



PUBLIC NOTICE – AGENDA

**Historical Preservation Committee (HPC)
Tuesday, September 1, 2026 – 4:30 PM
Council Chambers – 220 W. South Ave**

Zoom link available from the calendar at the bottom of the front page of the City website (www.woodlandpark.gov).

- 1. Call to Order and Roll Call**
- 2. Approval of Minutes – August 4, 2026**
- 3. Public Hearings – Local Historic Landmark Designation for 116 W. Lake Avenue (26-0182):** Consider a request to designate 116 W. Lake Avenue a Local Historic Landmark, a request by Steve Plutt (Applicant) and Murray WP Cabin, LLC (Property Owner). The subject property is located at 116 W. Lake Avenue with a legal description of Lots 7-12, Block 14B, Lake Addition, Woodland Park, Teller County, Colorado, and is zoned Urban Residential (UR). (QJ)

The City Council Public Hearing is scheduled for Thursday, October 1, 2026, at 6:00 PM.
- 4. Committee Business – Active Projects**
 - a. Junction House/Roberts House Grant (P3)
 - b. Templeton Cemetery Restoration Plan (P2)
 - c. Preservation Plan (P4)
 - d. Bergstrom Park Reimagined (P5)
- 5. Other Business**
 - a. 2027 Work Plan
 - b. 2027 Proposed Budget
 - c. A250/C150/UPHS50
 - d. Historic Designation Possibilities
 - 107 W. Henrietta Avenue
 - 112 W. Lake
- 6. Reports**
 - a. Committee Members' Reports
 - b. Council Member Liaison's Report
 - c. Planning Director's Report
- 7. Public Comment on Items Not on the Agenda**
- 8. Adjournment**

FOR MORE INFORMATION, PLEASE CONTACT THE WOODLAND PARK PLANNING DEPARTMENT AT (719) 687-5202



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

1. **Call to Order and Roll Call:** Chair Glauth called the meeting to order at 4:30 p.m.
Members present: Chair Glauth, Vice Chair Linda Allred, David Langley, Larry Black, and Eric Simonson. City Council Representative Jeff Geer was present via Zoom. Staff members present included Planning Director Schminke and Permit Technician Amy Wolin.
Members Absent: None.
2. **Approval of Minutes – July 7, 2026:** Mr. Black motioned and Mr. Simonson seconded to approve the July 7, 2026, minutes with the correction to change “emigrate” to “immigrate” on page 6. Motion carried unanimously by voice vote.
3. **Public Hearings – None**
4. **Committee Business – Active Projects**
 - a. **Junction House/Roberts House Grant (P3)** – Vice Chair Allred watched the Brownfields presentation with Jessica Scott (City Finance), who said that the City would take the grant process from here. She asked if the City is doing anything. Director Schminke has nothing to report; she is not sure where the City is on this item. From previous minutes and former Senior Planner Gates’ files, she thought the HPC was hiring their own grant writer. Vice Chair Allred clarified that she’s not tracking any of this anymore since she and Jessica watched the Brownfields video and Jessica saying she was on it. Vice Chair Allred will contact Jessica for an update. She reminded the HPC that Brownfields grants can be used for planning services.
 - b. **Templeton Cemetery Restoration Plan (P2)** - Vice Chair Allred told Council Member Geer that the grass needs cutting and there are noxious weeds. Council Member Geer will follow up on the grass cutting. Vice Chair Allred will weed the gravesites if the grass is cut.
 - c. **Preservation Plan (P4)** – No report.
 - d. **Bergstrom Park Reimagined (P5)** – Council Member Geer said the City is working with the DDA and they should be in the RFP process. Director Schminke added that the funding was authorized and the RFP is for engineering. Chair Glauth asked that once the contractor is decided, if the HPC will be involved in the process. Council Member Geer said the plan is already in place, the design is already agreed upon, and the RFP is for engineering.

5. Other Business

- a. **A250/C150/UPHS50** – Chair Glauth said that the UPHS and CWP will be holding a vintage baseball game, an ice cream social, and showing the two documentaries this weekend. She asked the HPC to spread the word on their social media. The vintage baseball game will also feature a western shoot-out and food vendors. Also, the new documentary on women in the area has finished filming.

b. Historic Designation Possibilities

- **107 W. Henrietta Avenue** – No movement.
- **112 & 116 W. Lake** – Director Schminke said the Planning Department has received an application for 116 W. Lake. The HPC will hold a public hearing on September 1st. The Murray's have multiple historic properties but only applied for 116 W. Lake. She has no more information on 112 W. Lake.

Chair Glauth asked if the Brazenhead owners, Drew and Angelica, had contacted the City. Director Schminke does not know if they have been talking with Dave Burgess.

- c. **Vos Building (F3)** – Because this is an upcoming Quasi-Judicial (QJ) case scheduled to be heard at City Council, the HPC discussed this item in Item #7 after City Council Member Geer left the meeting.
- d. **2026 HPC Poster** – Mr. Langley respectfully submitted the most recent draft of the poster. HPC members made several edits. Mr. Langley will have the poster ready for printing, lamination, and distribution, including to the City Council for their August 20th meeting. He thanked the UPHS and Steve Plutt for their research. The HPC thanked Mr. Langley for his work.

6. Reports

a. Committee Members' Reports –

Mr. Black passed out a flyer advertising the event, "Sweet History," sponsored by the UPHS and the City of Woodland Park. The free event begins at noon on August 9th and features an ice cream social, the "Dude Ranches" documentary, a sneak peek at the new upcoming documentary, and then the "Mighty Midland" film. Mr. Black also reported that the sign at the Community Building in Divide looks very good. He thanked Jeff Cahill for making the sign and Chair Glauth for donating the poles. One family of four attended the movie night at the Community Building.

Mr. Langley reported that the poster will be ready tomorrow.

Mr. Simonson, speaking for the entire room, expressed gratitude that Chair Glauth's recent surgery was successful and that she is at the meeting.

- b. **Council Member Liaison's Report** – Council Member Geer had nothing to report at first. He said that he has been absent recently because of the QJ issues. Chair Glauth told him that she watched the City Council meeting about the Challenner property platting. The house made up of tuberculosis (TB) huts has been on the HPC's radar since 2000, and she'd like the new owners to be aware of the historic nature. Neither house on the original property, now two lots, is in the Historical Survey because the

property fell outside of the survey perimeter. At the time, the survey boundary was Laurel and made a rectangle in the heart of the City.

- c. **Planning Director's Report** - Director Schminke informed the HPC that they will have a public hearing next month in Council Chambers and asked them to refrain from ex parte discussions about the case.

7. Public Comment on Items Not on the Agenda – Council Member Geer left the meeting.

Chair Glauth watched the Board of Review (BOR) meeting which considered a case concerning the Vos Building. She asked for clarification on the findings as well as if the case should have been heard by the BOR. Director Schminke said the property owner was given a “Declaration of Dangerous Building” by Pikes Peak Regional Building Department (RBD). If the building is in the City limits, the City’s BOR reviews that building’s building code case. In the Vos Building case at the BOR meeting, there was some discussion of what was appealed. The City attorneys also reviewed the case. BOR determined that it is a Dangerous Building.

Vice Chair Allred said that no one was aware to appeal to RBD. Chair Glauth said that things are still moving forward for the Local Historical Landmark designation; City Council’s first reading is Thursday, August 6th, and the Public Hearing is on August 20th. Steve Plutt is planning to be present. She suggested HPC members be there.

Chair Glauth added that she feels the HPC has been in the dark about the Dangerous Building process, as no one from the City talked to the HPC. The City Manager (Aaron) cancelled meetings concerning this building. She feels at odds with the City. The City has never gone after a private property owner. She posed the question directly to Aaron, “Are we part of the process?” The HPC could have helped provide clear information to City Hall leadership.

Director Schminke asked when the HPC contacted the owner, Andrew. Permit Tech Wolin thinks the minutes reflect the HPC contacted Andrew in the early March. Chair Glauth added City Manager Aaron cancelled a scheduled meeting with the HPC in May, after the DDA started making noise. This left a bad taste in her mouth with the City. She stated that the HPC does have contributions to make. She doesn’t know how to fix this situation. She encourages HPC members to be at the public hearing. Steve Plutt may bring forward more history of the building and information on the importance of the shape of the building and lot.

Vice Chair Allred said that the UPHS will be Andrew’s partner in grant applications. Chair Glauth added that there needs to be a partnership between the HPC, UPHS, and the City to get grants. She does not understand the City’s motivation regarding this property, it is uncharacteristic of the City and community.

Mr. Black added that this is the last historic building on the east side of town. The historic log cabins at the current AJ’s Pizza and McDonald’s sites have been torn down. He asked how the Vos Building could be torn down, too. He can’t be at the August 20th City Council meeting.

Chair Glauth, recognized that the Vos Building is not an architectural beauty, but the current owner is willing to fix it up. She said the owner has been put through the ringer, and she doesn’t understand why.

8. **Adjournment** - The meeting was adjourned at 5:15 p.m.

The next meeting is scheduled for Tuesday, September 1, 2026, at 4:30 p.m. at City Hall.

Recorded by Amy Wolin, Permit Technician and approved by the HPC:

This _____ day of _____, 2026

Laurie Glauth, Chair

**CITY OF WOODLAND PARK
STAFF REPORT**

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

FROM: Karen Schminke, AICP, Planning Director

REQUEST: Consider recommending approval of a Local Historic Landmark Designation

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

ZONING: Urban Residential (UR)

APPLICANT: Steve Plutt

LAND OWNER: Murray WP Cabin, LLC

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

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

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



Figure 1: Griffith Cabin South Elevation – Circa 1965

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

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

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

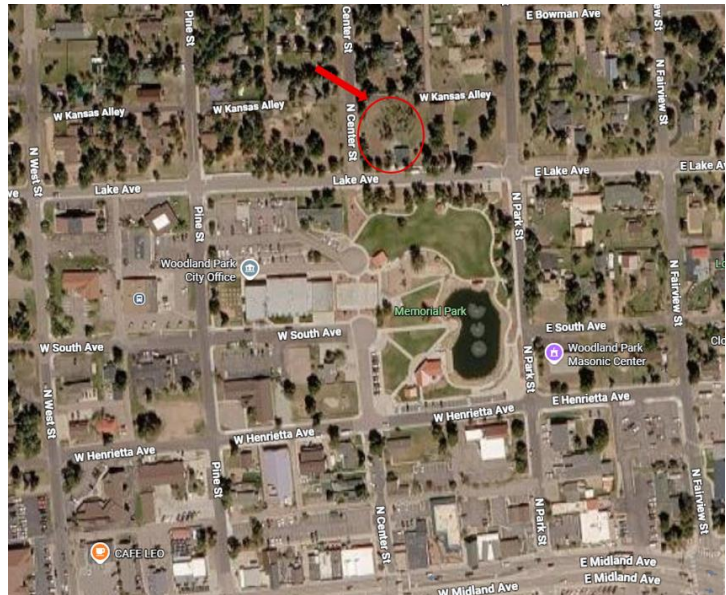


Figure 2: Aerial Photo – property location

The Architectural Inventory form provides the following historical background:

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

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

The general architectural description of the cabin reads:

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

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



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



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



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



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

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

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

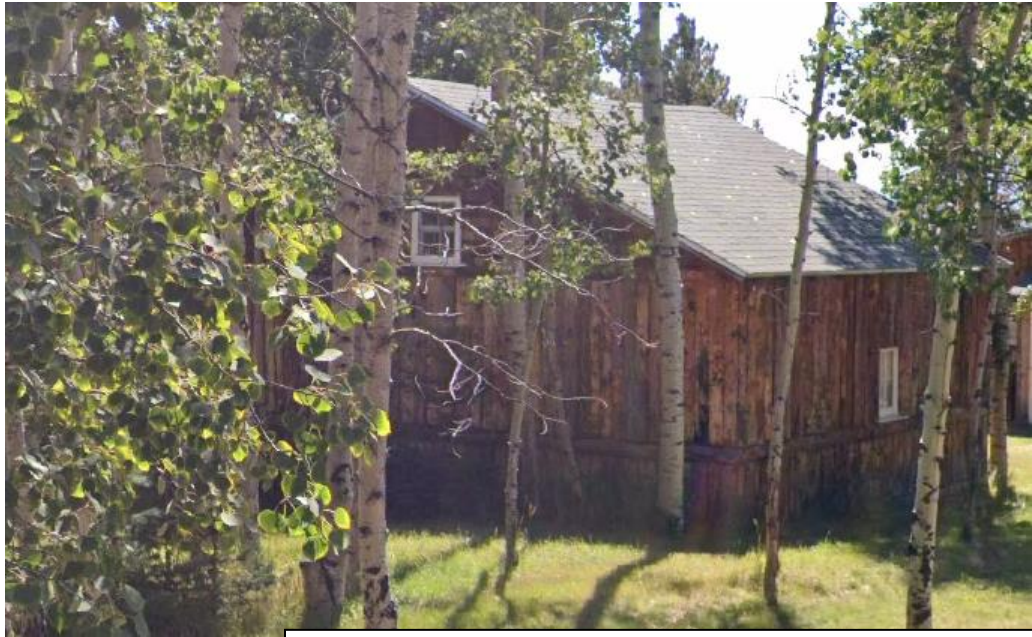


Figure 7: Detached Garage viewed from W. Kansas Alley in 2024

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Attachments:

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

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

_____ Determined Eligible- NR

_____ Determined Not Eligible- NR

_____ Determined Eligible- SR

_____ Determined Not Eligible- SR

_____ Need Data

_____ Contributes to eligible NR District

_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource Number: 5TL.3474
2. Temporary Resource Number:22
3. County: Teller
4. City: Woodland Park
5. Historic Building Name: Griffith Cabin
6. Current Building Name: Griffith Cabin
7. Building Address: 116 West Lake, Woodland Park, CO 80863
8. Owner name and address:
Eleanor Griffith; 1816 Alamo Avenue, Colorado Springs, CO 80407

II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 12 Range 69
NE 1/4 of NW 1/4 of SE 1/4 of NE 1/4 of section 24
10. UTM Reference
 Zone 13 495364mE 4316246mN
11. USGS quad name: Woodland Park
 Year: 1994 Map Scale: 7.5'
12. Lot(s): 7 - 12 Block: 14B
 Addition: Lake Addition Year of Addition: 1890
13. Boundary Description and Justification:
The property is bounded on the south by West Lake Street; on the west by Center Street; on the north by Kansas Alley; and on the east by a residential property

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 34 feet x Width 33 feet
16. Number of stories: One Story
17. Primary external wall material(s) (enter no more than two): Wood/Weatherboard/Vertical Siding
18. Roof configuration: (enter no more than one): Gable-On-Hip Roof
19. Primary external roof material (enter no more than one): Composition Roof
20. Special features(enter all that apply): Chimney Fence Porch

Resource Number: 5TL.3474

Temporary Resource Number: 22

21. General architectural description:

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

South Elevation - this elevation is an enclosed porch with multi-lite casement windows with fixed side lites. A door opening has been modified and is now a multi-lite window.

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

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

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

22. Architectural style/building type: Rustic

23. Landscaping or special setting features:

The landscaping is natural and little planned landscaping. There are four large evergreen trees in on the south side of the property, native grasses throughout the lot and aspen trees around the garage. There is a rail fence that extends along the south border of the property and on the west side of the property.

Resource Number: 5TL.3474

Temporary Resource Number: 22

24. Associated buildings, features, or objects

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

South Elevation - this is the main entry with a non-historic overhead door and a non-historic flush door. There are two fixed multi-lite fixed windows in the gable end which is clad with wood shingles. There is another multi-lite window to the right of the main door.

West Elevation - There are two single 4/4 double hung windows and a pair of 4/4 double hung windows.

North Elevation - there are only two fenestrations on this elevation - in the gable end - two four lite fixed pane windows.

East Elevation - a single 4 lite window.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: 1899 Actual:

Source of Information:

Teller County Assessors Records

26. Architect: Unknown

Source of Information:

27. Builder/Contractor: Unknown

Source of Information:

28. Original Owner: unknown

Source of Information:

29. Construction history (include description and dates of major additions, alterations or demolitions):

Circa 1899 House was constructed

Circa 1935 North addition was constructed, a small kitchen was removed prior to construction of the new addition. Addition included a kitchen, bathroom and a bedroom.

1940 - 1945 Garage was constructed.

Circa 1960 Screen porch was enclosed with windows. The windows came from a building at Fort Carson.

See Field 21 for more information.

Source of Information:

Eleanor Griffith

30. Original location: Yes

Moved:

Date of move(s)

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Single Dwelling

32. Intermediate use(s): Domestic/Single Dwelling

33. Current use(s): Domestic/Single Dwelling

34. Site type(s): Single Family Dwelling - Vacation Home

Resource Number: 5TL.3474

Temporary Resource Number: 22

35. Historical Background:

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

36. Source of Information:

Eleanor Griffith

VI. SIGNIFICANCE

37. Local landmark designation: No

Date of designation:

Designating Authority:

Resource Number: 5TL.3474

Temporary Resource Number: 22

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history
 - B. Associated with the lives of persons significant in our past;
 - X C. Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 - D. Has yielded, or may be likely to yield, information important in history or prehistory;
- Qualifies under Criteria Considerations A through G (see Manual)
Does not meet any of the above National Register Criteria

38a. Applicable local landmark designation criteria

- X 1. The structure is at least 50 years old;
- X 2a. Historically significant through its architectural design.
- 2b. Associated with historical event, period or person.
- X 2c. Historically significant through its physical impact and location within the City of Woodland Park.
- 2d. Potential to provide important information concerning the history of Woodland Park.
- X 3. Sufficient original or accurately restored material that maintains its original historical character.

39. Area(s) of significance: Entertainment/Recreation

Architecture

40. Period of significance: 1926 - 1956, 1935

41. Level of significance: Local

42. Statement of Significance:

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

43. Assessment of historic physical integrity related to significance:

The building is intact except for the north addition and the installation of the windows on the porch. The north addition falls within the period of significance. Although the window modification falls outside of the period of significance, the style of the windows are compatible with the rustic style of the cabin, since they came from a historic building at Fort Carson. Similar windows can be seen at several locations within the town, examples are the Bergstrom House at 110 E. Lake (5TL.3469) and Kendra Halliwell Residence at 106 E. Bowman (5TL.3477).

Resource Number: 5TL3474

Temporary Resource Number: 22

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Eligible

44a. Local landmark eligibility field assessment Eligible

45. Is there National Register district potential:

Discuss:

This town was originally developed as a distribution center for the mining districts surrounding it, like Leadville, Cripple Creek, and Westcliffe. Early on when the railroad came to Woodland Park and beyond, tourists began coming to the area because of rumors of its supreme beauty and opportunity for recreation. Unbeknownst to these early residents, tourism would become the primary development force for this town. Early visitors would come for the day, but as time passed, tourists began building summer homes in the town to escape the heat and bustle of the cities and towns in the plains below and in other states. This became a destination spot for many summer visitors, whether they built summer homes or stayed in large tourist hotels, or "camps". With this growth, the town population grew, not only in the summer when the "tourists" came, but year round from the business owners who moved there to support the tourist industry.

The area north of Midland Avenue has a variety of rustic style homes that are intermixed with more modern homes. These homes vary from log cabins, small tourist cabins with slab log siding, and Victorian homes owned by local residents/business owners. Like many early homes, the owners have modified these residences as their families grew, putting on additions - some historic, some non-historic. Additionally, newer residents, have been "modernizing" these older homes to make them more economically viable. These many changes have for the most part made these homes ineligible individually for the State or National Registers. There is an opportunity to create a historic district for this area though. The historic setting and context is still intact, with many of these homes interlaced throughout the neighborhood. Some of these homes are located on entire blocks with rail fences around them, while others are tucked in next to larger, non-historic homes. According to the City of Woodland Park, there are nearly 200 of these historic homes that date from the late 1800s to the 1950s when tourism was big business for the city. Additional survey work will have to be completed to determine if there is a potential for a National Register District(s) in the residential portion of Woodland Park.

If there is National Register district potential, is this building:

45a. Local District Eligibility: N/A

There is no district criteria in the City of Woodland Park Landmark Designation Resolution. If there was criteria in the resolution, the building would potentially be eligible as contributing for a local district designation.

46. If the building is in existing National Register district, is it: N/A

VII RECORDING INFORMATION

47. Photograph numbers: 5TL3474 1 - 5TL3474 8

Negatives filed at: The photos for this project were done with a digital camera. No negatives exist. Digital photos located at City of Woodland Park and Colorado Historical Society

48. Report title: Historic Survey of Woodland Park - January 2007

49. Date(s): August 2006

50. Recorder(s): Barbara Darden, R. A.

51. Organization: Scheuber + Darden Architects, LLC

52. Address: 10800 E. Bethany Drive, Suite 380, Aurora, CO 80014

53. Phone Number: (303)755-7395

Note: Attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.



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

UTM 13 495364E 4316246N (NAD27)
USGS Woodland Park (CO) Quadrangle
Projection is UTM Zone 13 NAD83 Datum

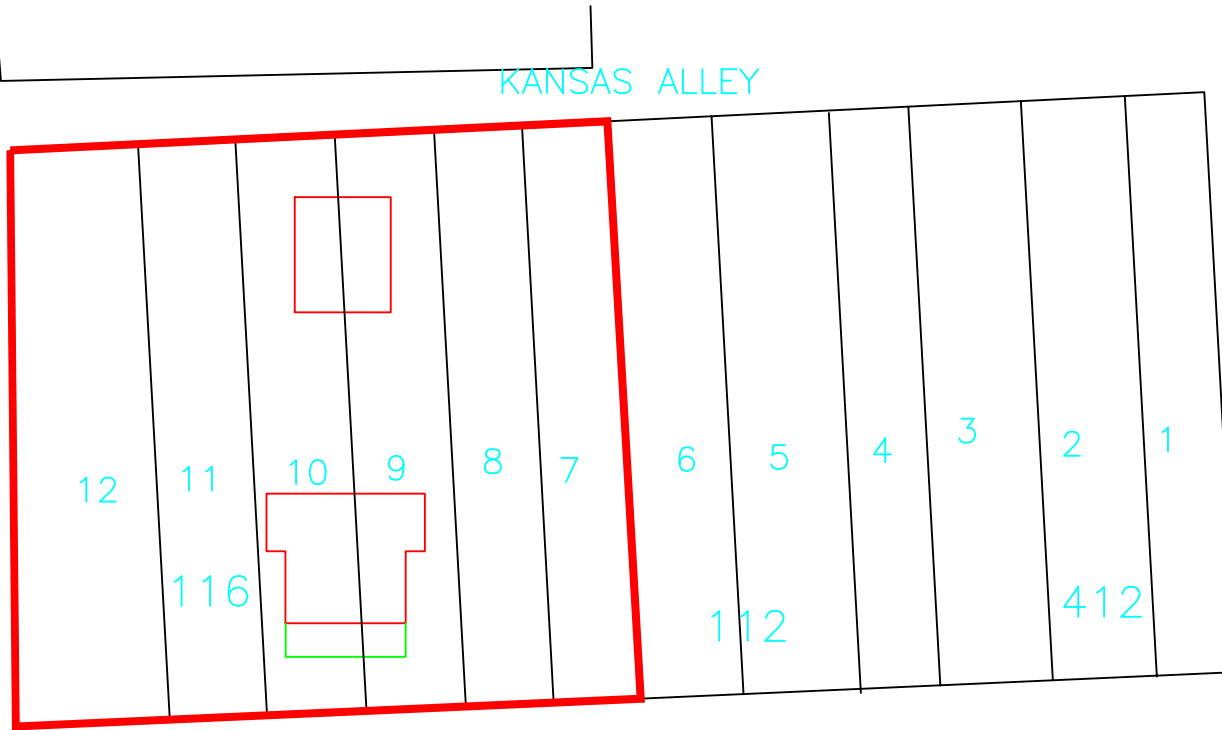
*M
G
M=9.951
G=-0.034

NORTH CENTER STREET

KANSAS ALLEY

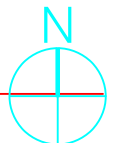
NORTH PARK STREET

WEST LAKE STREET



116 WEST LAKE AVE

SCALE: 1"=20'-0"



Woodland Park Intensive Survey
Resource # 5TL.3474
Eleanor Griffith Residence



South Elevation - Circa 1965 Assessors Records



2026 HISTORIC LANDMARK
DESIGNATION
NOMINATION FORM
(Revised 1/1/2026)

Project # A26-0102
Fee: \$68.00 (plus publication & recording fees)

Owner's Name Griffith-Murray Woodland Park Cabin
Mailing Address 395 Roxbury Circle, Colorado Springs, CO 80906
Phone Number(s) 602.513.0307 719-527-6778
E-Mail Address ecbiz89@icloud.com lynmur43@aol.com splutt675@outlook.com

Applicant's Name (if different from owner) Steve Plutt
Mailing Address 38830 County Road 77, Lake George, Colorado 80827
Phone Number(s) 719.748.3949

Name of Building or Site 116 Lake Avenue

Name of Builder and/or Architect (if known) _____

Site Address 116 W. Lake Ave., Woodland Park, Colorado

Legal Description Lot 7-12 Block 14B Subdivision Lake Addition

Date of Construction 1899 Type of Construction Frame/Stick

Qualification for a Local Historic Landmark Designation is based upon Section 2.44.030 of the Municipal Code and the attached criteria.

1. Describe how the property is historical significant through its: architectural design; association with an historic event, period or person; physical impact and location within the City; and potential to provide important information concerning the history of Woodland Park.

---SEE ATTACHMENT---

2. Is the structure in its original condition or accurately restored materials that maintains its original historic character? Yes ☒ No ☐ If No, describe. _____

3. What alterations or additions if any have been added to the exterior of the structure? _____
One addition in 1950. See attached photo.

Please attach 6 copies of color photos from the street view.

I certify that the information and exhibits herein submitted are true and correct to the best of my knowledge.

Property Owner Signature Lynne Murray Date 7-17-26

Applicant Signature Steve Plutt Date 7-20-26
(The Applicant's Signature is needed only if different from the property owner.)

This Section To Be Completed By City Planning Department Staff

1. Submission _____, 20__, taken by _____
(Within 60 days of receiving written consent the Committee will hold a Public Hearing.)
2. Fee Received _____, 20__, taken by _____
3. Historic Preservation Committee Public Hearing date _____, 20__.
4. Public Hearing Notice shall be published 15 days prior to Historical Preservation Comm. Hearing.
Send to newspaper _____, 20__
Publication date _____, 20__
5. Historical Preservation Committee action of approval or denial is referred to City Council via the City Council's Packet one week prior to First Reading of the Ordinance on _____, 20__. (Within 30 days of the referral, the City Council will hold a Public Hearing.)
6. Public Hearing Notice shall be published 15 days prior to City Council hearing.
Send to newspaper _____, 20__
Publication date _____, 20__
7. City Council First Reading of the Ordinance on _____, 20__.
8. City Council Public Hearing set for _____, 20__.
9. Letter of public hearing to applicant or property owner is sent _____, 20__.
(Within 15 days of the hearing, the property owner shall be noticed in writing.)
10. Letter of Approval/Denial to applicant sent _____, 20__.

In accordance with Resolution 602, Series 2003, the Criteria for a Local Landmark Designation of an individually owned residential or commercial building, structure, object or landscape including the following area of analysis:

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,
 - 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.

116 Lake Avenue meets the Criteria for a Local Landmark Designation in the following category:

B: Association with an historic event, period or person

116 Lake Avenue was once owned by Lizzie Browning. Lizzie was the bride of Frank Browning and the daughter-in-law of the Reverend William and Henrietta Browning. I'm sure the Browning name needs no introduction to Council and Mayor, as the Brownings were one of the earliest pioneers of our community.

After Lizzie, a man by the name of Leo Bryant and his mother, Alteria "Allie" Bryant bought the house and lots.

Allie Bryant was born on September 10, 1845. As far back as 1893, she was a suffragette in Colorado. She was very involved with Women's Suffrage and the fight for the passage of the 19th Amendment to our Constitution. She was also an active member of the Colorado branch of the "Woman's Club Movement in America."

Leo Bryant and his wife Jennie were summertime residents at 116 W. Lake Avenue for several years too.

Leo was born on December 3, 1877, also in Albion, Wisconsin, to Alteria and her second husband, Delmar DeForest Bryant.

Leo studied violin and piano under several of the best masters in New York and Chicago. According to the Los Angeles Times newspaper, he was very talented and was a "pioneer symphony violinist and teacher" in the Los Angeles area and several other places too, where he also led orchestras and taught music.

He met his future spouse, Miss E. Jennie "Jane" Morgan, when she had a \$25 a week job with a troupe of professional actors and musicians working with the traveling Arnold Wolf Stock Company. They were married on February 17, 1901 at the home of the bride's brother in Anaconda, Montana.

Woodland Park summer resident Jennie Morgan was known professionally as Jane Morgan. She was a British-born American actress and singer whose career encompassed concert halls, vaudeville, the legitimate stage, radio, television, and film.

She played before audiences for more than 60 years, first as a classical violinist and later as a popular character actress. She played opposite such Hollywood stars as Bob Hope and Jack Benny.

She closed out her career playing the gossipy, nosey landlady "Mrs. Davis" on the radio and television versions of Eve Arden's "Our Miss Brooks" in the 1950s.

Miss Morgan died in 1971 at 91 years of age, and as per her wishes, is buried at sea.

In 1921, the Bryants sold the lots and house to Allie A. Griffith. For over 105 years, the descendants of Allie Griffith have owned this house and property.



Lizzie Browning

Photo, Doris Abrantes
Ancestry.com



Leorio Cullen "Leo" Bryant

Photo: findagrave.com



Miss Jane Morgan

Photo howald.co/person/jane-morgan-actress



**This 1949 photo shows the construction
of an addition to the back of the house.**

Photo courtesy of Eric Murray



**Eleanor in her 1950 Chevrolet Styleline DeLuxe
Sedan, parked in front of her 116 Lake Avenue home.**

Photo courtesy of Eric Murray



116 West Lake Avenue, Woodland Park, Colorado

Photo by Steve Platt

CITY OF WOODLAND PARK, COLORADO

RESOLUTION 602, SERIES 2003

A RESOLUTION ESTABLISHING CRITERIA FOR LOCAL HISTORIC LANDMARK DESIGNATION AS REQUIRED BY ORDINANCE 607, SERIES 1994.

WHEREAS, the City Council of the City of Woodland Park is authorized by Ordinance 607 to protect and preserve the City's historical and cultural heritage through historical landmark designations; and

WHEREAS, the City Council appointed the first Historic Preservation Committee on December 16, 1999; and

WHEREAS, Ordinance 607, Section 2. D.1. states that the powers and duties of the Historic Preservation Committee is to adopt criteria for review of historic resources and for review of proposal to nominate, alter, move, remove or demolish such resources and that these criteria are subject to approval by the City Council; and

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

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

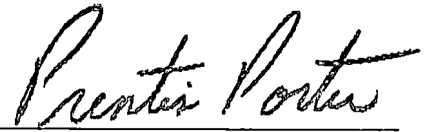
That the Woodland Park Historical Preservation Committee has created and adopted the criteria described below in Section 1. and is hereby adopted by the Woodland Park City Council.

Section 1. Criteria for a Local Landmark Designation of an individually owned residential or commercial building, structure, object or landscape including the following area of analysis:

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,
 - d. potential to provide important information concerning the history of Woodland Park

3. The structure should have sufficient original or accurately restored material that maintain its original historic character.

The forgoing Resolution is adopted at the regular meeting of the City Council, held in Woodland Park, Colorado, on the 18th day of September, 2003



Prentis Porter, Mayor

ATTEST:



Cindy Morse, City Clerk

CITY OF WOODLAND PARK, COLORADO

RESOLUTION NO. 602, SERIES 2003

A RESOLUTION PROVIDING A DEFINITION OF RECREATIONAL CAMPFIRE; REMOVING THE BAN ON RECREATIONAL FIRES WITHIN THE CITY LIMITS; AND ESTABLISHING CONDITIONS FOR SUCH RECREATIONAL FIRES AS PROVIDED IN ORDINANCE 950, SERIES 2002 FOR THE CITY OF WOODLAND PARK.

WHEREAS, the City Council of the City of Woodland Park, by Ordinance 950, Series 2002 which was approved on September 19, 2002, established an open burning ban prohibiting open fires within the incorporated area of Woodland Park; and,

WHEREAS, Ordinance 950, Series 2002, provides that the City Council shall determine when conditions have improved such that changes to the open burning ban may be considered, and so provide through Resolution of the City Council; and,

WHEREAS, the City Council of the City and the Fire Chief of the Northeast Teller County Fire Protection District have determined that conditions have improved such that recreational campfires may be permitted, under certain conditions, within the city limits of Woodland Park.

NOW, THEREFORE, be it Resolved by the City Council of the City of Woodland Park:

Section 1. That Recreational Fires are no longer banned as included in Ordinance 950, Series 2002.

Section 2. That Recreational Fires shall be conducted in a manner to provide heat or warming for recreational uses, such as a campfire. Burning of paper products, forest debris such as needles and leaves shall not be burned in recreational fires.

Section 3. That Recreational Fires shall not be conducted within 25 feet of a structure or combustible material unless contained in a barbecue pit. Recreational Fires shall be contained in a non-combustible ring or pit. The fire size shall be 3 feet or less in diameter and 2 feet or less in height.

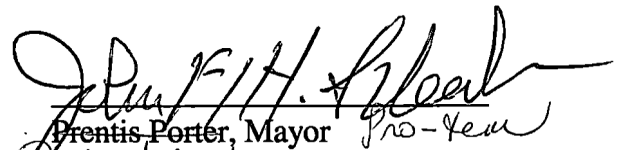
Section 4. Buckets, shovels, garden hoses or a fire extinguisher with a minimum of a 4-A rating shall be readily available for use at Recreational Fires.

Section 5. A person knowledgeable in the use of fire extinguishing equipment shall constantly attend Recreational Fires. An attendant shall supervise a Recreational Fire until such fire has been extinguished.

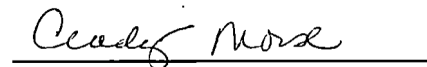
Section 6. The Fire Chief, or fire department personnel acting on his behalf, is authorized to require that Recreational Fires be immediately discontinued if such fires are determined to constitute a hazardous condition.

Section 7. All other portions of Ordinance 950, Series 2002 remain unchanged and in full force and effect.

ADOPTED THIS 15th DAY OF May, 2003.


J. P. Porter, Mayor Pro-Tem
John A. Schenk

ATTEST:


City Clerk



City of Woodland Park Historic Preservation Committee (HPC) 202~~6~~⁷ Work Plan

Administration – Committee & CLG program administration

- A1. Training – Complete training requirements pursuant to CLG status.
- A2. Annual Report - Complete Certified Local Government (CLG) annual report for State OAHP in October and meet ongoing CLG requirements.
- A3. State Coordination – Continue to work with SHF staff member, Lindsey Flewelling and consider her guidance regarding our preservation planning and next steps.
- A4. Budget – Submit the HPC 202~~7~~⁸ Budget Request and priorities to the City Manager in August.
- A5. Membership - Continue to maintain a strong and active HPC membership.

Education – Public education promoting local history

- E1. “May as Preservation Month” – Celebrate to build awareness through collaborative efforts such as displaying the banner and newspaper articles.
- E2. A250/C150/WP50 – Celebration and Potential collaboration with the Ute Pass Historic Society
- E3. Woodland Park’s heritage Poster - Create and publish an eleventh poster to foster awareness of Woodland Park’s heritage or A250/C150/WP50.
- E4. Send informational letter to property owners for all inventoried, but not yet historically designated, properties regarding informational resources and designation benefits.

Ongoing – Continuous activities

- O1. Downtown preservation – Continue to support downtown preservation and design through participation in the Main Street Program, Downtown Development Authority, Woodland Park Arts Alliance, Ute Pass Historical Society (UPHS), and Keep Woodland Park Beautiful projects and programs.
- O2. UPHS Support – Continue to support UPHS’s walking tours from June through September. Train 3 to 4 volunteers and improve publicity to generate greater participation in the tours. Also, support the UPHS annual Potato Soup Supper fund raiser.
- O3. Annual Inspection – Complete a maintenance inspection of the 15 locally landmarked sites.
- O4. City Cemetery – Continue headstone restoration at the City Cemetery. Completed?

Projects – Active Specific projects

- P1. Pikes Peak Ocean to Ocean Highway - Look for opportunities to support Pikes Peak Ocean to Ocean Highway.
- P2. Templeton Cemetery – ~~Formalize restoration plan for Templeton Cemetery.~~ Continued care of the cemetery.
- P3. Junction House/Roberts House - Explore Grant opportunities for historical assessments for this Local Landmark.
- P4. Preservation Plan – Prepare for developing a Preservation Plan as desired by the City’s CLG status.

- P5. Bergstrom Park Reimagined – Continue collaboration with Parks and Recreation Advisory Board regarding implementation of the newly adopted Bergstrom Park Plan.

Future Projects

- F1. Midland Terminal Railway Station buildings relocated to Bergstrom Park in 2015 – Obtain grant funds to complete construction drawings, building permit, remodel and installation of exhibits in phases.
- F2. ~~Vos Building Preservation (209 E. Midland Avenue).~~
- F3. Fire mitigation plan – Pursue grant funds for and develop a Fire mitigation plan for landmarked historic structures within the City of Woodland Park.
- F4. ~~Youth poster contest – Collaborate and consult with UPHS and Parks and Recreation Art Programs to develop a youth poster contest.~~

Updated and approved by HPC on _____

Historical Preservation Committee - 2027 DRAFT Budget Proposal

GL 100-114-2071

ITEM	2024 Budget	2024 Estimate	2025 Budget	2025 Estimate	2026 Budget	2026 Estimate	2027 Budget	Notes
Historical Themed Poster Design	\$800	\$800.00	\$800		\$800	\$800	\$800	
Historical Themed Poster Printing	\$100		\$100	\$141	\$100		\$100	
SHF Survey Grant								
Support organizations to promote history	\$350		\$350		\$0		\$0	
Plaques	\$300	\$61.50	\$300		\$400		\$400	
A250/C150 - Veteran Headstone Donation					\$500		\$0	
May Preservation Month or other events	\$250	\$358.39	\$250		\$0		\$0	
Training & travel - Member Conference Attendance	\$700	\$540.74	\$700	\$270	\$700		\$700	
Baggage Building Remodel			\$0		\$0		\$0	Objective: Update scope of work & finalize MEP drawings for permits
Contingency expenses	\$400	\$86.43	\$400	\$80	\$400			Headstone restoration, etc.
Subtotal Expenses	\$2,900	\$1,847.06	\$2,900.00	\$490.46	\$2,900.00		\$2,000.00	
Grant Match - (2025 - Robert's House) (2024 - Baggage Building) (Preservation Plan?)	\$9,100		\$11,900		\$11,900		\$11,900	
TOTAL EXPENSES & Grant Match	\$12,000.00	\$1,847.06	\$14,800.00	\$490.46	\$14,800.00		\$13,900.00	

Approved
