public. The information will also be an important educational and planning tool for educating the public on the history and culture of Woodland Park. The 30 buildings that were selected are those that will contribute to this long-term objective of historic preservation in Woodland Park. Only those properties for which the current landowner gave permission to document were included. Colorado Cultural Resources Survey forms were prepared for the 30 resources: Historical and Architectural Reconnaissance Forms (#1417) for 27 resources selected for reconnaissance, and the Architectural Inventory Form (#1403) and Historic Archaeology Component Form (#1402) for the three limited intensive resources. A historic context extending from the early history (pre-1840) through modern period was prepared. A survey report was completed (this document), explaining the background, methods, and results of the project.

3.2 SURVEY METHODS

URS personnel worked with City staff to develop a list of selected cultural resources to be surveyed, and this list was approved by the SHF. URS conducted selective reconnaissance and limited intensive surveys of each of the subject properties. Prior to field investigations, URS staff conducted a records search to identify previously recorded sites and resources in the area using Compass, the Colorado Cultural Resource On-line Database, for portions of Sections 13, 24, and 24 of Township 12 South, Range 69 West of the 6th Principal Meridian. A total of 40 cultural resources have been documented within one-half-mile of the project area (Table 3-1). Of this total, 32 resources (80 percent) were documented by the previous historic and architectural survey (Darden 2007).

Table 3-1: Previous Documented Buildings and Sites

Site ID	Project Report ID	Year	Site Type	NRHP Eligibility
5TL.85	MC.PA.R65	2004	Prehistoric Open Camp	Unevaluated
5TL.367.1	TL.CH.R1 TL.CH.R11	1991 2000	Railroad	Officially Eligible
5TL.367.11	TL.SHF.R27	2009	Railroad	Officially Eligible
5TL.2655	TL.CH.R6	1992	Historic Isolated Find	Field Not Eligible
5TL.3031.1	MC.SHF.R85	2002	US Highway 24 Segment	Field Eligible
5TL.3078	MC.FS.R250	2003	Prehistoric Isolated Find	Field Not Eligible
5TL.3383.1	MC.CH.R179	2004	State Highway 67 Culvert	Officially Eligible
5TL.3453	TL.SHF.R25	2007	Grocery Store (The Cowhand) 200 W Midland Ave	Field Not Eligible
5TL.3454	TL.SHF.R25	2007	Bar/Restaurant (The Ute Inn) 204-206 W Midland Ave	Field Not Eligible

Table 3-1: Previous Documented Buildings and Sites

Site ID	Project Report ID	Year	Site Type	NRHP Eligibility
5TL.3455	TL.SHF.R25	2007	Post Office 210 Midland Ave	Field Eligible
5TL.3456	TL.SHF.R25	2007	Grocery Store/Dept Store (Studio West) 216 W Midland Ave	Field Not Eligible
5TL.3457	TL.SHF.R25	2007	Specialty Store (Attorney's Office) 220 W Midland Ave	Field Not Eligible
5TL.3458	TL.SHF.R25	2007	Single Dwelling (Webb House-Donut Mill) 310 W Midland Ave	Field Not Eligible
5TL.3459	TL.SHF.R25	2007	Single Dwelling (Hackman House) 602 W Midland Ave	Field Eligible
5TL.3460	TL.SHF.R25	2007	Single Dwelling (Williams Bros Furniture) 120 W Midland Ave	Field Not Eligible
5TL.3461	TL.SHF.R25	2007	Residence (Carroll Cabin) 202 N West St	Field Not Eligible
5TL.3462	TL.SHF.R25	2007	El Dorado Casino (Preschool in the Pines) 312 N West St	Field Not Eligible
5TL.3463	TL.SHF.R25	2007	Houses/Picnic Shelter 301 W Gunnison Ave	Field Eligible
5TL.3464	TL.SHF.R25	2007	William Foster Residence/Warren House 601-611 N Park St	Field Not Eligible
5TL.3466	TL.SHF.R25	2007	Railroad Depot 201 N Center St	Field Not Eligible
5TL.3468	TL.SHF.R25	2007	Church (Free Methodist) 107 W Henrietta Ave	Field Not Eligible
5TL.3469	TL.SHF.R25	2007	Single Dwelling (Bergstrom-McVey House) 110 E Lake Ave	Field Eligible
5TL.3470	TL.SHF.R25	2007	Residence (McNeil/Gullerud) 708 W South Ave	Field Not Eligible
5TL.3471	TL.SHF.R25	2007	Single Dwelling (The Pherl) 710 W South Ave	Field Not Eligible
5TL.3474	TL.SHF.R25	2007	Single Dwelling (Griffith Cabin) 116 W Lake St (Ave?)	Field Not Eligible
5TL.3476	TL.SHF.R25	2007	Single Dwelling (Woodward Cabin/McWilliams Residence) 515 N Park St	Field Eligible
5TL.3477	TL.SHF.R25	2007	Single Dwelling (Sonon Cabin/Halliwell Residence) 106 E Bowman Ave	Field Not Eligible
5TL.3478	TL.SHF.R25	2007	Ziegenhorn Residence 350 County Road	Field Not Eligible
5TL.3479	TL.SHF.R25	2007	Single Dwelling (Porter Cabin) 116 W Gunnison Ave	Field Eligible
5TL.3480	TL.SHF.R25	2007	Single Dwelling (Leroy House) 500 W Bowman Ave	Field Eligible

Table 3-1: Previous Documented Buildings and Sites

Site ID	Project Report ID	Year	Site Type	NRHP Eligibility
5TL.3481	TL.SHF.R25	2007	Single Dwelling (Heffernan Residence) 415 W Henrietta Ave	Field Not Eligible
5TL.3482	TL.SHF.R25	2007	Single Dwelling (Redding Residence) 624 W Midland Ave	Field Not Eligible
5TL.3483	TL.SHF.R25	2007	Single Dwelling (Swanstrom Residence) 111 N Walnut St	Field Not Eligible
5TL.3484	TL.SHF.R25	2007	Single Dwelling (Sperry Residence) 119 N Maple St Woodland Park	Field Not Eligible
5TL.3485	TL.SHF.R25	2007	Elder Cabin 118 N West St	Field Not Eligible
5TL.3486	TL.SHF.R25	2007	Single Dwelling (Sheperd Residence) 505 N Center St	Field Not Eligible
5TL.3487	TL.SHF.R25	2007	Single Dwelling (Portar Cabin) 604 N Park St	Field Eligible
5TL.3489	TL.SHF.R25	2007	Wolff Residence 520 N West St	Field Not Eligible
5TL.3490	TL.SHF.R25	2007	Challenner Residence 405 N Baldwin St	Field Not Eligible
5TL.3517	TL.SHF.R25	2007	Specialty Store (Woodland Park Pharmacy/Art Inspirations/Barber Shop) 111 N Center St	Field Not Eligible

Additional information on the properties was gathered from the Teller County Assessor. This information included Year Built and Adjusted Year Built. The Teller County Assessor (personal communication, Betty Clark-Wine, November 30, 2015) defines Adjusted Year Built as follows:

Year Built is the actual year of the construction of the improvement. This is typically when the construction is actually started. It is then moved through % complete status until it is 100% complete. Adjusted Year Built (or more frequently called Effective Year Built) is the age, after adjustments have been made for improvements, upgrades, or renovation/replacement. The AYB is calculated on a predetermined percentage of the change (example: replacing siding adds 5% to the overall value) multiplied by the percentage of the improvement that was changed (was all of house resided, or was only a portion resided). The original YB is then adjusted to bring it to a newer "year built". Obviously when a home is fully renovated top to bottom, it is no longer functioning at its original age.

A kickoff meeting was held on April 17, 2015, to inform the public about the scope-of-work and purpose of the project and to identify individuals with knowledge about specific buildings and/or people associated with Woodland Park.

During the field inventory, URS personnel surveyed, evaluated, photographed, and prepared field sketches of the historic resources. Building elevations were recorded along with interesting

or unusual architectural features. Associated outbuildings (garages and sheds) were described with respect to the primary building. Because the primary focus of this survey is on historic buildings, archaeological resources were generally not evaluated, with the exception of Memorial Park and Lake, for which the Management Data Form (#1400) and Historical Archaeological Component Form (#1402) were completed.

Using the information gathered from the field examinations, URS evaluated each surveyed building for historical significance and integrity of location, design, setting, materials, workmanship, feeling, and association. Eligibility for listing in the National Register of Historic Places (NRHP) was assessed by applying the NRHP Criteria for Evaluation, found at 36 Code of Federal Regulations (CFR) 60. The resources were also evaluated for listing in the Colorado State Register of Historic Properties, according to the nomination criteria listed at History Colorado (2015). The status of each property for Local Landmark Designation was considered according to the criteria listed in Resolution 602, Series 2003 (City of Woodland Park 2015). It is not the purpose of this study to assess the likelihood of a historic district, but the individual properties were evaluated as to whether or not they might contribute to a historic district if such were identified.

In the office, all field data were compiled, forms completed, maps finalized, and photographs printed. Each resource was described on the appropriate Colorado Cultural Resource Survey forms, plotted on the project map, and accompanied by a detailed sketch map and digital photographs.

3.3 SIGNIFICANCE EVALUATIONS

The eligibility of documented cultural resources for listing in the NRHP was evaluated according to the criteria set forth at 36 CFR 60.4:

The quality of significance in American history, architecture, archaeology, engineering and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

- (a) that are associated with events that have made a significant contribution to the broad patterns of our history; or*
- (b) that are associated with the lives of persons significant in our past; or*
- (c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
- (d) that has yielded, or may be likely to yield, information important in prehistory or history.*

National Register Bulletin 15 directs that “integrity is the ability of a property to convey its significance” and “to retain historic integrity a property will always possess several, and usually most, of the aspects” (Townsend et al. 1993:17). The NRHP recognizes seven aspects or qualities that, in various combinations, define integrity: location, design, setting, materials, workmanship, feeling, and association (Noble and Spude 1992: 19). Eligible sites are those that retain integrity and satisfy one or more of the aforementioned criteria. Non-eligible sites are those that lack integrity and/or do not meet any of the evaluation criteria.

The Colorado State Register of Historic Properties formally recognizes properties possessing a documented level of significance and that contribute to the understanding and appreciation of the history or prehistory of a community, the state, or the nation. Criteria for consideration of properties for nomination and inclusion in the State Register include the following:

- A. The association of the property with events that have made a significant contribution to history;
- B. The connection of the property with persons significant in history;
- C. The apparent distinctive characteristics of a type, period, method of construction, or artisan;
- D. The geographic importance of the property; and
- E. The possibility of important discoveries related to prehistory or history.

For the City of Woodland Park, designation for Local Landmark status of an individually owned residential or commercial building, structure, object or landscape includes the following criteria:

- 1. The resource 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,
 - d. potential to provide important information concerning the history of Woodland Park
- 3. The resource should have sufficient original or accurately restored materials that maintain its original historic character.

Any historic resource in the City of Woodland Park could be eligible for listing in any one or all three of these listings.

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Woodland Park and the surrounding region have a long history of human occupation, beginning more than 12,000 years ago and continuing until the present. This protracted time span can be divided into two chronological eras: the prehistoric era, a lengthy period that predates written records and chronicles Native American occupations; and the historic era, the last 175 years of occupation by non-indigenous people. Because the focus of this study is historic Woodland Park, the narrative on the prehistoric era is necessarily abbreviated, and considerably more detail is provided for the historic era.

4.1 PREHISTORIC ERA

The regional prehistory embraces more than 12 millennia and is divided into chronologically ordered cultural stages: Paleoindian, Archaic, and Late Prehistoric. Each stage encompasses one or more periods, which are distinguished by technological attributes and, to a lesser degree, by subsistence strategies (Zier and Kalasz 1999: 71).

The *Paleoindian Stage* (ca. 11,500-7800 years before present [B.P.]) is a specialized adaptation to late Pleistocene/early Holocene environments and characterized by the hunting of now-extinct species of Pleistocene megafauna such as mammoth, sloth, musk ox, horse, and bison (Zier 1999a). Paleoindian components are recognized by the presence of large, well-made, flaked stone tools that distinguish four cultural periods: large, fluted lanceolate points for the Clovis period (11,500-10,950 B.P.); smaller, finely pressure-flaked and fluted lanceolate dart points for the Folsom tradition (10,950-10,250 B.P.); and lanceolate and stemmed dart points for the Plano period (10,250-7800 B.P.).

The succeeding *Archaic Stage* (ca. 7800-1850 B.P. [A.D. 100]) was a time of changing environmental conditions that required modifications of the Paleoindian lifestyle. Archaic people broadened their resource base by hunting both large and small game animals, as well as by increasing their use of plant resources. Archaic people were less mobile and used local resources more on a scheduled seasonal basis (Zier 1999b: 100). Archaic components are recognized by a diversified tool kit, with ground stone artifacts, smaller stemmed and notched projectile points, fire pits, storage cists, and architectural features. The Archaic Stage is subdivided into three periods that are distinguished by technological attributes: Early Archaic (7800-5000 B.P.), Middle Archaic (5000-3000 B.P.), and Late Archaic (3000 B.P.-1850 B.P. [A.D. 100]) (Zier 1999b:100).

The *Late Prehistoric Stage* (A.D. 100-1725) is characterized by “new technologies superimposed on a well-established Archaic stage mode of existence” (Kalasz, et al. 1999:141). It is divided into three periods on the basis of subsistence, technology, trade, and demographics: Developmental (A.D. 100-1050), Diversification (A.D. 1050-1450), and Protohistoric (A.D. 1450-1725). The stage serves as a “bridge between a widespread, long-standing hunter-gatherer tradition and the appearance of historically known cultures” (Kalasz et al. 1999:141). It was during the Protohistoric period that the ancestral Utes are believed to have arrived in the place that would one day become Colorado.

4.2 HISTORIC ERA

Woodland Park, Colorado, has a long and varied history. For centuries, if not millennia, this area has been the homeland of various Native American groups, including the Ute Indians. The abundant natural resources attracted both Native groups and subsequent non-indigenous residents

to the land. Initially avoided by European settlers due to the harsh winters, the area grew to prominence during the Colorado gold rush as it was found to offer an easier route of travel between Front Range towns and the mountains farther west. It also offered an abundant supply of lumber for the burgeoning mines and the railroads that serviced those mines.

Woodland Park is situated in the “wedge-like opening” called Ute Pass, between Pikes Peak to the south and the Rampart Range to the north (McConnell 1963:7). Nestled amidst the conifer trees, Woodland Park has been called “The City Above the Clouds” that enjoys blue skies and brilliant sunshine while its neighbors at lower altitudes are shrouded in clouds (Ute Pass Historical Society and Pikes Peak Museum 2010:7). As news of the region’s natural beauty spread, a tourism industry developed. The dry, sunny summer weather brought further visitors seeking respite from medical ailments, such as tuberculosis. Many prospectors and tourists later settled in the area helping to expand the small towns and settlements. They established industries and built the economic infrastructure of the modern city.

This section describes the history of Woodland Park within its regional setting. The narrative covers approximately 175 years of history, but is subdivided into shorter temporal periods, each of which is characterized by distinctive socioeconomic themes. It provides the historic context within which the historic buildings that are subject of this study can properly be described and evaluated.

4.2.1 Early History: Pre-1840

The Ute people once ranged across a vast expanse of land in eastern Utah and western Utah. The people speak the Ute language, one of the two languages of the Southern Numic branch of the Uto-Aztecan language (Callaway et al. 1986: 336), which originated along the border of the United States and Mexico, perhaps in eastern California. Approximately 500-700 years ago, speakers of the Uto-Aztecan family migrated north and east into the Great Basin and replaced sedentary agriculturalists (e.g., Fremont and Ancestral Puebloans) that had left the region approximately A.D. 1300. They settled around the lakes in central Utah and into the mountains and valleys of eastern Utah and western Colorado, separating into eleven bands: six originally eastern bands with ranges primarily in present Colorado (Muache, Capote, Weeminuche, Uncompahgre, Parusanuch, and Yampa) and five western bands of present Utah (Uintah, Timpanogos, Pahvant, Sanpits, and Moanunts) (Callaway et al. 1986: 339). The modern Ute bands are now organized into three groups: Northern Ute Tribe (Uinta Utes), Southern Ute Tribe, and Ute Mountain Ute Tribe (Southern Ute Tribe 2015).

The first known written documentation of human visitation in the region around today’s Woodland Park occurred in the early nineteenth century, when Europeans who were moving into the region recorded the presence of Ute Indians. Although not the only tribe in the area, the Utes, known as the “Blue Sky People” or tribe of “the shining mountains” (McConnell 1963), inhabited the lands from the Wasatch Mountains in Utah to the eastern side of the Rocky Mountains in Colorado. The Utes considered the springs at the bottom of the pass that now bears their name to be sacred. Ute Pass, located approximately 7 miles west of Woodland Park, provided the Utes and other indigenous people with an easier route through the towering mountains following the bison migrations between the plains and the meadows of South Park.

Although Southern Colorado was encompassed within the lands claimed by the Spanish Empire, it was rarely visited or explored. The Rivera expeditions of the 1760s and the Dominguez-

Escalante expedition of 1776 were among the only formal incursions by the Spanish into the area. However, many Spanish traders moved through the region interacting with the Utes and the other tribes. By the early part of the nineteenth century, French Canadian fur traders, known as *voyageurs* (“travelers”), began making extensive trips through the Rocky Mountains; trading with the Indians and setting up small seasonal or semi-permanent trading posts (Horn et al. 2007: 293-294).

The Louisiana Purchase of 1803-1804 brought the region under the control of the young United States government. This vast transfer of land occurred when France, who had ceded control of the Louisiana territory to Spain in 1762 but regained control in 1800, relinquished to the U.S. its claim to lands that eventually made up 15 U.S. states and two Canadian provinces, and which incorporated the portion of Colorado that lies east of the Rocky Mountains, including Ute Pass. In 1806-1807, an expedition led by U.S. Army officer Zebulon Pike was dispatched by President Thomas Jefferson to explore and map portions of the newly acquired land. After traveling across the Great Plains, Pike’s group tried to scale a tall mountain that captivated Pike. Their attempt failed, as did much of the rest of their expedition through Colorado, but this mountain, which looms above Woodland Park, was named Pike’s Peak to honor the leader of this first American exploration into the region.

In the 1820s, Stephen Long led another U.S. exploration party along the South Platte River and then traveling along the watershed of the Arkansas River. His account of traveling through the area, led many to conclude that the region was unsuited for settlement, an opinion that held sway until the California and Colorado gold rushes in the mid-nineteenth century.

4.2.2 The Search for Gold: 1840-1870

The California gold rush of 1849 brought huge numbers of settlers into the west. Many traveled overland, traversing the plains and mountains on their way to the California gold fields. Many found success in California, but with the area’s population growing rapidly and fierce competition for space some men, like William Russell, attempted to find new unexplored areas for prospecting and mining. In 1858, Russell led a party up the South Platte River; by the summer of 1859, they had found significant gold deposits near present-day Central City. Hordes of gold seekers flooded into Colorado with many of these prospectors moving south toward Pikes Peak in an effort to find new deposits. Following the Ute Pass, they moved into the mountains and to the mining camps in the South Park region. A new settlement, known as Colorado City, was established near the eastern base of the Pass and soon filled with miners and prospectors seeking a safe place to winter.

The town of Colorado City quickly recognized that an improved route over the pass would bring many more travelers. In the spring of 1860, teams of workers laid out a road that would allow easier access for wagons. The timing of this construction was fortunate as gold was discovered in California Gulch (near present-day Leadville) and the area began to draw thousands of people, many of whom traveled through Colorado City on their way west (McConnell 1963: 19). Several individuals (e.g., Ambrose Tabor) began prospecting in the area near Pikes Peak, but the results were disappointing and they moved west toward South Park (Darden 2007: 9). The Ute Indian Trail was used to travel between Colorado City and South Park, but the trail was impassable for wagons and was accessible only on foot and by horses. Large quantities of gold were never found around Woodland Park, but the growth of the town was influenced by mining in the surrounding communities and it became the supply center for these mining communities.

Evidence of this early mining is not found in Woodland Park proper, as most of the mining activity occurred outside the town limits.

In 1861, the Colorado Territory was formally organized, and one of the original counties, El Paso, was laid out around Pikes Peak. El Paso or “the Pass,” was named for Ute Pass, located just west of the town of Divide in Teller County (McConnell 1963: 20).

The outbreak of the American Civil War in 1861, and concurrent conflicts with Native Americans, led to a dramatic decrease in mining and settlement of the Colorado territory. The Pikes Peak region escaped much of the violence and destruction occurring on the eastern plains of Colorado as settlers and militia groups fought the Arapahoe, Cheyenne, and other tribes for land. The Utes, led in part by Chief Ouray and his wife Chipeta, were able to co-exist with the people in Colorado City and other sparsely populated settlements. The cessation of conflicts did little to re-invigorate the region and, by 1870, fewer than 1,000 people lived in El Paso County, with only 81 remaining in Colorado City (McConnell 1963: 22).

4.2.3 William Palmer and the Growth of the Region: 1870-1880

The early 1870s saw the establishment of the “Fountain Colony” by William Jackson Palmer, with a new town laid out that was soon renamed Colorado Springs. The El Paso County seat was transferred from Colorado City to Colorado Springs in 1873 (Capace 1999). New silver mines were being established, and mining and ranching opportunities were drawing many settlers. Palmer was a business man, who co-owned the Denver and Rio Grande Western Railroad. He and other businessmen in the county recognized that a greatly improved road over Ute Pass would aid expansion into the southern mountains of Colorado. Palmer’s railroad could bring goods into Colorado Springs at competitive rates, and wagon trains would then carry them up Ute Pass for distribution to the mountain communities. By 1876, “an average of 14 loads daily” traveled up the pass, carrying all manner of goods, while an average of five loads traveled down the pass each day carrying lumber. A small town was laid out between Colorado City and the base of Ute pass located at the natural springs that had first attracted the Ute Indians. Manitou Springs, as it was eventually named, became another of Palmer’s enterprises. His company began selling parcels of land to those seeking the health benefit of the waters (McConnell 1963: 27). Under the Homestead Act of 1862, other settlers also began claiming 160-acre parcels in the region.

The establishment of regular rail service to the region transformed the Pikes Peak region into a tourist destination. Towns such as Manitou Springs and the region’s spectacular scenery became a draw. Entrepreneurs built resort hotels, first around Manitou Springs, and later at locations farther west along Ute Pass. In the early 1870s, an associate of William Palmer, Dr. William Bell, purchased a parcel of land approximately 20 miles west of Manitou Springs and approximately seven miles north of present-day Woodland Park. There he established a ranch and guest lodge named Manitou Park. Eventually, the site contained cabins and tents for those guests who wanted to “rough it,” as well as buildings that held a spa, a church, and a billiard room. The ranch also had its own gardens, dairy, and fish hatchery (McConnell 1963: 28-29).

While the Bell Ranch in Manitou Park became well known for its tourist activities, it was also involved in the lumber industry which emerged in the area. Bell, Palmer, and many other business leaders set up logging and milling operations amidst the stands of pine, spruce, and fir. The wood was used in the construction of rail lines (for ties and buildings) by the towns and

cities that were emerging in the mountains and plains. In 1880, General Palmer, Dr. Bell, and Homer Fisher, a Chicago lumberman, built the “No Name Railroad,” an eight-mile-long narrow-gauge railroad that brought lumber from outlying lumber camps to the five sawmills that had sprung up in Manitou Park (Darden (2007: 11). The sawmills supplied lumber to the mines and railroads and for the construction of buildings in Colorado Springs and Denver. The intensity of lumbering around Manitou Park resulted in the complete decimation of surrounding forests and led to the establishment of the U.S. Timber Reserve in 1892 (Darden 2007: 11).

4.2.4 The Railroad Comes to Ute Pass: 1880-1890

As early as 1873, a rail system linking Colorado Springs to Utah was proposed with its main line intended to run over Ute Pass. When silver was discovered in Leadville in 1879, the concept was revived and numerous rail lines were built around the state linking many mining camps and towns.

Mine owners and merchants found themselves at the mercy of the railroads, which could charge exorbitant rates due to virtual transportation monopolies. In 1883, a group of investors and mine owners chartered a new railroad meant to compete with the more established routes. Construction begun in 1885 and this line, which eventually merged with another upstart rail company known as the Colorado Short Line, became known as the Colorado Midland Railway.

In 1886, the line from Colorado Springs to Manitou Springs had been completed and workers were busy constructing another line westward up Ute Pass. In the spring of 1887, 25 miles of track had been laid from Manitou Springs west to the head of Ute Pass. That summer trains began operating between Colorado Springs and Buena Vista, with services extended to Leadville in September. By 1888, the line had reached Aspen and become the first standard-gauge rail line to operate in the mountains of Colorado. The Midland, as it was colloquially known, gained access to the national rail system, when the Atchison, Topeka, and Santa Fe (AT&SF) Railway built a line from their facilities in Pueblo north to Colorado Springs. It also eventually tied into lines to the west, which gave it access to Salt Lake City and the west coast (McConnell 1963: 45).

The construction of the railroad over Ute Pass helped transform the region. A small, but steady stream of homesteaders had been settling onto parcels adjacent to the old wagon roads that traversed the pass. One of these homesteaders, Daniel Steffa, owned a large parcel of land adjacent to the newly constructed Colorado Midland Railway and filed in the El Paso County Courthouse the first recorded plat of the “Original Town of Manitou Park” (Gates 1982: 3). Steffa, a Civil War veteran, moved to Colorado after the war (he is listed in the 1870 census records for Gilpin County, Colorado). Steffa and his wife, Henrietta, named several of the streets in Woodland Park. West Henrietta Avenue, the first street north of the Midland (now U.S. 24), is named for her. In 1890, the Midland was purchased by the AT&SF. It passed in and out of the hands of various investors and rail companies until its final demise in 1922. The route from Colorado Springs to Victor and Cripple Creek was taken over by the Midland Terminal Railway, which operated the line until 1949, when rail service finally ended.

In 1890, the Woodland Park Town and Improvement Company was formed, which led to the official incorporation of a town of the same name on February 21, 1891 (Gates 1982: 3). Prior to its official incorporation, the company constructed a water pipeline and reservoir and set up a town government and legal system. Among the early investors in the Town and Improvement

Company were local businessmen W.J. Foster, C.C. Blidget, S.N. Nye, and J.H. Bowman (McConnell 1963: 68). The new town quickly began to attract residents when a maintenance and freight depot for the railroad was built, followed soon thereafter by a post office. By 1891, the town featured a hardware store, a blacksmith, a wagon shop, and a drug store, and it built a small jail to hold lawbreakers. In October 1890, Sylvester Johnson, a civil engineer from Colorado Springs, prepared the first town plat entitled “The Town of Woodland Park” (Figure 4-1). This map is notable for the several named neighborhoods north and east of the Original Town next to the Midland Railway. These neighborhoods included the Lake Addition north of Henrietta Avenue.

With the end of the Cripple Creek gold rush, the town’s population began to decline. The population dropped from 269 in the 1900 census to 125 by 1920 (Gates 1982: 4). The population rebounded during the 1920s to 194 by 1930 as the town’s economic focus shifted to tourism.

4.2.5 Woodland Park and Tourism: 1890-1910

One of the early goals of Woodland Park’s founders had been to make the town a tourist destination. The founders were careful to limit the activities of the railroad workers and passed ordinances that prevented alcohol consumption and other attendant vices (Darden 2007: 12). The Ute Pass area, with its spectacular scenery and serene resorts and hotels, was already being promoted as a mecca for visitors. In 1889, the Midland published a guidebook that laid out the many natural wonders found along its routes (Bird 1889: 10).

It is not the purpose of this little book...to convey fully all the beauties, attractions and inducements that the Pikes Peak Route will hold out to the tourist, investor, and home seeker; but its object is to tell, only briefly, where runs the Pikes Peak Route and to point out some of the more prominent points on the Midland which will yield an abundance of sights, scenes and resources of various kinds to the traveler in search of something new.

The guidebook spent many pages listing the attractions and “healthful resorts” to be found in Manitou Springs, Cascade, Divide, Green Mountain Falls, and Manitou Park. Multiple pages were devoted to the Cave of the Winds and the carriage road to the top of Pikes Peak (Bird 1889: 21). The resort at Green Mountain Falls offered a large hotel, a man-made lake with an island and gazebo, and streets running to dozens of tent cabins spread across the hills. Rates for the tent cabins ranged from \$4 to \$7 per week (Ute Pass Historical Society 2014).

In 1903, the Midland built a new, stone-covered depot in Woodland Park. By that time, the Midland was running daily trains to and from Colorado Springs, attracting both day visitors and overnight guests to the hotels. The first hotel built in town was the Crest, a 15-room establishment that operated until 1910. In 1892, the larger Woodland Hotel, which boasted of 72 rooms and ice-making equipment, opened. The town baseball team held games in front of the hotel every Sunday (McConnell 1963: 70).



Figure 4-1: Historic survey plat of Woodland Park, dated October 22, 1890 (unpublished manuscript on file with the City of Woodland Park).

Woodland Park soon began attracting a different kind of visitor. The dry, sunny, conditions of Colorado and other parts of the southwest were seen as beneficial to those suffering from tuberculosis and other lung diseases. Sanitariums were set up in many parts of the state, and tuberculosis treatment became a key part of the Colorado Springs economy. Matt Mayberry of the Colorado Springs Pioneer's Museum (personal communication 2014) notes that tens of thousands came to the city for convalescence. For several decades, tuberculosis caused a third of all deaths in the region each year. By the 1920s, Colorado Springs held more than 15 sanitariums, with many more located outside the city limits (Rappold 2007).

As was true in other parts of Colorado, many former patients or family members discovered that the climate of Woodland Park helped ease the symptoms of tuberculosis and decided to settle permanently. Andrew and Sophia Hackman are examples of such a household. Initially having moved to the area in an effort to treat Sophia's tuberculosis, Mr. Hackman eventually operated several businesses in town, including a feed store, sawmill, and a hotel. Sophia helped pick the names of several streets (Darden 2007: 12).

A nationwide economic depression, the result of overbuilding and shaky financing of the railroads that resulted in a series of bank failures, began in the 1890s and extended into the early part of the twentieth century. These external events impacted many of the resorts laid along Ute Pass. Further, natural disasters and calamities affected several of the prominent resorts. Both the Ute Hotel at Chipita Park and the Green Mountain Falls Hotel were completely destroyed by fire in the early 1900s (McConnell 1963: 78). Woodland Park nearly suffered as catastrophic damage in 1903, when a fire in the main business area threatened to spread to other buildings, and engulf most of the town (McConnell 1963: 83).

In 1902, a flash flood, resulting from a massive summer rainstorm, washed out the bridges, culverts, and segments Ute Pass road. Several sections of the railroad were damaged as well and, for a period of time, travelers had to resort to following the old Native American trails on horses or donkeys. Repairs allowed the road to re-open, but did little to make it more serviceable.

By 1904, the Woodland Hotel had closed. It had struggled financially since its opening and passed through a series of owners. After its closure, it sat vacant for more than a decade, housing only the homeless. It was reopened as a tuberculosis sanatorium, which was demolished in the 1930s.

4.2.6 Woodland Park and Tourism: 1910-1950

Although the town continued to serve as a regional business center, much of the timber industry moved away when the Federal government began enacting land and timber protection regulations, including the establishment of the National Park Service and national parks in 1916. While the national parks and forests (such as the nearby Pike National Forest) eventually brought many new visitors to the region, some economic dislocation occurred as timber cutting and processing jobs began to relocate (McConnell 1963: 87).

Tourists still continued to visit Woodland Park and the surrounding communities. The town became a destination for groups of tourists from Kansas and other Midwestern states. One section of cabins in town was known as Kansas Alley, while another was known as Preachers Row.

In 1920, the first rodeo was held in the town and, for many years thereafter, the Ute Trail Stampede helped bring tourists to Woodland Park. Ranches catering to tourists began to appear in the area. Numerous dude ranches were founded, many on older established cattle ranches. One, the Paradise Ranch, was run by the Snell family and held a rodeo for guests and the public every Sunday during the tourist season, with locals invited to participate as well (Ute Pass Historical Society 2014).

Although the freight road was still in place, it was often damaged by storms and offered a slow, rough route over the pass. Repairs and improvements came slowly and, in 1910, the Colorado Springs paper reported that work parties of convicts were being used to repair damage and incremental improvements to the road (McConnell 1963: 75). When Woodland Park was first established, the railroad was its main link to the rest of the state and this remained true until the early 1900s.

The growing popularity of the automobile and its arrival into the region ended the railroads dominance. As early as 1901, a vehicle known as the Locomobile made the first vehicular ascent of Pike Peak and, by 1915, Spencer Penrose – a prominent local businessman, entrepreneur, venture capitalist, and philanthropist – had established an auto race, known today as the Pikes Peak International Hill climb, which partially follows the route of the old carriage road. Drivers began lobbying for a better road, one that would allow them access to the scenic sites along the pass. Throughout the 1910s and 1920s, good road advocacy groups had sought a modern highway over the Pass. The need for this road became even more evident in 1918, when the Colorado Midland Railway declared bankruptcy (McConnell 1963: 85).

It was not until the 1930s, however, that a modern highway was constructed. The federal government pledged \$300,000 and, late in 1931, construction began. For months at a time the pass would be closed, with access only possible by horseback over the old trails or by rail. By 1937, the section to the Town of Divide was finished.

4.2.7 From Tourism to Bedroom Community: 1950s-Today

In the 1960s, U.S. 24 (as the route over Ute Pass was eventually named) was expanded and modernized into the configuration seen today. By that time, Woodland Park had grown to include a year-round population of more than 666, which often swelled to a several thousand during the summer months. The town provided many amenities, including Memorial Park (Figure 4-1).

The lake was excavated in 1890 (Pettit 1979), for use as a public water source for the town and was used later for recreational purposes, including boating and ice skating. A large open air dance pavilion was also constructed adjacent to the lake in 1910 (Blum 1988). Called the Shadowland (Shadow Land) Pavilion, it was built by the Woodland Park Wild West Association, and later owned by Dr. Frank Archenbault (Blum 1988). Located on the western side of the lake, approximately where the outdoor fireplace is presently located, the pavilion was torn down in 1949 (Blum 1988; Pettit 1979). Many organized dances were held at the pavilion, sometime accompanied by the Colorado Springs Orchestra (Woodland Park Social Club 1991). Rodeos were also a popular event held within the park's grounds. The first rodeo at the park, put on by the newly formed Woodland Park Rodeo Association, was held in 1916 (Woodland Park Social Club 1991). The rodeo grounds were located west of current park property, but the land on which the rodeos were held was sold to the city in the 1930s (Woodland Park Social Club 1991).

City hall and other city buildings along Pine Street, South Avenue, and West Street are currently located over the old rodeo ground. Other activities held in the park included baseball games, concerts, and horse races. The baseball fields and race tracks were temporary and never became a permanent feature (Woodland Park Social Club 1991). In 1935, the cities railroad depot caught fire and burned; only the baggage room survived. In 1935, this building was moved to the northeast corner of Center Street and Henrietta Avenue and renamed Memorial Hall. It was later used as the town's first library and the Clothes Closet. In 2015, the baggage room was moved to Bergstrom Park to place the depot into its former context along the original railroad alignment (Woodland Park Social Club 1991). The land around the lake was slowly bought up by the city and the last holdouts were finally sold to the city in 1944 (Ute Pass Historical Society and Pikes Peak Museum 2010). The area officially became a park when it was dedicated as Memorial Park on March 9, 1944. During the 1950s, the lake was lighted to allow night time ice skating (Woodland Park Social Club 1991). In the late 1970s and early 1980s the park was updated when then-Mayor, Vince Gordon, called for improvements, as the park had become a "garbage collection area" and a "lover's lane" spot. The tennis courts were added and the park was sodded with grass during the 1970s-1980s (Woodland Park Social Club 1991).

During the latter part of the twentieth century, Woodland Park began to change from a small regional town to a growing bedroom community for the Colorado Springs metropolitan area. The population grew rapidly to 1,022 by 1970, 2,634 by 1980, and 4,094 by 1990 (Teller County 1990: 7). It reached 6,000 by 2000 and, by 2013 the population had increased to more than 8,000 (Mendoza 2013). Many of the former tourist cabins have converted into year-round residences.

4.2.8 Summary

From this historical overview of Woodland Park and the surrounding region, several defining historic themes emerge. Tangible evidence of each theme is represented in several discrete property types.

4.2.8.1 Mining

Large quantities of gold and other precious metals were never found in Woodland Park. Nevertheless, because the town was situated along a major regional transportation route – the Ute Trail and, later, a wagon road, railroad, and highway – it became a way stop between Colorado City and South Park and served as a supply center for the mining communities in the mountains. Although evidence of early mining has not been found in Woodland Park proper, it is not unlikely that archaeological evidence of such activity may one day be found within the city limits. Property types associated with this mining theme include adits, mine shafts, tailings piles, refuse dumps, the remains of temporary structures, and isolated artifacts.

4.2.8.2 Transportation

Ute Pass, named after the indigenous people who once inhabited this region and much of the rest of Colorado, provided an easier travel route through the mountains, between the eastern plains and the meadows of South Park. Early non-indigenous settlers in the region quickly recognized the value of this transportation link and, in 1860, laid out a wagon road over the pass. The town was established and grew as supply center along this route. The shortcomings of this wagon

road, which was narrow and frequently washed out, quickly became apparent, and plans were soon formulated to build a railroad over the pass. By the spring of 1887, track had been laid to the head of Ute Pass and, by that summer, trains began to operate between Colorado Springs and Buena Vista. The Colorado Midland Railway, as it was known, was extended to Aspen by 1888, and a line was built south from Colorado Springs to the Atchison, Topeka & Santa Fe Railway facilities in Pueblo. Construction of the railroad over Ute Pass had a dramatic effect on Woodland Park and the surrounding region. The town (originally named Manitou Park) was platted and streets established relative to the Colorado Midland Railway. As an outcome of this growth, the town was incorporated in 1890. A maintenance and freight depot for the railroad was built, and other essential buildings in the budding town, such as a post office, stores, and a jail, were established. As mining activities in the mountains contracted during the early decades of the twentieth century, rail service also declined and ended in 1949. The decline of the railroad, a vital east-west transportation link, threatened the economic prosperity of Woodland Park, and other modes of transportation were quickly sought. In the 1930s, a modern highway, soon to be named U.S. Highway 24, was constructed over Ute Pass and re-connected Woodland Park to the outside world by automobile and truck. Property types associated with this transportation theme include the original grade of the railroad, early and modern routes of U.S. 24, railroad freight depot and associated buildings, hotels for tourists, and commercial establishments along the streets fronting the railroad and highway.

4.2.8.3 Tourism

Since nearly its beginning, Woodland Park has been a mecca for tourists; for people wishing to escape from the summertime temperatures of lower elevations and those wishing to establish a new life in a more wholesome environment. During the early decades of the twentieth century, tourists rode the train or, later, drove up in their automobiles to enjoy the natural and cultural amenities of Woodland Park, with its grand vistas and clean air. Visitors stayed in hotels and dude ranches, frequented shops catering to tourists, ate in restaurants, picnicked in municipal parks, frequented the rodeo grounds, and enjoyed dances, baseball games, and concerts. Some people enjoyed the area so much that they built vacation cabins, some of which graduated to year-round residences. Property types associated with tourism included hotels, commercial buildings, parks, cabins, and restaurants. Many buildings in the historic part of the town represent a mélange of architectural styles and types, including Rustic, Late Nineteenth and Early Twentieth Century American Movement, Arts and Crafts Movement, Late Victorian, Early Twentieth Century Commercial, False Front Commercial, Modern Movements, and WPA Art Deco. These high-style architectural forms are individually rare, but collectively they illustrate the cultural and economic influences on the town's development. The Vernacular Woodland Park Rustic style is perhaps most emblematic of the town's role as a tourist community and is characterized by the following elements:

- Fieldstone chimneys
- Peeled or unpeeled log siding and decorations
- Notched Log or Hog Trough log wall construction
- Rough-cut dimensioned lumber from area sawmills
- Decorative stickwork on balconies, porches, windows, eaves, gables
- Built to blend into surrounding, repeat shapes of surrounding environment, using local materials to match colors and textures

The purpose of this survey was to document 30 historic resources and to determine the eligibility of each resource for listing in the National Register of Historic Place and/or the State Register of Historic Properties, or designated as City Woodland Park historic landmark. Consideration was also given to the prospect of a local historic district, perhaps one that highlights the rustic architectural elements of many of the buildings. These 30 resources are summarized below in Table 5-1 by site number and in Table 5-2 by address. In both tables, a description of each property, its architectural style or type, year built (or adjusted year built), significance (NRHP, State Register, or local landmark), and integrity are included. The site locations are depicted on a parcel boundary map of the City is included as Appendix A. This map also shows the neighborhood additions and previous survey results. Each documented resource is described in more detail on the Colorado Cultural Resource Survey forms, included as Appendix B. Brief narrative descriptions of these resources conclude this section.

Table 5-1: Documented Cultural Resources within Study Area by Site Number

Site Number	Address	Architectural Style/Type	Description	Year Built (Adjusted Year Built)	Eligibility		
					NRHP (criteria)	Landmark (criteria)	Comments
5TL.2529	210 East Midland Avenue	WPA Art Deco	Middle School Gymnasium (converted to offices and cultural center)	1938 (1994)	Field Eligible (A, C)	Listed (C & D)	WPA funded and constructed; WPA Art Deco architecture
5TL.4146	102 West Midland Avenue	Rustic	Commercial Building	1960	Field Not Eligible	Eligible (A)	
5TL.4147	212 West Midland Avenue	No Style	Commercial Building	1900 (1998)	Field Not Eligible	Eligible (A, C, & D)	
5TL.4148	214 West Midland Avenue	No Style	Commercial Building	1950 (1998)	Field Not Eligible	Field Not Eligible	
5TL.4149	209 East Midland Avenue	No Style	Commercial Building	1939 (2005)	Field Not Eligible	Eligible (C)	
5TL.4150	222/239 East Midland Avenue	Rustic	Residence Steffa's Cabin (converted to museum)	1891-1895	Field Not Eligible	Listed (A & B)	Residence of Daniel Steffa, an early local settler
5TL.4151	231 East Henrietta Avenue	No Style	"Calaboose" City Jail (presently used as museum)	1891	Field Not Eligible	Listed (A, B, & D)	Original Town Jail; Vernacular jail architecture
5TL.4152	514 East Henrietta Avenue	Rustic	Residence	1924 (2004)	Field Not Eligible	Eligible (A & B)	Former County Commissioner's Cal Elder's Home; Potential Local Rustic District
5TL.4153	110 North Center Street	Pueblo Revival	Residence (converted into commercial)	1899 (2003)	Field Not Eligible	Eligible (A)	

Table 5-1: Documented Cultural Resources within Study Area by Site Number

Site Number	Address	Architectural Style/Type	Description	Year Built (Adjusted Year Built)	Eligibility		
					NRHP (criteria)	Landmark (criteria)	Comments
5TL.4154	114 North Center Street	No Style	Residence	1899 (1990)	Field Not Eligible	Eligible (A)	
5TL.4155	402 North Center Street	Rustic	Residence	1920 (2012)	Field Eligible	Eligible (A)	Needs Data; Potential Local Rustic District
5TL.4156	421 North Center Street	Rustic	Residence	1935 (2010)	Field Not Eligible	Eligible (A)	Potential Local Rustic District
5TL.4157	414 North Center Street	Rustic	Residence	1934 (1990)	Field Eligible	Eligible (A)	Needs Data; Potential Local Rustic District
5TL.4158	516 North Center Street	Rustic	Residence	1919 (2002)	Field Eligible	Eligible (A)	Needs Data; Potential Local Rustic District
5TL.4159	218 East South Avenue	Late Victorian Queen Anne	Residence	1900	Field Eligible	Eligible (A)	Needs Data
5TL.4160	720 West South Avenue	No Style	Residence Preacher's Row	1929 (2009)	Field Not Eligible	Eligible (B & C)	Preacher's Row Residence
5TL.4161	112 West Lake Avenue	Rustic	Residence	1928 (1951)	Field Eligible	Eligible (A)	Needs Data; Potential Local Rustic District
5TL.4162	308 West Lake Avenue	Rustic	Residence	1951	Field Eligible	Eligible (A)	Needs Data; Potential Local Rustic District
5TL.4163	122 East Gunnison Avenue	Rustic	Residence	1919	Field Eligible	Eligible (A)	Needs Data; Potential Local Rustic District
5TL.4164	310 West Gunnison Avenue	Ranch	Residence	1931-1934	Field Not Eligible	Field Not Eligible	
5TL.4165	115 North Park Street	None	Hotel (converted into apartment complex)	1935-1944 (2010)	Field Not Eligible	Field Not Eligible	No known significant features or associations
5TL.4166	412 North Park Street	Rustic	Residence	1919 (2010)	Field Eligible	Eligible (A)	Needs Data; Potential Local Rustic District
5TL.4167	408 Bowman Avenue	Ranch	Former Residence of Bob Maytag	1949 (2010)	Field Not Eligible	Eligible (A & B)	Formerly owned by Bob Maytag, locally prominent individual
5TL.4168	311 West County Road	Late 19th/Early 20th Century American Movements	Residence	1921 (2010)	Field Not Eligible	Eligible (A)	Potential Local Rustic District
5TL.4169	506 North Fairview Street	Rustic	Residence	1919 (2010)	Field Eligible	Eligible (A)	Needs Data; Potential Local Rustic District

Table 5-1: Documented Cultural Resources within Study Area by Site Number

Site Number	Address	Architectural Style/Type	Description	Year Built (Adjusted Year Built)	Eligibility		
					NRHP (criteria)	Landmark (criteria)	Comments
5TL.4170	120 North Elm Street	Bi-Level with Rustic elements	Residence	1900 (2006)	Field Not Eligible	Field Not Eligible	No known significant features or associations
5TL.4171	750 Log Haven Drive	Rustic	Residence	1948 (1987)	Field Not Eligible	Eligible (A)	Potential Local Rustic District
5TL.4172	805 Teller Lane	Rustic	Residence	1942 (2005)	Field Not Eligible	Eligible (A)	Potential Local Rustic District
5TL.4174	200 West South Avenue	None	Memorial Park and Lake	1890	Field Not Eligible	Field Not Eligible	Historic town recreational grounds and park
5TL.4175	520 North Maple Street	Rustic	Residence Jackson Family Cabin and Vince Gordon Residence	1937	Field Eligible (C)	Eligible (A, B, & C)	Needs Data; Potential Local Rustic District

Table 5-2: Documented Cultural Resources within Study Area by Address

Address	Site Number	Architectural Style/Type	Description	Date of Construction (Remodels)	Eligibility		
					NRHP (criteria)	Landmark (criteria)	Comments
102 West Midland Avenue	5TL.4146	Rustic	Commercial Building	1960	Field Not Eligible	Eligible (A)	
110 North Center Street	5TL.4153	Pueblo Revival	Residence (converted into commercial)	1899 (2003)	Field Not Eligible	Eligible (A)	
112 West Lake Avenue	5TL.4161	Rustic	Residence	1928 (1951)	Field Eligible	Eligible (A)	Needs Data; Potential Local Rustic District
114 North Center Street	5TL.4154	No Style	Residence	1899 (1990)	Field Not Eligible	Eligible (A)	
115 North Park Street	5TL.4165	None	Hotel (converted into apartment complex)	1935-1944 (2010)	Field Not Eligible	Field Not Eligible	No known significant features or associations
120 North Elm Street	5TL.4170	Bi-Level with Rustic elements	Residence	1900 (2006)	Field Not Eligible	Field Not Eligible	No known significant features or associations
122 East Gunnison Avenue	5TL.4163	Rustic	Residence	1919	Field Eligible	Eligible (A)	Needs Data; Potential Local Rustic District
200 West South Avenue	5TL.4174	None	Memorial Park and Lake	1890	Field Not Eligible	Field Not Eligible	Historic town recreational grounds and park
209 East Midland Avenue	5TL.4149	No Style	Commercial Building	1939 (2005)	Field Not Eligible	Eligible (C)	

Table 5-2: Documented Cultural Resources within Study Area by Address

Address	Site Number	Architectural Style/Type	Description	Date of Construction (Remodels)	Eligibility		
					NRHP (criteria)	Landmark (criteria)	Comments
210 East Midland Avenue	5TL.2529	WPA Art Deco	Middle School Gymnasium (converted to offices and museum)	1938 (1994)	Field Eligible (A, C)	Listed (C & D)	WPA funded and constructed; WPA Art Deco architecture
212 West Midland Avenue	5TL.4147	No Style	Commercial Building	1900 (1998)	Field Not Eligible	Eligible (A, C, & D)	
214 West Midland Avenue	5TL.4148	No Style	Commercial Building	1950 (1998)	Field Not Eligible	Field Not Eligible	
218 East South Avenue	5TL.4159	Late Victorian Queen Anne	Residence	1900	Field Eligible	Eligible (A)	Needs Data
222/239 East Midland Avenue	5TL.4150	Rustic	Residence Steffa's Cabin (converted to teaching museum)	(1891-1895)	Field Not Eligible	Listed (A & B)	Residence of Daniel Steffa, an early local settler
231 East Henrietta Avenue	5TL.4151	No Style	"Calaboose" City Jail (presently used as teaching museum)	1891	Field Not Eligible	Listed (A, B, & D)	Original Town Jail; Vernacular jail architecture
308 West Lake Avenue	5TL.4162	Rustic	Residence	1951	Field Eligible	Eligible (A)	Needs Data; Potential Local Rustic District
310 West Gunnison Avenue	5TL.4164	Ranch	Residence	1931-1934	Field Not Eligible	Field Not Eligible	
311 West County Road	5TL.4168	Late 19th/Early 20th Century American Movements	Residence	1921 (2010)	Field Not Eligible	Eligible (A)	Potential Local Rustic District
402 North Center Street	5TL.4155	Rustic	Residence	1920 (2012)	Field Eligible	Eligible (A)	Needs Data; Potential Local Rustic District
408 Bowman Avenue	5TL.4167	Ranch	Former Residence of Bob Maytag	1949 (2010)	Field Not Eligible	Eligible (A & B)	Formerly owned by Bob Maytag, locally prominent individual
412 North Park Street	5TL.4166	Rustic	Residence	1919 (2010)	Field Eligible	Eligible (A)	Needs Data; Potential Local Rustic District
414 North Center Street	5TL.4157	Rustic	Residence	1934 (1990)	Field Eligible	Eligible (A)	Needs Data; Potential Local Rustic District
421 North Center Street	5TL.4156	Rustic	Residence	1935 (2010)	Field Not Eligible	Eligible (A)	Potential Local Rustic District

Table 5-2: Documented Cultural Resources within Study Area by Address

Address	Site Number	Architectural Style/Type	Description	Date of Construction (Remodels)	Eligibility		
					NRHP (criteria)	Landmark (criteria)	Comments
506 North Fairview Street	5TL.4169	Rustic	Residence	1919 (2010)	Field Eligible	Eligible (A)	Needs Data; Potential Local Rustic District
514 East Henrietta Avenue	5TL.4152	Rustic	Residence	1924 (2004)	Field Not Eligible	Eligible (A & B)	Former County Commissioner's Cal Elder's Home; Potential Local Rustic District
516 North Center Street	5TL.4158	Rustic	Residence	1919 (2002)	Field Eligible	Eligible (A)	Needs Data; Potential Local Rustic District
520 North Maple Street	5TL.4175	Rustic	Residence Jackson Family Cabin and Vince Gordon Residence	1937	Field Eligible (C)	Eligible (A, B, & C)	Needs Data; Potential Local Rustic District
720 West South Avenue	5TL.4160	No Style	Residence Preacher's Row	1929 (2009)	Field Not Eligible	Eligible (B & C)	Preacher's Row Residence
750 Log Haven Drive	5TL.4171	Rustic	Residence	1948 (1987)	Field Not Eligible	Eligible (A)	Potential Local Rustic District
805 Teller Lane	5TL.4172	Rustic	Residence	1942 (2005)	Field Not Eligible	Eligible (A)	Potential Local Rustic District

5TL.4146 (102 West Midland Avenue)

102 West Midland Avenue is a 1960 commercial building with Rustic style elements that measures 45 feet by 40 feet. It is one story, side-gabled with a cross-gabled projection, and has a steel roof. The siding is horizontal simulated log (Swedish Cope) with saddle notch corners. Windows are likely replacements and not original. Windows are likely replacements and not original.

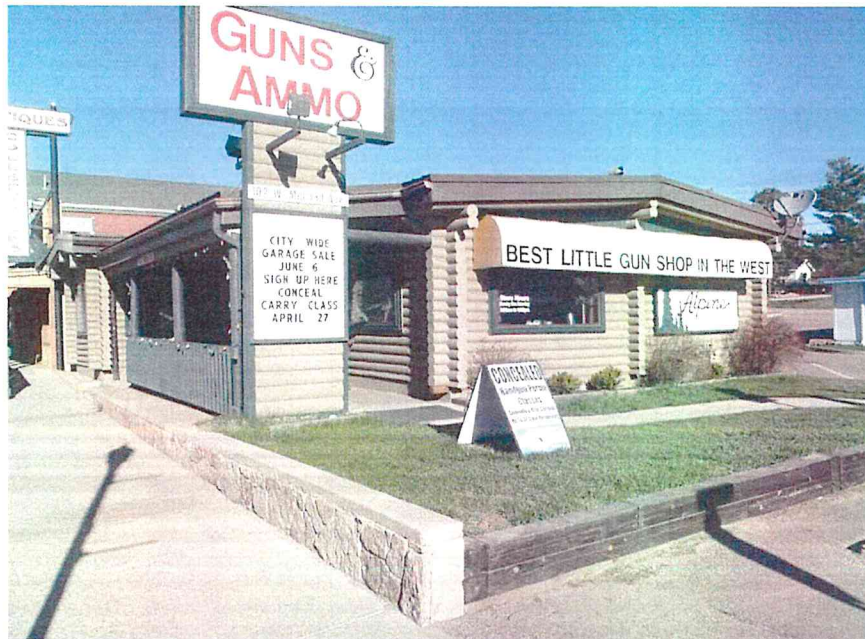


Figure 5-1: View of commercial building 5TL.4146. Looking northwest.

5TL.4147 (212 West Midland Avenue)

212 West Midland Avenue is a no style 1900 commercial building, remodeled in 1998. It measures 50 feet by 25 feet and is two stories tall. The front gabled-roof with false front parapet is covered with steel panels. It has stucco on all elevations.



Figure 5-2: View of commercial building 5TL.4147. Looking northeast.

5TL.4148 (214 West Midland Avenue)

214 West Midland Avenue is a 1950 commercial building, remodeled in 1998. It measures 50 feet by 25 feet and is one story tall. It is made of concrete block, exposed on one elevation, with the majority of the walls clad in vertical/horizontal milled lumber or vertical split log siding. The side-gabled roof is covered with steel panels. The windows are modern replacements.



Figure 5-3: View of commercial building 5TL.4148. Looking northeast.

5TL.4149 (209 East Midland Avenue)

209 East Midland Avenue is a 1939 commercial building that was remodeled in 2005. It measures 55 feet by 32 feet, is two stories tall, has a flat roof with false front parapet and a small side-gabled section, and is made of concrete block covered in stucco. There is an exterior, concrete block chimney on the east gabled end. Windows are mostly vinyl replacements but a few are wood framed and potentially original.



Figure 5-4: View of commercial building 5TL.4149. Looking west-northwest.

5TL.4150 Steffa's Cabin (222/230 East Midland Avenue)

222/239 East Midland Avenue is the circa 1891-1895 residence of Daniel Steffa. Known as "Steffa's Cabin," it is now used by the local historical society as a teaching museum. It is one story, measures 30 feet by 30 feet, is side gabled, and has an asphalt composition roof. There is an exterior, flagstone clad chimney on the west gabled end. The siding is a replacement, horizontal, simulated log. Windows are all modern replacements.

This building was owned by, and presumably built by, Daniel Steffa. Daniel Steffa was one of the first local settlers in Woodland Park. He owned the majority of the land on which the town of Woodland Park is located.



Figure 5-5: View of Steffa's Cabin Museum building 5TL.4150. Looking north.

5TL.4151 Calaboose (231 East Henrietta Avenue)

231 East Henrietta Avenue is the 1891 city jail, also known as the “Calaboose.” It has been moved to its current location and is used by the local historical society as a part of a museum. It is one story, measures 12 feet by 12 feet, is front gabled, and has a tin sheet roof. The siding is horizontal wood, true dimensional 2” x 4” lumber. The walls are 1 foot thick. The front door has thick iron bar, horizontal supports for added security. There is a window on each eave elevation. The windows are open portals that measure 14” by 7” and are blocked by multiple 1-½ inch diameter wrought iron bars, which are also embedded 1 foot (up and down) into the walls.

This is Woodland Park’s original jail. It was initially located in the alley behind the former Woodland Park Liquor Store off Center Street, one-half half block from Midland Avenue. In 1976, it was moved two blocks north, across the street from the city hall. In 2009, it was moved to its current location in the northern part of the library’s parking lot known as History Park.

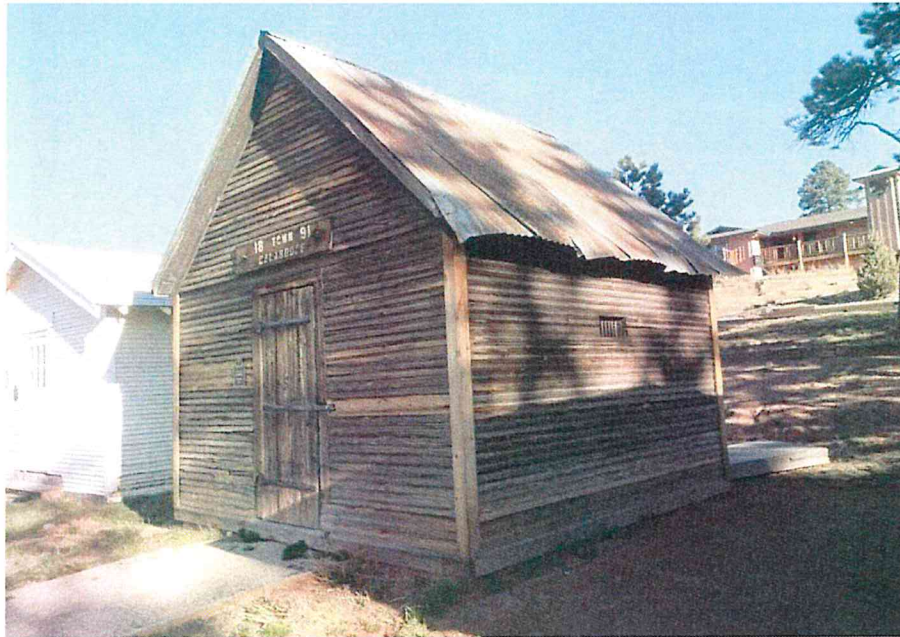


Figure 5-6: View of city jail 5TL.4151. Looking northwest.

5TL.4152 (514 West Henrietta Avenue)

514 West Henrietta is a 1924 residence, remodeled in 2004, which has elements of the Rustic style. It measures 40 feet by 35 feet and is one story tall. The elevations are clad in flagstone with the addition clad in horizontal wood siding. The front-gabled roof is covered with asphalt composition shingles. There is an exterior, flagstone clad chimney on the west gabled end. The windows are both older wood-framed and modern vinyl replacements.



Figure 5-7: View of residence 5TL.4152. Looking northeast.

5TL.4153 (110 North Center Street)

110 North Center Street is a 1950 residence, was remodeled in 2003 and converted into a specialty commercial building. It is a front-gabled building with a flat roof addition. The building has elements of the Pueblo Revival style, which were added during the remodel. It has projecting log roof rafters (*vigas*), straight-headed windows, low-stepped parapet on roof addition, and stucco clad walls. It measures 45 feet by 25 feet and is one story tall. The windows are a mix of the older, straight-headed, wood-framed types and the modern vinyl replacement windows.



Figure 5-8: View of converted residence 5TL.4153. Looking northwest.

5TL.4154 (114 North Center Street)

114 North Center Street is an 1899 residence, remodeled in 1990. It measures 50 feet by 23 feet and is one story tall. The entire building is clad in stucco. It is a front-gabled building with a hipped-roof enclosed front porch, all with asphalt composition shingles. There is an exterior, stucco clad (likely brick) chimney on the north eave side. The windows are modern vinyl replacements.



Figure 5-9: View of residence 5TL.4154. Looking southwest.

5TL.4155 (402 North Center Street)

402 North Center Street is a 1920 residence, remodeled in 2012, which has elements of the Rustic style. It is side gabled, measures 45 feet by 35 feet, and is one story tall. The elevations are clad in horizontal split-log siding and vertical split-log siding. There is also a sunburst pattern of split-log siding on one gabled end. There is an interior, cobblestone clad chimney on the north eave side. The windows are mostly older wood-framed with some modern vinyl replacements.

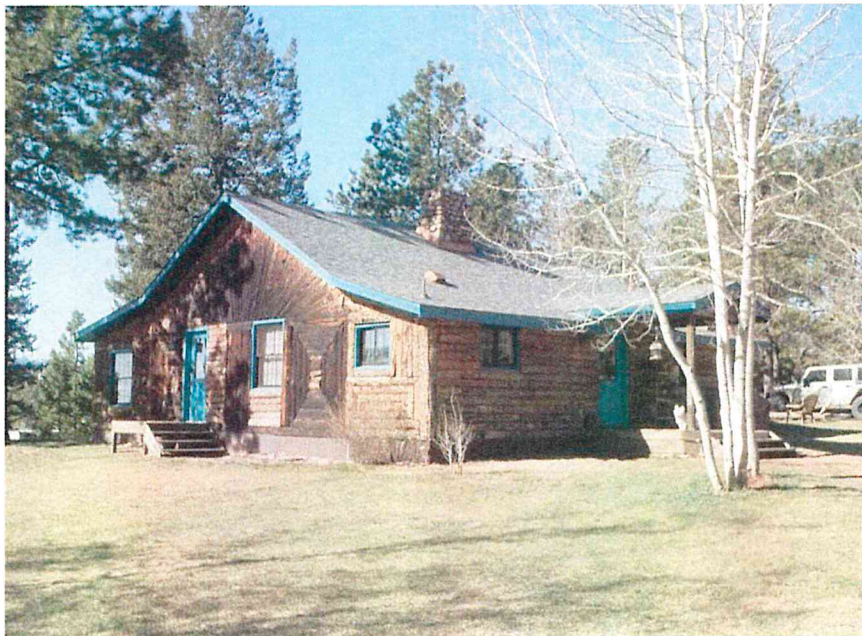


Figure 5-10: View of residence 5TL.4155. Looking southwest.

5TL.4156 (421 North Center Street)

421 North Center Street is a 1935 residence, remodeled in 2010, which has elements of the Rustic style. It is cross gabled, measures 40 feet by 35 feet, and is one-and-a-half story tall. The elevations are clad in horizontal simulation half-log siding with flush mitered corners. The residence has an interior flagstone-clad chimney. The windows are mostly older multi-light and wood-framed with some modern vinyl replacements.



Figure 5-11: View of residence 5TL.4156. Looking southeast.

5TL.4157 (414 North Center Street)

414 North Center Street is a 1934 residence, remodeled in 1990, which has elements of the Rustic style. It is side gabled, measures 45 feet by 35 feet, and is one story tall. It is constructed of log walls. There is an interior, cobblestone clad chimney on the roof crest. The windows are older multi-light and wood-framed.



Figure 5-12: View of residence 5TL.4157. Looking southwest.

5TL.4158 (516 North Center Street)

516 North Center Street is a 1919 residence, remodeled in 2002, which has elements of the Rustic style. It is cross gabled, measures 55 feet by 55 feet, and is one story tall. The walls are made of rough-hewn logs, squared with a hand axe, with daubing. The logs connect at the corners with square notching. There is an interior, cobblestone clad chimney and the windows are multi-light and wood-framed.



Figure 5-13: View of residence 5TL.4158. Looking west-northwest.

5TL.4159 (218 East South Avenue)

218 East South Avenue is a 1900 residence, which has elements typical of Late Victorian architecture. It is side gabled, measures 40 feet by 20 feet, and is one story tall. The elevations are clad in horizontal wood siding, with fish scale shingle siding on the upper southern (street facing) gabled end. There is an exterior, brick chimney on the south gabled end. The windows are mostly older, multi-light, and wood-framed with at least one modern vinyl replacement window.



Figure 5-14: View of residence 5TL.4159. Looking north-northeast.

5TL.4160 (720 West South Avenue)

720 West South Avenue is a 1929 residence that was remodeled in 2009. It is front gabled, measures 25 feet by 20 feet, and is one story tall. The elevations are clad in vertical, wood, board-and-batten siding, with wooden shingles on the facade. The front-gabled roof of the façade extends out several feet to create a porch. The windows are wood-framed with some modern vinyl replacements.

This residence is one of several residences along this road that are identified as “Preachers Row,” named for the Methodist ministers from Kansas who built these summer cabins on West South Street. 720 West South Avenue was built and owned by an unknown minister (Engelberg 2013). A local resident (Mark Conard, personal communication, October 21, 2015), provided more information about the building’s ownership history:

“It was the property of Rev. O.R. Henderson in 1955 when it was purchased by my parents, the Rev. Arlyn E. and Mrs. Mary Conard. Rev. Henderson was a Methodist minister, originally born in Kentucky in 1892. He became a fully credentialed Methodist minister in 1919 in what was known as the Southwest Kansa Conference. Rev. Henderson died in 1975 in California. The cabin was in my father’s owner ship until his death in 1980. He was a Methodist minister in the Southwest Kansas and then the Central Kansas and finally Kansas West Conference. At his death the cabin made its way to me and my wife in 1981. We have owned it ever since. I am in the line of Methodist clergy, being a retired United Methodist pastor with service in the Kansas West Conference.”



Figure 5-15: View of residence 5TL.4160. Looking northwest.

Mr. Conard also provided the following photo of the property, which was taken in 1953.



Figure 5-16: Henderson Cabin in 1953.

Photo taken by the Rev. Arlyn E. Conard. Mary Conard is seen in the middle of the picture. It is presumed that that other individuals in the photo are Rev. and Mrs. O.R. Henderson who then owned the cabin.

5TL.4161 (112 West Lake Avenue)

112 West Lake Avenue is a 1928 residence, remodeled in 1951, which has elements of the Rustic style. It is side gabled and has a truncated roof crest. It measures 40 feet by 25 feet, and is one story tall. The elevations are clad in vertical split-log siding with vertical wood siding on one elevation. There is an interior, concrete block chimney, with brick cap along the truncated (flat) roof crest. The windows are older and wood framed.



Figure 5-17: View of residence 5TL.4161. Looking north.

5TL.4162 (308 West Lake Avenue)

308 West Lake Avenue is a 1951 residence, which has elements of the Rustic style. It is cross gabled, measures 45 feet by 25 feet, and is one story tall. The elevations are horizontal log wall with saddle-notch corners. There is an exterior, cobblestone clad chimney on a gabled end. The windows are wood-framed with some vinyl replacements.



Figure 5-18: View of residence 5TL.4162. Looking north.

5TL.4163 (122 East Gunnison Avenue)

122 East Gunnison Avenue is a 1919 residence, which has elements of the Rustic style. It is front gabled, measures 30 feet by 25 feet, and is one story tall. The elevations are clad in vertical split-log siding. There is an exterior, cobblestone chimney on the façade's gabled end. The windows are modern vinyl replacements with one wood-framed window.



Figure 5-19: View of Residence 5TL.4163. Looking northwest.

5TL.4164 (310 West Gunnison Avenue)

310 West Gunnison Avenue is a 1931-1934 residence, remodeled in 2004, which has elements of the Ranch style. It is side gabled with a front-gabled projection, measures 65 feet by 35 feet, and is one story tall. The elevations are clad in horizontal wood siding. There is an exterior, flagstone clad chimney on the façade. The windows are modern vinyl replacements.



Figure 5-20: View of residence 5TL.4164. Looking north.

5TL.4165 La Fonda Hotel (115 North Park Street)

115 Park Street is a former hotel converted into an apartment complex. The assessor data indicate a construction date of 1944, but legal documents indicate an early date of 1935. The assessor's data also indicate a remodel date of 2010. It is two stories, with a finished garden-level basement, side gabled, and measures 60 feet by 40 feet. It is clad in stucco over the framed walls. The windows are mostly metal framed with some areas of glass block (50-light).

This building was built as a hotel between 1935 and 1944. It was originally called "La Fonda Hotel" or "LaFonda Hotel." The building was originally owned by Emmy Rogers, then by Estelle Walby (Woodland Park Social Club 1991).



Figure 5-21: View of former hotel 5TL.4165. Looking southeast.

5TL.4166 (412 North Park Street)

412 North Park Street is a 1919 residence, remodeled in 2010, which has elements of the Rustic style. It is cross gabled, measures 55 feet by 30 feet, and is one story tall. The elevations are clad in vertical split-log siding and vertical wood, board-and-batten, siding. There are two chimneys, both on the exterior of the west eave side. One chimney is clad in flagstone, while second chimney is made of concrete block. The windows are a mix of wood and modern replacement windows.



Figure 5-22: View of residence 5TL.4166. Looking northeast.

5TL.4167 (408 Bowman Avenue)

408 West Bowman Avenue is a 1949 residence, remodeled in 2010, which has elements of the Ranch style. It is side gabled, measures 95 feet by 40 feet, and is one story tall. The elevations are clad in horizontal wood siding. There are two chimneys, both flagstone clad and exterior, with one on a gabled end and the other on an eave side. The windows are metal, of which some are replacements.

The current landowner has stated that the building was previously owned by Bob Maytag, former mayor of Woodland Park and former head of the Democratic Party in Colorado Springs area. Landowner also stated that John F. Kennedy and Bobby Kennedy stayed at the house in 1960. If true, this would likely be due to Bob Maytag's affiliation with the Democratic Party and likely related to Kennedy's campaign for the presidency during 1960.



Figure 5-23: View of residence 5TL.4167. Looking northwest.

5TL.4168 (311 West County Road)

311 West County Road is a 1921 residence, remodeled in 2010. It is front gabled with a shed roof dormer, measures 40 feet by 25 feet, and is one-and-a-half stories tall. The elevations are clad in vertical and horizontal wood siding. There is an exterior, stone chimney on the east eave side. The windows are wood.



Figure 5-24: View of residence 5TL.4168. Looking southwest.

5TL.4169 (506 North Fairview Street)

506 North Fairview Street is a 1919 residence, remodeled in 2010, which has elements of the Rustic style. It is side gabled, measures 30 feet by 20 feet, and is one story tall. The elevations are clad in vertical split-log siding. The windows are modern replacement windows, metal and vinyl.



Figure 5-25: View of residence 5TL.4169. Looking northwest.

5TL.4170 (120 North Elm Street)

120 North Elm Street is a 1900 residence, remodeled in 2006, which has elements of the Rustic style. It is front gabled, measures 65 feet by 35 feet, and is two stories tall. The elevations are clad in vertical split-log siding or unclad (due to current remodel/rehabilitation). The first floor of the east elevation is a two car garage. The windows are a mix of wood-framed and modern vinyl replacement windows. A sunburst pattern of split-log siding adorns one gabled end.



Figure 5-26: View of residence 5TL.4170. Looking west.

5TL.4171 (750 Log Haven Drive)

750 Log Haven Drive is a 1948 residence, remodeled in 1987, which has elements of the Rustic style. It is cross gabled (the original building was side gabled), measures 80 feet by 60 feet, and is one story tall. The elevations are clad in horizontal log siding and vertical simulated log siding. The upper gabled ends have vertical wood siding. There are two exterior chimneys: one is made of concrete block and the other is made of cobblestone. The windows are a mix of wood and modern vinyl replacement windows.



Figure 5-27: View of residence 5TL.4171. Looking southwest.

5TL.4172 (805 Teller Lane)

805 Teller Lane is a 1942 residence, remodeled in 2005, which has elements of the Rustic style. It is cross gabled, measures 60 feet by 45 feet, and is one story tall. The elevations are clad in horizontal simulated log siding. There are two interior chimneys: one is clad in flagstone and the other is made of cobblestone. The windows are a mix of wood and modern vinyl replacement windows.



Figure 5-28: View of residence 5TL.4172. Looking east.

5TL.2529 Woodland Park Middle School Gymnasium (210 East Midland Avenue)

This is a rectangular, front-gabled, two-story building built in the Art Deco style. The building is a former middle school gymnasium/auditorium constructed in 1938 by the Works Progress Administration (WPA). It contains many of the main elements associated with Art Deco Style architecture including: angular and linear composition, vertical emphasis, stepped and set back façade entrance, geometric forms (portal window with keystone), broken façade cornice line, and polychromatic color scheme. Built into a small hill, the south elevation contains a basement level. The southern part of the building is used to house offices and locker rooms while the northern end contains the gymnasium/auditorium. The building is made of concrete block with a stucco wall covering and a roof covered with steel interlocking panels. All of the windows on the building are wood framed. The main portion of the building is front gabled, with a flat-roofed extension projecting off the front gable and creating the façade. A hipped roof addition projects off the rear gable end forming the northern elevation. The rear addition features no fenestration aside from a single pedestrian door on its eastern elevation and a single door entrance and a double door entrance topped by transom windows and a single side light on the western elevation. The front façade features a stepped entryway projection with a recessed steel double door portal. A set of seven flared, rounded edge stairs, with metal railings, leads to the doors. There is a thin banded transom window above the doors underneath a large arched picture window. The stepped entryway has decorative pilasters flanking the doorway and extending just below the roofline. The squared pilasters have minor geometric (linear) detailing and each has a metal lamp housing to light the entranceway. The roof cornice on the flat roof front façade projection is broken by the stepped entryway, which rises a few feet above the remaining cornice. The front façade contains a bank of five 8:1 windows along the first floor that flank the stepped entry portal. The façade also has a bank of three windows at garden level on each side of the entryway. The roof peak and a section of the front-gabled end wall are visible from the front façade. It features a round portal window with a circular outline accent and a geometric keystone accent. Along the main building's side elevations (east and west), six evenly spaced, pilaster accents divide the front-gabled building into five sections, each with a set of three banks of windows. Each window is 8:1 and is double-hung (with one or two of the eight-light replaced by a single light). The western elevation also has two sets of 1:1, double-hung windows at the southern end at the garden level. There is also another pedestrian exit in this southwest corner. This doorway is composed of a double steel door with a banded transom window and is built underneath one of the banks of windows. There are two exterior, stucco-covered, concrete block chimneys located at the southern end of the building in each the corner of the gabled roof. The chimneys extend 10 feet above the roof.

The gymnasium was a part of a larger middle school complex at this location, which was torn down in 1994, when the gymnasium was remodeled. The classroom buildings were located on the east side of the gymnasium. This complex of school buildings was first constructed starting in 1918-1919. It originally featured five rooms, plus four classrooms, and a large central stage, and it was used to teach grades 1 through 10 (Woodland Park Social Club 1991). In 1938, two more classrooms and a gymnasium were built. The WPA constructed the building and contributed \$10,000 to the project (Noel 2007). The gymnasium was used for athletic, musical, and theatrical activities. By 1988, the gymnasium was no longer. In 1994, the City, with partial funding from the State Historical Fund, used \$600,000 to rehabilitate the gymnasium (Noel 2007). The associated and adjacent school buildings were torn down and the gym underwent

major restorations: floors were replaced, the roof was fixed, the stage underwent restoration, windows were restored, and the lighting, sound system, plumbing, and heating were all updated or replaced.



Figure 5-29: View of former middle school gymnasium 5TL.2529. Looking north.

5TL.4174 Memorial Park and Lake (200 West South Avenue)

This resource is a public park that includes both modern and historic features. The park currently covers a 4.2-acre grass and dirt square. Within the park boundaries are several modern features (post-1970s): horseshoe courts, beach volleyball courts, basketball courts, a playground, a gazebo, and picnic tables. The older features include a dedication park sign, railroad depot/baggage house (relocated), and the lake with dam and spillway. The railroad depot/baggage house has already been documented under site number 5TL.3466 and will not be discussed as a part of this documentation. The wooden plank and post sign for the park, located on the north entrance, was likely erected when the park was officially dedicated as Memorial Park on March 9, 1944 (sign reads “Memorial Park Dedicated March 9, 1944”). A large outdoor fireplace is made of faced sandstone blocks. It is located on the west side of the lake at the top of the slope to the adjacent raised flat dirt platform. The 120-foot by 100-foot platform is where the 1900s Shadow Land dance pavilion was located and later the tennis courts. The fireplace stands 6 feet tall and 6 feet square at the base, and the flue is 4 feet wide. Several blocks have been removed and broken. The hearth opening itself is mostly in disrepair. The age of the fireplace is unknown. The main historic feature of the park is the lake and associated dam and spillway. The lake’s pool measures 180 feet by 130 feet and the dam is located at the southern end. The dam is composed of rock rip-rap and earthen dirt berm spread along a crescent at the pool’s southern edge. Ten feet west of the dam’s western end is a small emergency spillway. It is made of a 2-½-foot diameter corrugated metal pipe that stretches south towards West Henrietta Avenue. The northern end of the spillway has a headwall made of large sandstone blocks. The northern end is almost completely buried in the earth, with only a small 6-foot-long and 1-foot-deep portion of the opening visible. The southern exit point was not located and is assumed to be buried. One historic artifact was found at the southern end of the park, eroding from the shallow soil of the slope at the park’s edge near Henrietta Avenue. The artifact is a historic brown bottle top (neck and finish). The finish is the soda/blob style top. The finish is an “applied finish” without tooling marks and features glass drippings along the bottom. The glass has air bubbles and also a calcium carbonate film. These all point to a general date of manufacture for the bottle from the 1860s to the early 1900s.

The lake was excavated in 1890 for use as a public water source for the town of Woodland Park and was used later for recreational purposes, including boating and ice skating (Pettit 1979). A large open air dance pavilion was also constructed near the lake in 1910 (Blum 1988). Called the Shadowland (Shadow Land) Pavilion, it was built by the Woodland Park Wild West Association and later owned by Dr. Frank Archenbault (Blum 1988). The pavilion was located on the western side of the lake, approximately where the outdoor fireplace is located presently. The pavilion was torn down in 1949 (Blum 1988; Pettit 1979). Many organized dances were held at the pavilion, sometime accompanied by the Colorado Springs Orchestra (Woodland Park Social Club 1991). Rodeos were also a popular event held within the park. The first rodeo at the park, put on by the newly formed Woodland Park Rodeo Association, was held in 1916 (Woodland Park Social Club 1991). The rodeo grounds were located west of the current park property, and the land where the rodeos were held was sold to the city in 1930s (Woodland Park Social Club 1991). City Hall and other city buildings along Pine Street, South Avenue, and West Street are currently located over the old rodeo ground. Other activities held in the park included baseball games, concerts, and horse races. The baseball fields and race tracks were temporary and never became a permanent feature (Woodland Park Social Club 1991). In 1935, the City’s railroad

depot caught fire and burned, and only the baggage room survived. This building was moved in 1935 to its present location at the northwest corner of the Park, near the intersection of Center Street and Henrietta Avenue. Renamed Memorial Hall, it was later used as the town's first library (Woodland Park Social Club 1991). The land around the lake was slowly bought up by the city and the last holdouts were finally sold to the city in 1944 (Ute Pass Historical Society and Pikes Peak Museum 2010). The area officially became a park when it was dedicated as Memorial Park on March 9, 1944. During the 1950s, the lake was lighted to allow night time ice skating (Woodland Park Social Club 1991). In the late 1970s and early 1980s, the park was updated when then-Mayor, Vince Gordon, called for improvements because the park had become a "garbage collection area" and a "lover's lane" spot. The tennis courts were added and the park was sodded with grass at this time (Woodland Park Social Club 1991).



Figure 5-30: View of lake and dam (left) at Memorial Park STL.4174. Looking southwest. Note chimney at right and dam at left center.

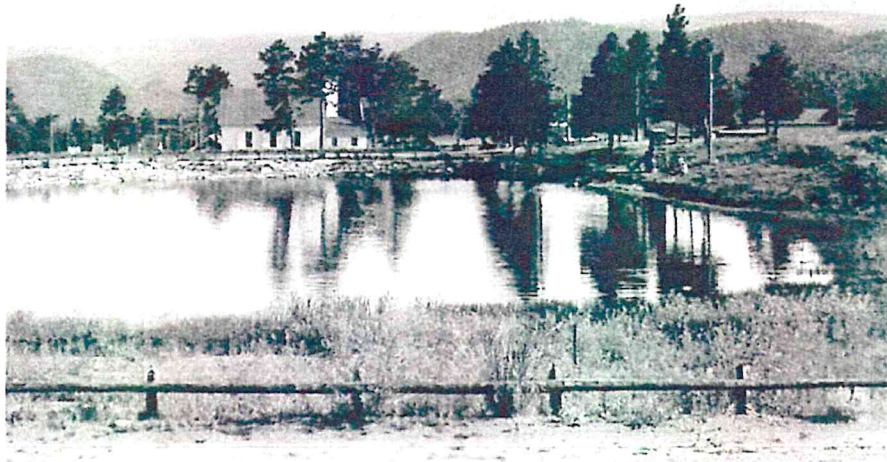


Figure 5-31: Early photograph of Memorial Lake, looking south. Note chimney and dam. Photo on file with the City of Woodland Park.



Figure 5-32: View of modern park features 5TL.4174. Looking north.



Figure 5-33: View of historic bottle finish from 5TL.4174.

5TL.4175 (520 North Maple Street)

This is a rectangular, side gabled, two-story building constructed in 1937. The corners of the building have vertical log end post frames. The roof is covered with asphalt composition shingles. The eaves overhang the rafters, which are formed from rounded logs, whose ends extend past the eaves. The wood-framed windows are a mix of one-light and four-light fixed windows, nine-light casement, and two-light single-hung. Most of the windows may be original, but it is likely that some have been replaced. The building features a veneer of stone siding along its watercourse. All stonework on the building is tightly fitted together with concrete mortar. The eastern portion of the dwelling is a single story and contains a bank of windows along most of its elevations. These are tall, fixed windows that allow for a maximum amount of light to enter the house from this side. The siding on the lower portion of the building is mostly composed of large, horizontal wooden planks. The front façade (south) on this portion of the house has a shed roof porch supported by rounded logs and the deck utilizes log supports. The dwelling has a large shed-roofed addition covering the entire western portion of the building, which creates a second floor. This floor is clad in log siding (1/2-cut log). This cladding extends into the gabled ends and as accents along the porch. There is an upper floor wooden deck, located on the north elevation of the addition. The building features two stone chimneys. One chimney is located on the exterior of the northern elevation and extends the height of both floors, while the other chimney is internally located on the roof's crest. The building was built using Rustic Style and contains many of the main elements of this style, including the stone wall siding, stone chimneys, overhanging roof eaves with log supports and log accents, the 1/2-log siding, extended log rafters; and a design that is intended to meld into the surrounding landscape using natural and local materials.

The home was originally a summer cabin for the Jackson family, unknown given names (Woodland Park Social Club 1991). Former Mayor Vince Gordon (1978-1979) previously lived in this residence and added on the major additions. In the early 1930s, Vince Gordon played in a five-person band that traveled through Woodland Park on their way to their musical gigs in Fairplay and Divide (Woodland Park Social Club 1991). He later settled in the town. Gordon operated an archery range on Midland Avenue in the 1960s (Woodland Park Social Club 1991).



Figure 5-34: View of residence 5TL.4175. Looking south.

6.1 CONCLUSIONS

URS completed a historic building survey in the City of Woodland Park. The survey resulted in the documentation of 29 standing buildings and a park (see Tables 5-1 and 5-2).

Two of the resources documented for the project are eligible for listing in the NRHP:

- 5TL.2529, 1938 Middle School Gymnasium, eligible under Criterion A for its association with the WPA (who funded and constructed the building) and under Criterion C for its Art Deco architectural features.
- 5TL.4175, 1937 Rustic residence, eligible under Criterion C for its Rustic style architectural features.

The remaining resources do not meet the criteria for NRHP or State Register eligibility, because they are not known to be associated with any significant local event or personage, are not architecturally distinctive, nor are they likely to yield additional important information about the local history. A local historic district, which is distinguished by rustic architectural elements, may be present. At least 13 of the buildings evaluated in this study exhibit these elements.

Six buildings have been listed or are eligible for designation as local landmarks:

- Middle School Gymnasium (5TL.2529), listed as a local landmark for its architectural design and with locally significant events, i.e., construction by the WPA.
- Steffa's Cabin (5TL.4150), eligible for listing as a local landmark for its association with a locally significant person, Daniel Steffa, one of the early settlers in Woodland Park.
- "Calaboose" (5TL.4151), listed as a local landmark for its association with a distinctive jail house design and its association with locally significant events.
- 720 West South Avenue (4TL.4160), eligible for listing as a local landmark for its association with locally significant events, the annual visit by preachers of the United Methodist church.
- 408 Bowman Avenue (5TL.4167), eligible for listing as a local landmark for its association with a locally significant person, Bob Maytag.
- 520 North Maple (5TL.4175), eligible for listing as a local landmark for its association with a locally significant person, Vince Gordon, former mayor and for its architectural design.

6.2 RECOMMENDATIONS

The City of Woodland Park has a captivating history. Following in the footsteps of the indigenous Ute Indians, early settlers in the region were attracted to the region for a variety of reasons and many were compelled to stay, to enjoy the wholesome climate and exploit the area's natural resources. Over time, the town became more of a tourist destination, a reputation that continues to this day.

The present survey continues a practice begun nearly a decade ago, to document and evaluate the City's historic resources. The present and the previous projects have generated considerable interest among the residents of Woodland Park, many of whose families have lived in the City or

area for several generations. These residents have been eager to share their personal and family memories of the local history.

Based on the results of the survey and the public meetings, and following the pattern established by Darden (2007) in the previous historic survey, the following recommendations are offered:

1. The survey of Woodland Park's neighborhoods should continue. The recognition that the history of Woodland Park has significant breadth and depth will enhance community pride.
2. With landowner support, the City should assist owners in nominating resources for local landmark designation, if not listing in the National and State Registers.
3. The City should establish a process whereby a local historic district or historic overlay zone could be established. Darden (2007: 43) argued in the original historic survey that historic overlay zones might be more palatable to local citizens than would a local historic district and might be the first step taken to recognize and preserve historic resources within the City, before they are removed or dwarfed by larger, modern buildings. The emphasis of this overlay zone would be on those buildings that are characterized by rustic architectural elements.
4. The residents should be encouraged to continue to contribute historic photographs, letters, and other documents that inform the history of Woodland Park and surrounding region.
5. Interviews with local residents, young and old, should continue. This expanded oral history can provide a framework within which the built environment can be better understood.
6. The City should provide educational materials about the local history for residents and visitors. Such information may include walking or self-guided driving tours, brochures, lectures and presentations, and columns on the local history in local and regional newspapers.

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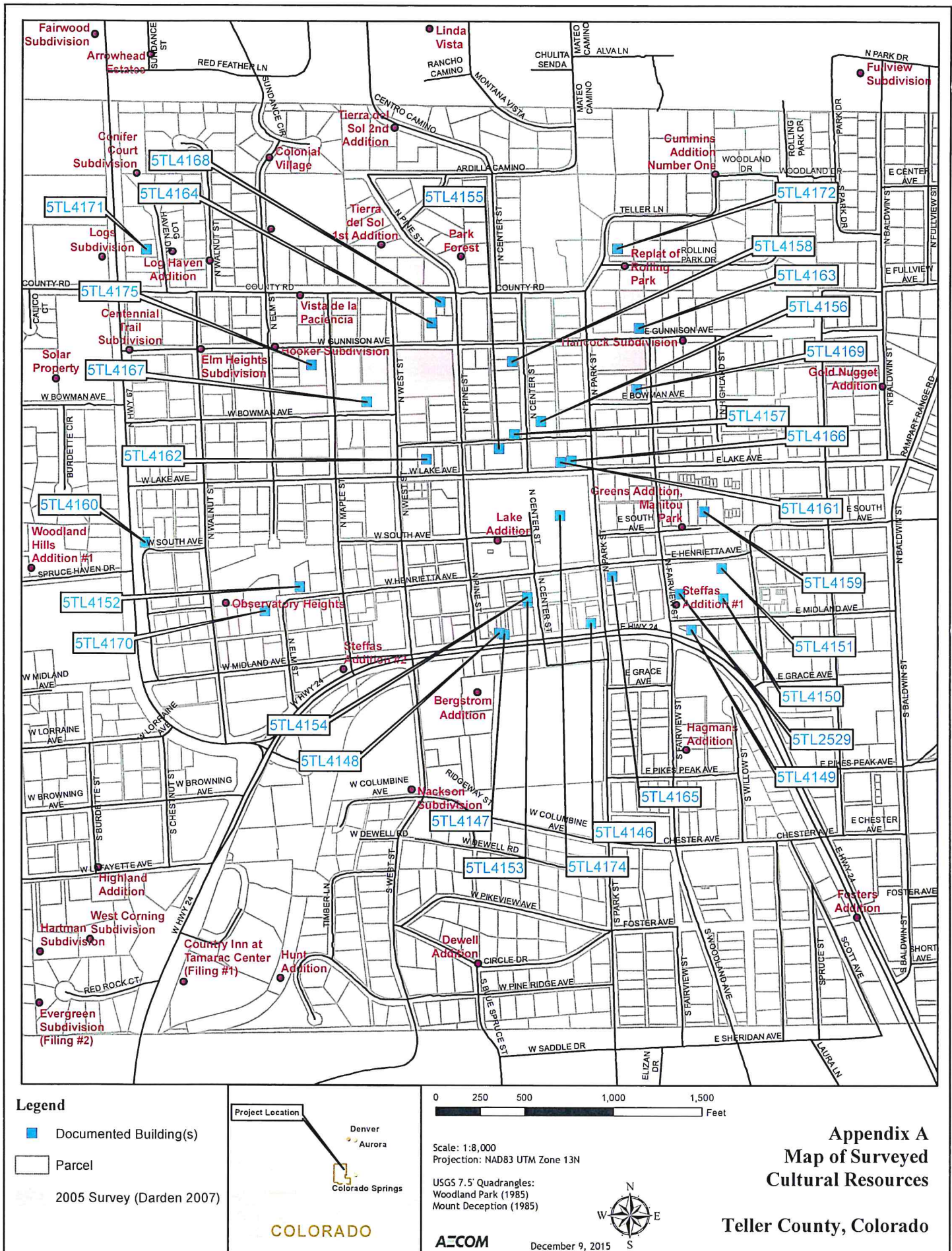
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Appendix A
Cultural Resource Locations Maps



COLORADO CULTURAL RESOURCES INVENTORY

Historical and Architectural Reconnaissance

This form is intended for use in survey projects undertaken for preservation planning purposes and it is NOT to be used for Section 106 compliance projects. It provides a basic descriptive record of a single building, structure, object, or site. Please use the #1417b Ancillary form to document additional resources on a single site. This form may provide enough information to assess architectural significance and/or to identify other potential areas of historical significance. Full evaluations of historical significance require additional property-specific research beyond the scope of this form and typically require completion of the OAHP *Historical / Architectural Properties: Intensive Level / Evaluation* form (OAHP form # 1403). For guidance on completing this form and required accompanying documentation, please refer to the instructions, available online at <http://www.historycolorado.org/oaHP/survey-inventory-forms>

Official eligibility determination (OAHP use only)

Date _____ Initials _____

- ☐ Determined Eligible- NR
☐ Determined Eligible- SR
☐ Needs Data
☐ Eligible District - Contributing

IDENTIFICATION

1. Property Name: Ute Pass Brewing Company ☐ Historic ☒ Current ☐ Other
 2. Resource Classification: ☒ Building ☐ Structure ☐ Object ☐ Sites/Landscape
 3. Ownership: ☐ Federal ☐ State ☐ local ☐ non-profit ☒ private ☐ unknown

LOCATION

4. Street Address: 209 East Midland Avenue
 5. Municipality: Woodland Park ☐ Vicinity
 6. County: Teller
 **7. USGS Quad: Woodland Park, Colorado Year: 1994 ☒ 7.5'
 **8. Parcel Number: R0000710 - 6329.241490040
 **9. Parcel Information: Lot(s): 7-9 Block: 12 Addition: Steffas
 **10. Acreage: 0.17 ☒ Actual ☐ Estimated
 11. PLSS information: Aligned with SW & SE corners Principal Meridian: 6th Township: 12S Range: 69W
NE of SW of SE of NE of section 24
 **12. Location Coordinates: UTMs are a point at the main building's center using Google Earth Professional (which uses WGS84 for UTM coordinates).
 UTM reference: Zone 495556 ;mE 4316165 ;mN ☒ WGS84 ☐ NAD 1927 ☐ NAD 1983

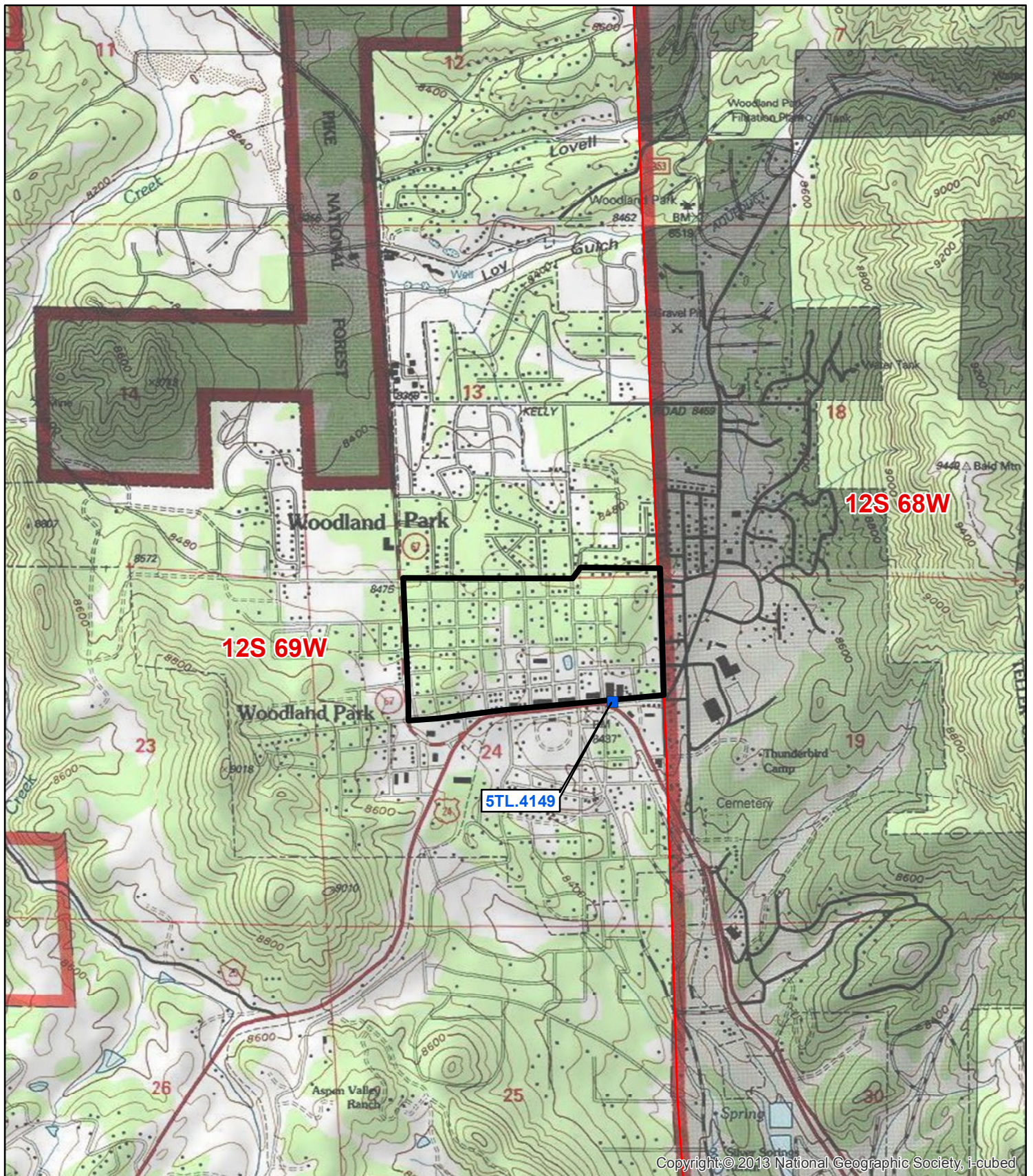
**Please check with your project sponsor to determine which fields are required, as not all locational fields are needed for every project.

DESCRIPTION

13. Construction features (forms, materials):

Stories	Style/Type	Foundation	Walls
Two	No Style	Concrete	Stucco and Concrete Block
Windows	Roof	Chimney	Porch
Vinyl single-light fixed picture, vinyl single-light side-by-side sliding, a couple of wood-framed single-light fixed picture windows.	Flat roof with false front parapet and one small section that is side-gabled, asphalt composition roof	Concrete block chimney on east gabled elevation.	Uncovered concrete pad.

Optional: additional description (plan/footprint, dimensions, character-defining and decorative elements of exterior and interior; alterations, additions, etc.): Rectangular plan that measures 55 feet by 32 feet. Façade has a flush commercial entryway. False-parapet blocks view, looking west, of side-gabled roof addition. Art Deco styling: angular and linear composition, stepped front, broken cornice line.



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Legend

- Documented Building(s)
- APE



0 500 1,000 2,000 3,000
Feet

Scale: 1:24,000
Projection: NAD83 UTM Zone 13N

USGS 7.5' Quadrangles:
Woodland Park (1985)
Mount Deception (1985)

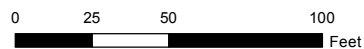
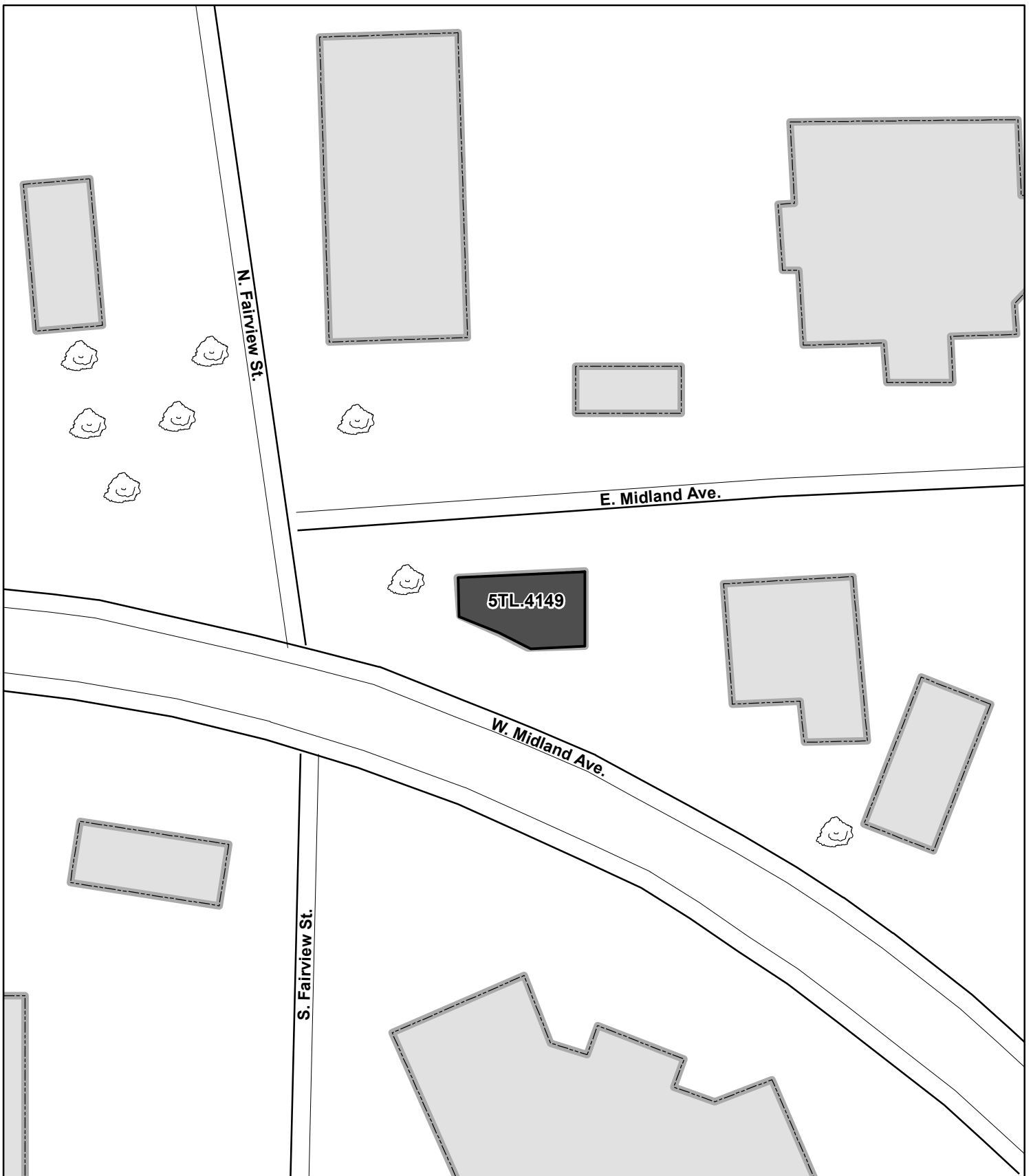
AECOM

September 21, 2015 S



5TL.4149 Location Map
209 E. Midland Avenue
Reconnaissance and Intensive Survey
Woodland Park Lake Addition

Teller County, Colorado



Legend

-  Tree(s)
-  Building(s)
-  Road
-  Documented Building(s)

Scale: 1:750
 Projection: NAD83 UTM Zone 13N
 T 12S, R 69W, Section 24
 USGS 7.5' Quadrangles:
 Woodland Park (1985)



5TL.4149 Site Sketch Map
209 E. Midland Avenue
Reconnaissance and Intensive Survey
Woodland Park Lake Addition

Teller County, Colorado

AECOM

September 16, 2015 S

Client Name: City of Woodland Park		Project: Lake Addition Historic Survey	Project No.: 60401742
Photo No.: P4142653	Date: 04/14/15		
Site Number: 5TL 4149			
Description: View of front façade (south) and eastern elevation of 209 East Midland Avenue in Woodland Park. Looking west-northwest.			

Client Name: City of Woodland Park		Project: Lake Addition Historic Survey	Project No.: 60401742
Photo No.: P4142131	Date: 04/14/15		
Site Number: 5TL 4149			
Description: View of rear elevation (north) of 209 East Midland Avenue in Woodland Park. Looking southwest.			



STAFF REPORT

TO: Mayor Jones and City Council

FROM:

DATE: August 6, 2026

SUBJECT: Approval of Ordinance No. 1529, Series 2026, on initial posting, An Ordinance of the City Council of the City of Woodland Park, Colorado, Amending Title 8 of the Woodland Park Municipal Code, Regarding Health and Safety, to Include the Declaration, Prevention, and Abatement of Nuisances and setting the public hearing for August 20, 2026 (L) (Presenter: City Attorney Williams)

BACKGROUND: The City does not have a separate nuisance ordinance that can be used to address various issues affecting the health, safety, and comfort of Woodland Park residents. The current Woodland Park Municipal Code ("Code") has some references to a public nuisance but lacks more broad application, as well as the process for enforcement. This ordinance lays out a general structure for the City to declare and abate general nuisances through municipal court.

RECOMMENDATION: Approve on initial posting, Ordinance No. 1529, Series 2026, An Ordinance of the City Council of the City of Woodland Park, Colorado, Amending Title 8 of the Woodland Park Municipal Code, Regarding Health and Safety, to Include the Declaration, Prevention, and Abatement of Nuisances and set the public hearing for August 20, 2026.

ATTACHMENTS: 1. Ordinance 1529 Series 2026 - Nuisances

CITY OF WOODLAND PARK, COLORADO
ORDINANCE NO. 1529
(Series of 2026)

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WOODLAND PARK,
COLORADO, AMENDING TITLE 8 OF THE WOODLAND PARK MUNICIPAL
CODE, REGARDING HEALTH AND SAFETY, TO INCLUDE THE DECLARATION,
PREVENTATION, AND ABATEMENT OF NUISANCES**

WHEREAS, the City of Woodland Park, Colorado (the “City”) has been duly organized and is validly existing as a home rule city under Article XX, Section 6 of the Colorado Constitution and the City Charter;

WHEREAS, the City of Woodland Park Charter Section 3.1(b) gives City Council the authority to “enact and provide for the enforcement of all ordinances necessary to protect life, health and property; [and] to declare, to prevent and summarily abate and remove nuisances”;

WHEREAS, additionally, C.R.S. § 31-15-401(1)(c) grants the governing body of a municipality the power to “declare what is a nuisance and abate the same and to impose fines upon parties who may create or continue nuisances or suffer nuisances to exist”;

WHEREAS, under such authority, the City has previously adopted several provisions that are declared nuisances, codified in the Woodland Park Municipal Code (the “Code”). Such nuisances include the following:

- (1) Dogs at large, barking dogs, rabid dogs, vicious dogs. Section 6.04.010
- (2) Refuse accumulation. Section 8.04.020
- (3) Garbage and refuse accumulation. 8.040.050
- (4) Manure accumulation. Section 8.040.100
- (5) Weed control. Section 8.05.110
- (6) Control of beetles. Section 8.08.080-8.08.100
- (7) Open fire bans and watering restrictions. Section 13.05.060
- (8) Interference with water system. Section 13.24.020

WHEREAS, there is no process or enforcement mechanism codified in the Code for these nuisances;

WHEREAS, additionally, there is no ability for the City to declare general conduct or certain properties a nuisance and to abate the same; and

WHEREAS, in reviewing the Code for nuisances, Sections 8.08.120 and 8.08.130, concerning the control of beetles as a nuisance, had some abatement processes, which would be duplicative of the general abatement process laid out herein, so those Sections would be repealed; and

WHEREAS, the City Council finds it desirable and appropriate, and in the best interest of the general health, safety, and welfare of its residents to amend Title 8 of the Code, as it relates to the declaration, prevention, and enforcement of nuisances.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO, AS FOLLOWS:

Section 1. The foregoing recitals are hereby incorporated as conclusions, facts, determinations, and findings by the City Council.

Section 2. Title 8 of the Woodland Park Municipal Code, concerning Health and Safety, is hereby amended to read as follows:

Title 8 – Health, ~~and~~ Safety, **and Nuisances**

Section 3. Chapter 8.16 of the Woodland Park Municipal Code, concerning Nuisances, is hereby enacted to read as follows:

Chapter 8.16 - NUISANCES

8.16.010 - Definitions.

As used within this Chapter the following words and terms shall have the following meaning except where otherwise specified:

“Building” means any permanent or temporary structure designed or intended for the support, enclosure, shelter, or protection of persons, animals, chattels, or property.

“Code enforcement officer” means any nonsworn officer or employee of the City authorized by the City Manager to enforce the provisions of the Woodland Park Municipal Code.

“Nuisance” means a thing, act, failure to act, occupation, activity, condition or use of any building, substance, or property which:

- (1) The continuous use or condition of which presents a substantial danger or hazard to the health, safety or welfare of the community;**
- (2) The continuous use or condition of which violates any ordinances of this City;**
- (3) Shall otherwise constitute or be known or declared a nuisance by virtue of common law, state statutes or the ordinances of the City;**
- (4) Pollutes or contaminates any surface or subsurface waters or the air or any water or substance intended for human consumption;**
- (5) Any activity, operation or condition of which, after being ordered abated, corrected or discontinued by a lawful order of any department or officer of the City, continues to be conducted or continues to exist in violation of any statute or this Code or in violation of any regulation of the City, Teller County, or the State of Colorado; or**

- (6) The continuous use or condition of which is indecent or offensive to the senses so as to interfere with the comfortable enjoyment of life or property.

“Occupant” means any person who occupies the whole or a part of a building, premises, or land, whether alone or with others.

“Owner” or “property owner” means and includes:

- (1) Any owner or holder of any legal or equitable estate in real property, including a dominant or servient tenement, except a future or reversionary interest and except the interest of a public trustee, lienholder, mortgagee, or beneficiary of a deed of trust.
- (2) The owner of record, as reflected by the records of the office of the Teller County Clerk and Recorder.

8.16.020. - Nuisances prohibited.

(a) It is unlawful for any person to:

- (1) Do any act constituting a nuisance; or
- (2) Knowingly fail to act where such failure causes or continues a nuisance; or
- (3) Permit any activity or condition constituting a nuisance; or
- (4) Aid or abet in the creation or maintenance of a nuisance.

(b) The prohibitions of this section shall apply only to persons in a position to avoid, prevent or discontinue a nuisance.

(c) Any violation of any injunction or order issued by the Municipal Court in an action to abate a nuisance may be punished as a contempt of court or by a fine as specified in Chapter 1.12 of this Code. Unless the violation by its nature cannot be corrected, each day's (24 hours) failure to comply with an injunction or order to abate shall constitute a separate violation, for which an additional penalty may be imposed.

8.16.030 – Municipal Court jurisdiction.

Pursuant to Article XX, Section 6, and Article VI, Section 1 of the Colorado Constitution, and Article VI, Section 6.2 of the Woodland Park Charter, the Municipal Court is hereby granted the jurisdiction, duties and powers to hear and decide all causes arising under this Chapter, and to provide the remedies specified in this Chapter and in any other applicable provisions of the Code.

8.16.040 - Inspection of property.

(a) Right of entry; notice. Whenever necessary to make an inspection to enforce this Chapter, or whenever a police or code enforcement officer has reasonable cause to believe there exists in any building or upon any premises any condition which constitutes a nuisance, such officer shall first present proper credentials and request entry. If entry is refused, the officer shall give the responsible party, or if the responsible party cannot be located after a reasonable effort the officer shall post upon the premises in a conspicuous place, written notice of intent to inspect not sooner than 24 hours after the time specified in the notice. The notice shall state that the responsible party has the right to refuse entry and that in the event such entry is

refused, inspection may be made only upon issuance of a search warrant by a municipal judge of the City, or by a judge of any other court having jurisdiction.

(b) Search warrants. A police or code enforcement officer may appear before the municipal judge and upon a showing of probable cause shall obtain a search warrant entitling such officer to enter the building or upon the premises, using such reasonable force as may be necessary to gain entry. The officer applying for such warrant shall not be required to demonstrate specific knowledge of the condition of the particular structure or premises at issue in order to obtain a search warrant, but must show factual or practical circumstances that would lead an ordinary prudent person to conclude that a nuisance exists and act upon the condition of the property. Any municipal judge of the Municipal Court of the City shall have power to issue search warrants.

(c) Emergencies. Whenever an emergency situation exists in relation to the enforcement of any of the provisions of this Article, a police or code enforcement officer or fire department personnel may enter into any building or upon any premises using such reasonable force as may be necessary. An emergency situation includes any situation of imminent danger of loss of, or injury or damage to, life, limb, property or threat to public safety. It is unlawful for any owner or occupant of the building or premises to deny entry to any such officer or to resist reasonable force used by the officer acting pursuant to this subsection.

8.16.050- Notice, procedure, and abatement of nuisances.

(a) Except as otherwise specified within this Chapter, in all cases where a nuisance shall be found to exist, written notice of the nuisance together with a demand directing the removal or discontinuance of the nuisance shall be served by the City upon any and all offending parties, including any occupant or owner. Service shall be upon the individual in person, by certified mail, or by leaving a copy of the notice:

(1) At such person's residence, with an individual 18 years of age or older being a member of the family or cohabitant;

(2) At such person's place of business with an employee or owner of the business;

(b) If personal service or mail service cannot be affected, notice shall be given by posting the notice on the premises in a conspicuous location.

(c) The notice shall advise of the nature of the nuisance and demand elimination or discontinuance thereof within a period of time as determined by the police or code enforcement officer. The notice shall also advise that if elimination or discontinuance is not accomplished within the stated time, the City may proceed to abate the same, charging the expenses thereof to the person refusing to eliminate or discontinue the nuisance and/or may proceed with civil or criminal proceedings.

(d) Service of the notice and demand shall be a prerequisite to the commencement of civil proceedings by the City, except for situations involving emergency abatement. The fact that the person or entity against whom legal action is initiated does not actually

receive such notice shall not preclude such litigation, provided the City has acted in good faith and in a manner reasonably calculated to give notice to the owner, occupant, person having control or agent thereof.

- (e) When a nuisance has not been voluntarily abated within the time specified in the notice and demand to abate, the City may, pursuant to the Municipal Court Rules of Procedure, bring a civil action in the Municipal Court to have the nuisance declared as such by the court and for an order enjoining the nuisance, or authorizing its restraint, removal, termination of abatement by the owner, occupant, or the person who caused the nuisance, or the person who allowed the nuisance to be caused or to continue, or by such person's authorized agent, or a code enforcement officer, or any authorized City employee, or any person under contract with the City to perform such service.
- (f) The action to declare and abate or enjoin a nuisance shall be brought by the City pursuant to the filing of a complaint which shall be verified or supported by an affidavit. The summons shall be issued and served in accordance with the Municipal Court Rules of Procedure.
- (g) Trial shall be to the court, and the City shall have the burden of proving, by a preponderance of the evidence, that a nuisance occurred as identified in the complaint.

 - (1) A notice of appearance shall be served with the summons and complaint. An appearance date shall be scheduled as soon as practicable and be included in the notice of appearance.
 - (2) The defendant shall file a response on or before the appearance date set forth in the notice of appearance.
 - (3) Upon the date and at the time set for appearance, if the defendant has failed to file a response and fails to appear, and if the City shows that proper service was made on the defendant at least fourteen (14) days prior to the appearance date, the court may grant such orders as are requested by the City; except that, the court shall order that enforcement by the City be stayed for ten (10) days and that a copy of the court's order be mailed to the defendant's last known address. Failure to appear on any other date set for trial shall be grounds for entering a default judgment thereon against the nonappearing defendant. For good cause shown, and prior to enforcement, the court may set aside an entry of default judgment entered thereon.
 - (4) The judgment of the Municipal Court may be appealed to the District Court for Teller County.
 - (5) The defendants to an action commenced under this Chapter, and the person liable for and subject to the remedies may include any person owning or claiming any ownership or leasehold interest in the subject property, all tenants and occupants of the subject property, all managers and agents for any

person claiming an ownership or leasehold interest in such property, any person committing, conducting, promoting, facilitating or aiding in the commission of a nuisance and any person necessary to carry into effect the court's orders. None of these parties shall be deemed necessary or indispensable parties. Any person holding any legal or equitable interest in the parcel who has not been named as a party-defendant may intervene as a party-defendant. No other person may intervene.

8.16.060 - Abatement order.

- (a) Form and scope.** Every abatement order under this Chapter shall set forth the reasons for its issuance; shall be reasonably specific in its terms; shall describe in reasonable detail the acts and conditions authorized, required or prohibited; and shall be binding upon the subject property, the parties to the action, their attorneys, agents and employees, and any other person named as a defendant in the nuisance action and served with a copy of the order.
- (b) Substance of abatement orders.** An abatement order entered under this Chapter shall be narrowly tailored so as to address the particular kinds of separate violations that form the basis of the alleged nuisance. An abatement order shall contain the duration in which the order is to be maintained. Such orders may include:
- (1) Orders requiring any defendant to take steps to abate the nuisance;**
 - (2) Orders requiring the closure of the building or property;**
 - (3) Orders authorizing City personnel to take reasonable steps to abate the nuisance activity and prevent it from reoccurring, considering the nature and extent of the separate violations;**
 - (4) Orders prohibiting certain named individuals from entering the property;**
 - (5) Orders reasonably necessary to access, maintain or safeguard the property; and/or**
 - (6) Orders reasonably necessary for the purpose of abating the nuisance or preventing the nuisance from occurring or reoccurring; provided, however, that no such order shall require the seizure of, the forfeiture of title to, or the appointment of a special receiver to protect, possess, maintain or operate any property.**
- (c) Motion to vacate or modify abatement orders.**
- (1) General.** At any time an abatement order is in effect, any defendant or any person holding any legal or equitable interest in any property governed by such an order may file a motion to vacate or modify said order. Any motion filed under this subsection shall state specifically the factual and legal grounds upon which it is based, and only those grounds may be considered at the hearing. The court shall order all parties to appear for a hearing no less than fourteen (14) days after the motion being filed. The party filing the motion has the burden of establishing the reasons to vacate or modify the abatement order. The court may vacate the abatement order if it finds, by a preponderance of the evidence, that there has been a change in circumstance whereby the nuisance was rectified, remediated, and/or terminated. The court may modify the order if it finds, by a preponderance of the evidence, that such modification

will not be detrimental to the public interest and is appropriate, considering the nature and extent of the violations.

- (d) *Noncompliance with court issued order.* It shall be unlawful for any person to fail to comply or refuse to abide by any of the terms and conditions of an abatement order issued by the court.

8.16.070 - Remedies.

- (a) The City and any defendant to an action under this Chapter may, upon the court's approval, voluntarily stipulate to orders and remedies, temporary or permanent, that are in addition to those provided in this Chapter.
- (b) In any case in which the City prevails in a civil action initiated pursuant to this Chapter, the City may recover its reasonable costs and expenses of declaring and abating the nuisance, including reasonable attorney fees and costs of litigation; such costs may be assessed against the defendant and become a lien against the subject property pursuant to the procedure set forth herein in this Chapter.
- (c) The remedies set forth herein are cumulative. The initiation of any action or the imposition of any penalty hereunder shall not preclude the City or any City official from instituting any other proceeding to require compliance with the provisions of this Chapter and with any administrative orders and determinations made hereunder. No provision herein shall be construed to limit or abrogate the right of any person to bring a private action to abate a private nuisance.

8.16.80 - Recovery of expenses; lien.

- (a) All costs and expenses incurred by the City in abating any nuisance shall be paid by the property owner to the City Clerk in full within 30 days after mailing by the City Clerk to the property owner, by registered or certified mail, a notice of and the assessment of such cost. Such notice shall include a statement of the work performed to abate the nuisance, the date of performance, and the associated costs and expenses.
- (b) If the owner desires to object to the assessment, the owner shall have thirty (30) days from the date of certified mailing of the same to file a written objection with the City Clerk. The City Clerk shall then schedule the matter for hearing before the City Manager. The owner shall be given at least fourteen (14) days written notice from the date of the mailing of the certified letter of the date, time and place of the hearing. The decision of the City Manager shall be final and provided in writing to the property owner within seven (7) days of the hearing.
- (c) Failure to pay the assessment within thirty (30) days shall cause the assessment of costs to become a lien with penalty and interest, upon the real property subject to abatement by the City. The penalty and interest shall be assessed at a rate equivalent to that which is assessed by state law upon delinquent general property taxes. Such lien shall have priority over all other liens except general taxes and shall, upon the City's certification and filing with the Teller County, be collected and paid to the City by the Teller County treasurer in the same manner as delinquent general property taxes.

8.16.090 - Summary abatement.

Where, in the opinion of the City Manager, Chief of Police, code enforcement officer or such person's designee, a nuisance exists and constitutes an immediate and serious danger to the public health, safety or welfare or, in the case of any nuisance in or upon any street or public property, such may be summarily abated without notice of any kind.

8.16.100 - Unlawful interference.

It is unlawful for any person to interfere with or prevent, or attempt to interfere with or prevent, the abatement of any nuisance by any employee or agent of the City pursuant to the provisions of this Chapter.

8.16.110 – Specific nuisances.

The following constitute nuisances and shall be unlawful:

- (a) Dogs at large, barking dogs, rabid dogs, vicious dogs as described in Section 6.04.010 of this Code.**
- (b) Refuse accumulation as described in Section 8.04.020 of this Code.**
- (c) Garbage and refuse accumulation as described in Section 8.040.050 of this Code.**
- (d) Manure accumulation as described in Section 8.040.100 of this Code.**
- (e) Weed control as described in Section 8.05.110 of this Code.**
- (f) Control of beetles as described in Section 8.08.080 of this Code.**
- (g) Open fire bans and watering restrictions as described in Section 13.05.060 of this Code.**
- (h) Interference with water system as described in Section 13.24.020 of this Code.**

Section 4. Sections 8.08.120 and 8.08.130 are hereby repealed in their entirety.

Section 5. *Severability.* The provisions of this ordinance are severable and the invalidity of any section, phrase, clause, or portion of the ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the ordinance.

Section 6. The codifier of the City's Municipal Code, Municipal Code Corporation, is hereby authorized to make such numerical and formatting changes as may be necessary to incorporate the provisions of this Ordinance within the Woodland Park Municipal Code.

Section 7. *Effective Date.* This ordinance shall be in full force and effect upon its publication as required by law.

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING PUBLIC HEARING THIS 20TH DAY OF AUGUST, 2026.

{Signature page to follow}

City of Woodland Park

George Jones, Mayor

ATTEST:

City Clerk, Monica Mendoza



STAFF REPORT

TO: Mayor Jones and City Council

FROM:

DATE: August 6, 2026

SUBJECT: Approval of Ordinance No. 1530, Series 2026, on initial posting, An Ordinance of the City Council for the City of Woodland Park, Colorado, Amending Multiple Titles of the Woodland Park Municipal Code Regarding Code Penalties and Violations and setting the public hearing for August 20, 2026 (L) (Presenter: City Attorney Williams)

BACKGROUND: State legislation and a Colorado Supreme Court opinion have impacted the sentences able to be imposed by a municipal court. This ordinance removes jail as a possible penalty for a municipal violation, which alleviates the need for a municipal defense attorney to be appointed and ensures the requirement that a violation of a municipal ordinance does not exceed the state penalty for where identical criminal conduct is involved. Further, the ordinance increases the possible maximum municipal court from \$1,000 to \$2,650.

RECOMMENDATION: Approve on initial posting Ordinance No. 1530, Series 2026, An Ordinance of the City Council for the City of Woodland Park, Colorado, Amending Multiple Titles of the Woodland Park Municipal Code Regarding Code Penalties and Violations and set the public hearing for August 20, 2026

ATTACHMENTS: 1. Ordinance 1530 Series 2026 - Decriminalize Code

CITY OF WOODLAND PARK, COLORADO
ORDINANCE NO. 1530
(Series of 2026)

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WOODLAND PARK,
COLORADO AMENDING MULTIPLE TITLES OF THE WOODLAND PARK
MUNICIPAL CODE REGARDING CODE PENALTIES AND VIOLATIONS**

WHEREAS, the City of Woodland Park, Colorado (the “City”) has been duly organized and is validly existing as a home rule city under Article XX, Section 6 of the Colorado Constitution and the home rule charter of the City; and

WHEREAS, under such authority, the City has previously adopted certain provisions containing offenses and violations, including the penalties attached to them, codified throughout the Woodland Park Municipal Code (the “Code”); and

WHEREAS, Colorado House Bill 16-1309, “concerning a defendant’s right to counsel in certain cases considered by municipal courts,” concluded that both the United States and Colorado State Constitutions provide that an accused person has the right to be represented by counsel in criminal prosecutions, and that this constitutional right is interpreted to mean that counsel will be provided at municipal court, at a local government’s expense, for indigent persons in all cases in which incarceration is a possible penalty; and

WHEREAS, Colorado Senate Bill 18-203, “concerning the provision of independent council to indigent defendants in municipal courts,” required each municipality, on and after January 1, 2020, to provide independent indigent defense for each indigent defendant facing a possible jail sentence for a violation of a municipal ordinance; and

WHEREAS, in December of 2025, the Colorado Supreme Court issued an opinion mandating that when a municipal ordinance and a state statute prohibit identical conduct, the municipal penalties may not exceed the corresponding state penalties for that conduct; and

WHEREAS, the aforementioned state legislation and Colorado Supreme Court opinion have prompted the City Council to review the Code for offenses and violations for which incarceration or imprisonment is a possible penalty and evaluate where such penalty is needed and where it is unnecessary to manage, prioritize and conserve taxpayer recourse; and

WHEREAS, in performing this review, the City discovered other inconsistencies and redundancies throughout the Code related to penalties and violations that required clarification, updating, and correction; and

WHEREAS, one such area of updating relates to Colorado House Bill 13-1060, “concerning maximum municipal court fines,” raises the maximum amount a municipal court can fine from \$1,000 to \$2,650; and

WHEREAS, the City Council finds it desirable and appropriate, and in the best interest of the general health, safety, and welfare of its citizens to amend the Code to remove the penalty of incarceration or imprisonment for certain violations, to increase the maximum amount the Municipal Court can fine for certain violations, and to clarify, correct and update other inconsistencies or redundancies as they relate to the Code violations and penalties.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO, AS FOLLOWS:

Section 1. The City Council incorporates the foregoing recitals as conclusions, facts, determinations, and findings by the City Council.

Section 2. The following sections within Title 1 of the Woodland Park Municipal Code, concerning general provisions, are hereby amended to read as follows:

1.01.100 - Violations and penalties. ~~punishment.~~

It shall be unlawful for any person to violate any provision or to fail to comply with any of the requirements of this code. Any person who ~~shall violate~~ **violates** any of the provisions of this code shall be punishable by a fine of not more than ~~three hundred dollars or by imprisonment for a period of not more than ninety days or by both such fine and imprisonment~~ **two thousand six hundred and fifty dollars (\$2,650.00), and imprisonment shall not be a possible penalty except where specifically noted.** Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation of any provisions of this code is committed, continued, or permitted by such person and shall be punished accordingly. In addition to the penalties hereinabove provided, any condition caused or permitted to exist in violation of any of the provisions of this code shall be deemed a public nuisance and may be, by this city, summarily abated as such, and each day that such condition continues shall be regarded as a new and separate offense.

1.12.010 – General Penalty. ~~Designated.~~

Whenever under the charter or any ordinance of the city heretofore or hereafter enacted, or any section, rule or regulation promulgated under the provisions or ordinances or promulgated under the authority of any ordinance hereafter enacted, any act is prohibited or is made or declared to be unlawful or an offense ~~or misdemeanor~~, or the doing of any act is required, or the failure to do any act is declared to be unlawful or an offense ~~or misdemeanor~~, or where a person fails to meet a standard of conduct or behavior described in the provisions of any ordinance or charter provision where no specific penalty is provided therefore **shall be a criminal violation.** Any person who is convicted of the violation of any such provision or other ordinance of the city hereafter enacted or of such rules or regulations shall be punished

by a fine in a sum of not more than ~~one thousand dollars, or by imprisonment in jail not exceeding one year, or by both such fine and imprisonment or by any combination thereof~~ two thousand six hundred and fifty dollars (\$2,650.00), and imprisonment shall not be a possible penalty except where specifically noted.

1.16.030 - Satisfaction of fines—Inability to pay—Refusal to comply.

In the event any person is given the opportunity of an alternate method of discharging his or her obligation to the municipality, and accepts the conditions incident thereto, and fails and neglects to perform such conditions, then such failure or refusal shall constitute a separate offense against the ordinances of the city, and upon conviction of such offense, ~~the offender person~~ person may be finned in a sum ~~punished by imprisonment for not more than ninety days, the imposition of a fine of not more than three hundred dollars as set forth in Chapter 1.12 of the Woodland Park Municipal Code, or by both such imprisonment and fine; provided, however, that no such convicted person shall be confined for more than ninety days for any one conviction, except as herein provided for the willful failure to pay an imposed fine.~~ In the event the court determines the maximum allowable penalty should be imposed, and finds the offender to be indigent, alternate requirements, as set forth in this chapter or devised by the court, shall be imposed.

1.24.030. Violation.

It shall be unlawful for ~~Any~~ any person ~~who~~ to obstructs or assists in obstructing the rights of entry described and contained in this chapter, except in accordance with the procedures set forth in Section 1.24.010, ~~shall be deemed guilty of an offense against the municipality, and punishable accordingly.~~

1.24.040 - Penalty.

Any person ~~who is~~ convicted of a violation of this chapter shall be finned in a sum ~~punished by a fine of not more than three hundred dollars or by not more than ninety days in jail, or by both said fine and imprisonment~~ as set forth in Chapter 1.12 of the Woodland Park Municipal Code.

Section 3. Section 2.44.040 of the Woodland Park Municipal Code, concerning local historical preservation, protection, and landmark designation, is hereby amended to read as follows:

2.44.040 - Proceedings of the city council.

All decisions required by the city council in this chapter shall pass or fail based on a two-thirds majority quorum vote.

...

N. Enforcement and Penalties. It shall be unlawful for any person to violate any provision of this chapter, or to disobey or fail to follow any order or decision. Any person violating

~~any provision of this chapter shall be fined in a sum~~ No person shall violate or permit to be violated any of the requirements of this chapter. Violators, if found guilty, shall be subject to a fine not to exceed one thousand dollars and/or up to ninety days in jail as set forth in Chapter 1.12 of the Woodland Park Municipal Code. In addition, to those penalties, the any person violating the provision of this chapter ~~are~~ is also subject to the following penalties:

1. Alterations to a landmark without approval will result in a one-year moratorium on all building permits for the subject property.
2. Moving or demolishing a landmark without approval will result in a five-year moratorium on all moving, demolition or building permits for the property at the structure's original location.

Section 4. Title 3 of the Woodland Park Municipal Code, concerning revenue and finance, is hereby amended to read as follows:

3.08.080 - License for vendors.

...

~~Doing~~ It shall be unlawful for any licensee, or its agents, servants, independent contractors, or employees to conduct business without a license. Any person who shall be convicted of a violation of any provision of this chapter, for each offense, shall be fined in a sum ~~a misdemeanor punishable by fine, or imprisonment or both~~ as set forth in Chapter 1.12 of the Woodland Park Municipal Code.

3.08.250 - Unlawful to advertise absorption of tax.

...

REGULATION 3.08.260 Every retailer or vendor shall collect Sales Tax on all taxable retail sales as an item separate and distinct from the selling price. It is ~~a misdemeanor~~ unlawful for a vendor directly or indirectly, to hold out or state that the tax or any part thereof will be assumed, absorbed or refunded by the vendor or that it will not be added to the purchase price, unless otherwise allowed by other sections of this Code.

3.08.290 - Retailer license—Application contents.

...

It shall be unlawful for any ~~Any person selling to sell~~ tangible personal property at retail in Woodland Park ~~who has never~~ without first obtaining a Sales Tax License. It shall be unlawful for ~~or any such any person who to continues~~ continue to make such sales after his ~~or her~~ license has been revoked. Any person violating any provision of this chapter, for each offense, shall be fined in a sum ~~shall be deemed guilty of a misdemeanor and, upon~~

conviction thereof, shall be punished accordingly as set forth in Chapter 1.12 of the Woodland Park Municipal Code.

3.08.350 - Violations—Penalties.

It shall be unlawful for any person to violate any of the provisions of this chapter. Any violation of this chapter shall be punishable by a fine ~~of not more than one thousand dollars or by imprisonment in the county jail for not more than one year, or by both such fine and imprisonment~~ as set forth in Chapter 1.12 of the Woodland Park Municipal Code.

3.32.100 - Violation—Penalty.

It shall be unlawful for any person to violate any provision of this chapter. Upon conviction, ~~the municipal court shall punish~~ any officer, agent or manager of a provider subject to this chapter who fails, neglects or refuses to make or file the annual statement of accounts as required herein shall be fined in a sum ~~by a fine of up to one thousand dollars and/or a jail sentence of up to one year~~ as set forth in Chapter 1.12 of the Woodland Park Municipal Code. Said fine penalty shall also be available to the court for imposition upon any provider who fails, neglects or refuses to pay the tax when and as due. Each day the statement or tax is delinquent is a separate and distinct offense.

Section 5. Title 5 of the Woodland Park Municipal Code, concerning business licenses, is hereby amended to read as follows:

5.04.120 - Violation—Penalty.

It shall be unlawful for any Any person, firm, corporation, or association to violate ~~violating any of the provisions of this chapter.~~ Any person who shall be convicted of a violation of any section may, for each offense, shall be fined in a sum ~~shall be subject to immediate revocation of any license issued under this chapter and shall be punished upon conviction by a fine not to exceed three hundred dollars or by imprisonment for each offense.~~ as set forth in Chapter 1.12 of the Woodland Park Municipal Code.

5.08.020 - Violation—Penalty.

It shall be unlawful for any Any person to violate any provisions of this chapter. Any person who shall be convicted of a violation of any section, may for each offense, be fined in a sum ~~convicted of violating any of the provisions of this chapter shall be punished by a fine not to exceed three hundred dollars or by imprisonment for not more than ninety days, or by both such fine and imprisonment~~ as set forth in Chapter 1.12 of the Woodland Park Municipal Code.

5.09.130 - Violation—Penalty.

It shall be unlawful for any person to violate ~~Violation any provisions~~ of this chapter. Any person who shall be convicted of a violation of any section, may for each offense, be fined in a sum ~~shall be deemed a violation of this municipal code and subject the violator to a fine of not less than twenty-five dollars nor more than three hundred dollars or to~~

~~imprisonment up to ninety days, or both such fine and imprisonment~~ **as set forth in Chapter 1.12 of the Woodland Park Municipal Code.**

5.18.050 - Furnishing tobacco products prohibited.

- A. Any person who knowingly furnishes to any person who is under eighteen years of age, by gift, sale, or any other means, any cigarettes or tobacco products, as defined herein, commits a violation of this code and, upon conviction thereof, shall be punished by a fine ~~not to exceed five hundred dollars~~ **as set forth in Chapter 1.12 of the Woodland Park Municipal Code.** It shall be an affirmative defense to a prosecution under this section that the person furnishing the tobacco product was presented with and reasonably relied upon a document which identified the person receiving the tobacco product as being eighteen years of age or older.
- B. Any person who is under eighteen years of age and who purchases any cigarettes or tobacco products, as defined herein, commits a violation of this code and, upon conviction thereof, shall be punished by a fine ~~of not to exceed five hundred dollars, or the court may allow such persons to perform community service and be granted credit against the fine and court costs at the rate of five dollars for each hour of work performed~~ **as set forth in Chapter 1.12 of the Woodland Park Municipal Code.**
- C. Any person who sells or offers to sell any cigarettes or tobacco products, as defined herein, by use of a vending machine or other coin-operated machine, commits a violation of this code and, upon conviction thereof, shall be punished by a fine ~~of not to exceed five hundred dollars~~ **as set forth in Chapter 1.12 of the Woodland Park Municipal Code,** except that cigarettes may be sold at retail through vending machines only in:
1. Factories, businesses, offices, or other places not open to the general public;
 2. Places to which persons under the age of eighteen years are not permitted access; or
 3. Places where the vending machine is under the direct supervision of the owner of the establishment or an adult employee of the owner, including, but not limited to, establishments holding a valid liquor license. As used in this section, "under direct supervision" means the vending machine shall be in plain vision of the employee or owner during regular business hours. It shall be an affirmative defense to a prosecution under this subsection that the person selling or offering to sell the tobacco product was presented with and reasonably relied upon a document which identified the person purchasing the tobacco product as being eighteen years of age or older.
- D. Any person who sells or offers to sell any cigarettes or tobacco product shall display a warning sign; as specified herein. Any person who fails to display said warning sign commits a violation of this code; and, upon conviction thereof, shall be punished by a fine ~~of not to exceed five hundred dollars~~ **as set forth in Chapter 1.12 of the Woodland Park Municipal Code.** Said warning sign shall be displayed in a prominent place in the building and on such machine at all times and shall have a minimum height of three inches and a width of six inches, and shall read as follows:

WARNING:

IT IS ILLEGAL FOR ANY PERSON UNDER EIGHTEEN YEARS OF AGE TO PURCHASE CIGARETTES AND TOBACCO PRODUCTS AND, UPON CONVICTION, A ~~\$500.00~~ **\$2,650.00** FINE MAY BE IMPOSED.

5.18.060 - Minimum age to sell tobacco products.

It is unlawful for any licensee or any officer, associate, member, representative, agent or employee of such licensee, to engage, employ or permit any person under the age of eighteen years of age to sell tobacco products in any licensed premises. Any person who violates this provision shall, upon conviction thereof, be subject to a fine ~~not to exceed two hundred fifty dollars~~ **as set forth in Chapter 1.12 of the Woodland Park Municipal Code.**

5.18.070 - False or altered identification.

It is unlawful for any person under the age of eighteen years of age to misrepresent that person's identity or age, to use any false or altered identification for the purpose of purchasing tobacco products. Any person who violates this provision, shall, upon conviction thereof, be subject to a fine ~~not to exceed two hundred fifty dollars~~ **as set forth in Chapter 1.12 of the Woodland Park Municipal Code.** ~~The court may allow such person to perform community service and be granted credit against the fine and court costs at the rate of five dollars for each hour of work performed.~~

5.18.080 - Possession by minors prohibited.

It is unlawful for any person under the age of eighteen years to possess any tobacco products; provided that the possession by a person under the age of eighteen years under the direct supervision of the parent or guardian of such person in the privacy of the parent's or guardian's home shall not be prohibited. Any person who violates this provision shall, upon conviction thereof, be subject to a fine ~~not to exceed one hundred dollars~~ **as set forth in Chapter 1.12 of the Woodland Park Municipal Code.** ~~The court may allow such person to perform community service and be granted credit against the fine and court costs at the rate of five dollars for each hour of work performed.~~

5.18.090 - Proximity to certain institutions.

It is unlawful for any person to sell, offer for sale, give away or deliver tobacco products within one hundred feet of any school, child care facility or other building used for educational or recreational programs for persons under the age of eighteen years, any person who violates this provision, shall, upon conviction thereof, be subject to a fine ~~not to exceed five hundred dollars~~ **as set forth in Chapter 1.12 of the Woodland Park Municipal Code.**

5.21.300 - Violation—Penalty. ~~Violation.~~

A. ~~Any person who~~ **It shall be unlawful to** ~~fails~~ **fail** or **refuse** ~~refuses~~ to obey or comply with or violates **violate** any of the provisions of this chapter ~~commits a minor offense and upon~~ conviction thereof, **any person** shall be punished by a fine ~~of not more than one thousand dollars~~

~~(\$1,000.00).~~ as set forth in Chapter 1.12 of the Woodland Park Municipal Code for each separate violation. For purposes of this section, a minor shall mean any person over the age of ten (10) and under the age of eighteen (18) years of age.

Section 6. Title 6 of the Woodland Park Municipal Code, concerning animals, is hereby amended to read as follows:

6.04.027 - Feeding wildlife.

...

~~(c) A violation of feeding wildlife shall be punishable by a fine of not less than three hundred and fifty dollars for the first violation. Second violations of this section shall be punishable by a fine of not less than four hundred fifty dollars and not more than five hundred fifty dollars. Third and subsequent violations may result in a fine up to one thousand dollars and or imprisonment not exceeding one year, or by both such fine and imprisonment~~ as set forth in Chapter 1.12 of the Woodland Park Municipal Code.

6.04.116. - Violation—Penalty. Penalties.

(a) It shall be unlawful to violate Each violation of any provision of this chapter. Any person who shall be convicted of a violation of any section, may for each offense, be fined in a sum punishable upon conviction by a maximum fine of not to exceed \$1,000.00 or by imprisonment in the county jail for not more than one year, or by both such fine and imprisonment as set forth in Chapter 1.12 of the Woodland Park Municipal Code.

~~(c) When a person is issued a summons and complaint for a violation of this chapter, the issuing officer shall identify the alleged offender, shall specify the offense and applicable fine, and shall require that the alleged offender pay the fine or appear to answer the charge at a specified time and place. A duplicate copy shall be sent to the clerk of the court in the appropriate jurisdiction. If the person given a penalty assessment notice chooses to acknowledge guilt, he/she may pay the specified fine in person or by mail at the place and within the time specified in the notice. If he/she chooses not to acknowledge his/her guilt, he/she shall appear as required in the notice. Upon trial, if the alleged offender is found guilty, the fine imposed shall be that specified in the notice for the offense of which he/she was found guilty, and customary court costs may be assessed against him/her in addition to the fine.~~

~~Upon conviction, or admission of guilt pursuant to this subsection, each of any provision hereof is punishable by the following fines:~~

~~First offense\$30.00~~

~~Second offense60.00~~

~~Third offense150.00~~

~~Fourth repeated offense300.00~~

~~Fifth and above repeated offenses, mandatory court appearance and court assessed fines allowed by this chapter.~~

~~Repeated offenses shall be cumulative only within a 365 [day] period, counting from and including the day of the first violation. "Repeated Offense" means a conviction of a person for an additional repeated violation of the same provision of this chapter, for which violation of said same provision such person has been previously convicted.~~

Section 7. Title 8 of the Woodland Park Municipal Code, concerning health and safety, is hereby amended to read as follows:

8.04.190 - Violation—Penalty.

It shall be unlawful for any ~~Any person, firm, corporation or partnership~~ **to violate** ~~violating any provisions of this chapter,~~ **Any person, firm, corporation, or partnership who shall be convicted of a violation of any section, may for each offense, be fined in a sum** ~~upon conviction, shall be punished by a fine of not more than three hundred dollars, imprisonment for not more than ninety days, or by both such fine and imprisonment~~ **as set forth in Chapter 1.12 of the Woodland Park Municipal Code.**

8.05.110 - Violation—Penalty.

It shall be unlawful for any ~~Any person, firm, corporation or partnership~~ **to violate** ~~violating any provisions of this chapter,~~ **Any person, firm, corporation, or partnership who shall be convicted of a violation of any section, may for each offense, be fined in a sum** ~~upon conviction, shall be subject to punishment as allowed in this code and pursuant to state statute, which limits shall be the maximum allowable pursuant to the code and state statute~~ **as set forth in Chapter 1.12 of the Woodland Park Municipal Code.**

8.08.280 - Violation—Penalty.

It shall be unlawful for any ~~Any person, firm, corporation or association~~ **to violate** ~~violating any provision of this chapter.~~ **Any person, firm, corporation, or association who shall be convicted of a violation of any section, may for each offense, be fined in a sum** ~~shall be punished upon conviction by a fine not to exceed one thousand dollars or by imprisonment for not more than one year or by both such fine and imprisonment for each offense~~ **as set forth in Chapter 1.12 of the Woodland Park Municipal Code.**

8.12.040 - Violation—Penalty.

It shall be unlawful for any ~~Any person, firm, corporation or association~~ **to violate** ~~violating any provisions of this chapter.~~ **Any person, firm, corporation, or association who shall be convicted of a violation of any section, may for each offense be fined in a sum** ~~shall be punished upon conviction by a fine not to exceed three hundred dollars or by imprisonment for not more than ninety days or by both such fine and imprisonment for each offense~~ **as set forth**

in Chapter 1.12 of the Woodland Park Municipal Code. A separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

8.15.180 - Violation—Penalty. ~~Penalty for violation~~

It shall be unlawful for any Any person, firm, corporation or association to violate ~~violating~~ any provision of this chapter. Any person, firm, corporation, or association who shall be convicted of a violation of any section, may for each offense, be fined in a sum ~~shall be punished upon conviction by a fine not to exceed one thousand dollars or by imprisonment for not more than one year or by both such fine and imprisonment for each offense~~ as set forth in Chapter 1.12 of the Woodland Park Municipal Code.

Section 8. Title 9 of the Woodland Park Municipal Code, concerning public peace, morals, and welfare, is hereby amended to read as follows:

9.01.070 - Violation—Penalty.

Whenever in this title, any section or a rule or regulation promulgated under the provisions of this title, ~~any act is prohibited, or is made or declared to be unlawful or an offense, or the doing of any act is required, or the failure to do any act is declared to be unlawful or an offense, or where a person fails to meet a standard of conduct or behavior described in the provisions of this title where no specific penalty is provided therefor,~~ any person who shall be convicted of the violation of any such provision of this title or of such rules or regulations, shall be punished by a fine of not more than ~~three hundred dollars~~ two thousand six hundred and fifty dollars (\$2,650). ~~or by ninety days in jail or by both; provided, however, if at the time of the offense the person committing the offense is less than eighteen years of age, no jail sentence may be imposed against him or her.~~

9.28.020 - Penalty.

Upon conviction of the crime of assault the municipal court may sentence any person ~~an offender to a term in the county jail not to exceed one year or a~~ to a fine in a sum not to exceed one thousand dollars (\$1,000). ~~of not to exceed one thousand dollars or both such fine and imprisonment.~~

9.30.030 - Penalty.

Upon conviction of the crime of possession of marijuana and/or the possession of drug paraphernalia the municipal court may sentence any person ~~an offender~~ to a fine in a sum not to exceed one hundred ~~thousand~~ dollars.

9.30.040 - Sale of Marijuana grown for personal use; penalty.

...

(b) In addition to any other penalties that may exist under state, federal, and local laws, violation of this section shall be punishable by a fine ~~not exceeding one thousand dollars, or by imprisonment not exceeding one year, or by both such fine and imprisonment, as set forth in the Municipal Code Section 1.12.110~~ **as set forth in Chapter 1.12 of the Woodland Park Municipal Code.**

9.41.100. - Penalty for violation. Penalties.

~~Any person violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor.~~ **It shall be unlawful for any person to violate any provision of this Chapter** and upon conviction thereof shall be fined in an amount not exceeding one thousand dollars, or be imprisoned for a period not exceeding one year, or by both such fine and imprisonment, **any person shall be fined in a sum as set forth in Chapter 1.12 of the Woodland Park Municipal Code.** Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable under this Chapter.

9.61.030 - Violation—Penalty.

Any minor violating the provisions of Section 9.61.010 shall be dealt with in accordance with Section 9.01.070. Any parent, guardian, or other adult person having the care and custody of a minor violating Section 9.61.020 shall be punished in accordance with Section 9.01.070, **except that no term of imprisonment shall be imposed.**

9.66.020 - Penalty.

Upon conviction of ~~the crime of possession and/or consumption of alcoholic beverages~~ **any violation of this chapter**, ~~by an underage person the municipal court may sentence a minor offender to a term in the juvenile detention facility as provided by law and~~ **impose** a fine **in a sum** not to exceed one ~~hundred thousand dollars~~ **(\$100.00)** or both such fine and imprisonment. An adult convicted of this crime may be sentenced to a term in the County jail ~~not to exceed one year or~~ **assessed** a fine **as set forth in Chapter 1.12 of the Woodland Park Municipal Code** of not to exceed one thousand dollars or both such fine and imprisonment.

9.80.090 - Penalty.

Upon conviction of **any violation of this chapter** ~~the crime of unlawful use or sale of fireworks,~~ the municipal court may sentence an offender to a term in the county jail not to exceed one year or **impose** a fine **in a sum** of not to exceed one thousand dollars or both such fine and imprisonment **as set forth in Chapter 1.12 of the Woodland Park Municipal Code.**

9.90.090 - Penalty.

Upon conviction of **any** violations of this chapter, the municipal court may sentence an offender to a term in the county jail not to exceed one year or **impose** a fine **in a sum** of not

to exceed \$1,000.00 or both such fine and imprisonment as set forth in Chapter 1.12 of the Woodland Park Municipal Code.

Section 9. Title 12 of the Woodland Park Municipal Code, concerning streets and sidewalks, is hereby amended to read as follows:

12.02.020 - Violation—Penalty.

Any person violating any provision of this chapter shall be punished upon conviction by a fine ~~not to exceed three hundred dollars or by imprisonment for not more than ninety days, or both such fine and imprisonment for each offense~~ as set forth in Chapter 1.12 of the Woodland Park Municipal Code.

12.03.040 - Violation—Penalty.

Any person violating any provision of this chapter shall be punished upon conviction by a fine ~~not to exceed three hundred dollars or by imprisonment for not more than ninety days, or both such fine and imprisonment for each offense~~ as set forth in Chapter 1.12 of the Woodland Park Municipal Code.

Section 10. Title 13 of the Woodland Park Municipal Code, concerning utilities, is hereby amended to read as follows:

13.05.060 - Violations and punishment.

It shall be unlawful for any person to knowingly violate any provision or to fail to comply with any of the requirements of this chapter. Any person who violates any of the provisions of this chapter, may for each offense, shall be subject to ~~punishable by~~ a fine ~~of not more than one thousand dollars~~ as set forth in Chapter 1.12 of the Woodland Park Municipal Code or by ~~imprisonment of not more than one year or by both such fine and imprisonment.~~ Each such person shall be guilty of a separate offense for each and every day during and portion of which any violation of any provisions of this chapter is committed, continued, or permitted by such person and shall be punished accordingly. In addition to the penalties herein above provided, any condition caused or permitted to exist in violation of any of the provisions of this chapter shall be deemed a public nuisance and may be summarily abated by the city.

13.52.010 - Violation—Penalty.

Any person, firm or corporation who violates this title or any of its provisions shall, upon conviction thereof, be punished by a fine ~~not to exceed three hundred dollars~~ as set forth in Chapter 1.12 of the Woodland Park Municipal Code or by ~~imprisonment for not more than ninety days, or by both such fine and imprisonment.~~ Each day of violation shall be considered a separate offense.

Section 11. Title 20 of the Woodland Park Municipal Code, concerning flood damage prevention regulations, is hereby amended to read as follows:

20.04.060 - Penalties.

It shall be unlawful to violate ~~Any violation of any portion of the Flood Damage Prevention Regulations Code herein adopted.~~ **Any person who shall be convicted of any violation shall be fined in a sum** ~~is hereby declared to be unlawful and punishable as set forth in Chapter 1.12 General Penalty of the Woodland Park Municipal Code.~~

Section 12. Section 1.01.110 of the Woodland Park Municipal Code, concerning penalty sections of the Code, is hereby repealed in its entirety.

Section 13. Section 1.16.010 of the Woodland Park Municipal Code, concerning satisfactions of fines, refusal to pay, and incarceration, is hereby repealed in its entirety.

Section 14. Section 9.59.60 of the Woodland Park Municipal Code, concerning fraud by check, is hereby repealed in its entirety. Prosecution and enforcement of this offense is contained within Colorado Revised Statute section 18-5-205.

Section 15. *Severability.* The provisions of this ordinance are severable and the invalidity of any section, phrase, clause, or portion of the ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the ordinance.

Section 16. *Effective Date.* This ordinance shall be in full force and effect upon its publication as required by law.

Section 17. The codifier of the City's Municipal Code, Municipal Code Corporation, is hereby authorized to make such numerical and formatting changes as may be necessary to incorporate the provisions of this Ordinance within the Woodland Park Municipal Code.

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING PUBLIC HEARING THIS 20TH DAY OF AUGUST, 2026.

City of Woodland Park

George Jones, Mayor

ATTEST:

City Clerk, Monica Mendoza

CITY OF WOODLAND PARK
Liquor License Summary

Note: Liquor License forms contain a mixture of confidential and public information. In an effort to protect the confidentiality of items such as Social Security Numbers, Drivers License numbers, and dates of birth, liquor application forms will no longer be available to the public. This summary is intended to give Council and citizens the public content of the issue at hand.

=====

Type of Action Requested: Conduct Public Hearing for a TRANSFER of Tavern Liquor License.

Applicant: The Woodland Social LLC, dba The Woodland Social located at 110 W. Midland Ave, Woodland Park, CO 80863

Application details:

- Applicant is Mirand Kleeb.
- The LLC has a current sales tax license and FEIN number.
- A petition of needs and desires IS NOT necessary for a TRANSFER liquor license, since the location has previously been licensed.
- The location is eligible to be licensed.
- Possession of the property is documented by a LEASE expiring June 15, 2029.

Factual Findings:

- The application was submitted on June 25, 2026.
- Subject property was posted on July 27, 2026 as required by law.
- Public Notice was published on the City's Website July 27, 2026.
- Character of the applicant is not an issue for this hearing.
- All applicable fees have been paid.

Recommended Action:

Following Public Hearing, approve application from The Woodland Social LLC dba The Woodland Social for a TRANSFER of Tavern Liquor License located at 110 W. Midland Ave., Woodland Park, Colorado 80863.