



City of Woodland Park

City Council

September 17, 2026 at 6:00 PM

AGENDA

1. **CALL TO ORDER AND ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **CEREMONIES, PRESENTATIONS AND APPOINTMENTS**
 - A. Appointment to Keep Woodland Park Beautiful (A) (Presenter: City Clerk Mendoza)
 - B. Swearing In and Awards for the Police Department (Presenter: Chief Deisler)
4. **ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA**
5. **CONSENT CALENDAR**
 - A. Approval of August 20, 2026 City Council Meeting Minutes (A) (Presenter: City Clerk Mendoza)
 - B. Approval of the September 3, 2026 City Council Meeting Minutes (A) (Presenter: City Clerk Mendoza)
6. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA (1)**
7. **WORK SESSION**
 - A. 2027 Budget
 - B. Update on Recent Land Use Litigation and 2026 State Legislative Update
8. **UNFINISHED BUSINESS**

(Public Comment may be heard)
9. **ORDINANCES ON INITIAL POSTING**
 - A. Approval of Ordinance No. 1534, Series 2026, on Initial Posting, An Ordinance of the City Council for the City of Woodland Park, Colorado, Regarding a Historic Landmark Designation for 116 W. Lake Avenue (QJ) (Presenter: Planning Director Schminke)
 - B. Approval of Ordinance No. 1535, Series 2026, on Initial Posting, An Ordinance of the City Council for the City of Woodland Park, Colorado, Amending Chapter 10 of the Woodland Park Municipal Code, Regarding Off-Highway Vehicle Usage by Woodland Park Police Department on City Streets (L) (Presenter: City Attorney and Chief Deisler)
10. **PUBLIC HEARINGS**

(Public comment may be heard)

- 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**

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: September 17, 2026

SUBJECT: Appointment to the Keep Woodland Park Beautiful Committee

BACKGROUND: The City Clerk's Office has received an application from Mary Ward to serve on the Keep Woodland Park Beautiful Committee. City Council will consider appointment.

RECOMMENDATION: Appointment of Mary Ward.

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	Keep Woodland Park Beautiful Committee
First Name	Mary
Last Name	Ward
Phone Number	7194246751
Secondary Phone Number	<i>Field not completed.</i>
Email Address	mary.ward@live.com
Mailing Address	405 Forest Edge Lane
City	Woodland Park
State	CO
Zip Code	80863
Current Occupation/Employer	Health Coach, HealthYou; Ranch Supervisor, Girl Scouts of Colorado
Previous Work Experience	Paradox Beer Company, Woodland Park School District, UCCS, Echo Canyon River Expeditions
Applicable Community Activities/Volunteer Work	Pride Above the Clouds, Fostering Hope Foundation, Girl Scouts of Colorado
Special Qualifications (Applicable to the Board/Commission)	Master of Science in Health Promotion from UCCS Bachelor of Arts in Psychology Certified Wellness and Health Coach
Why do you want to apply to this board, committee or commission?	I care deeply about my community, our children's future, and leaving the world better than I found it. That extends to my neighborhood and community, but far beyond. I want to have a practical hand in supporting our town, so

	that it is a safe and healthy place for all of us, and preserved for future generations. I believe it is beneficial for us to come together in this way, and would like to continue to make connections with other like minded community members.
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?	pet waste, improper storage of trash/littering, improper use of/care for wild spaces
List any other community or civil boards or commissions that you currently serve on.	n/a
Other Comments	This would be the first board I am serving on. I would like to continue to grow personally and professionally, and this feels aligned with my personal goals and passions. I am also open to feedback if it feels that another board or commission would be a better fit for my introductory experience. AVAILABILITY: Due to work responsibilities, I may not be available to attend meetings in person or at all during the months of June-August, and may need to attend virtually during the month of October.
Digital Signature	Mary Ward
Date	4/30/2026



City of Woodland Park

August 20, 2026 at 6:00 PM

MINUTES

1. CALL TO ORDER AND ROLL CALL

Mayor Jones called the regularly scheduled City Council meeting to order with the following Council Members in attendance: Mayor Jones, Mayor Pro-tem Nakai, Council Member Bryant, Council Member Dezellem, Council Member Geer, Council Member Leigh and Council Member Smith.

The following staff members were in attendance: City Manager Vassalotti, City Clerk Mendoza, City Attorney Szilagyi, Assistant City Manager Felts, Planning Director Schminke, Utilities Director Wiley, and Deputy City Clerk Sauer.

2. PLEDGE OF ALLEGIANCE

3. CEREMONIES, PRESENTATIONS AND APPOINTMENTS

Council Member Bryant introduced Evan Snyder, Chair of the Youth Advisory Council.

- A. Woodland Park School District Presentation (Presenter: Keegan Barkely, President)

Keegan Barkley, Woodland Park School District President, presented an update to City Council.

- B. Sales Tax Update June 2026 (A) (Presenter: City Manager Vassalotti)
- City Manager Vassalotti presented the Sales Tax Update to City Council.

- C. Board of Review Appointment (A) (Presenter: City Clerk Mendoza)
- City Clerk Mendoza advised City Council of the application received to serve on the Board of Review from Cristin Blosser. City Council interviewed Cristin Blosser and the following motion was made.

Motion: To appoint Cristin Blosser to the Board of Review. Geer/Dezellem. Motion carried 7-0.

Following the appointment City Clerk Mendoza administered the Oath of Office to Cristin Blosser.

4. ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA

Mayor Jones moved Item 10 D to 10 A.

5. CONSENT CALENDAR

- A. Approval of July 16, 2026 City Council Meeting Minutes (A) (Presenter: City Clerk Mendoza)
- B. Approval of the July 2026 Statement of Expenditures (A) (Presenter: City Manager Vassalotti)

Motion: To approve the Consent Calendar. Nakai/Geer. Motion carried 7-0.

6. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA (1)

Tim Miller, Divide resident, encouraged City Council to support the schools noting young people are the future and it is important we support them.

Kelly Hunsaker, Woodland Park resident, noted she has been a resident for 24 years and her children attended school here and her husband is a teacher. She commented on the Citizens Initiative Petition and stated they had gathered 950 signatures in 3 weeks. She asked City Council for support.

Diane Reed, Woodland Park resident, advised City Council she had knocked on over 500 doors in 3 weeks and the majority were in favor of supporting schools.

Erin OConnell, Woodland Park resident, asked City Council to approve a sales tax to support schools. She stated the community wants well-funded schools with programs for students to thrive. She acknowledged her son, Evan Snyder, was sitting on the dais with the City Council tonight as part of the Youth Advisory Council.

Gail Gerig, Woodland Park resident, commented she is aware that the past superintendent and board operated badly and stated now is the time to assist the district. She noted the value of traditional schools. She said the new board and superintendent are committed to bringing the school back.

Pat Miller, Woodland Park resident, strongly urged City Council to support a sales tax. She noted she collected over 100 signatures for the petition.

Teri Miller, Woodland Park resident, noted she was honored to be part of the community and the grassroots effort to support the schools.

Kassidi Gilgenast, Woodland Park resident, noted she serves on the Woodland Park School District Board and urged City Council to give the voters the opportunity to vote on the sales tax.

Russell Ballinger, Woodland Park resident, supports a sales tax for the schools.

Jeff Webb, Woodland Park resident, Chair of the Parks and Recreation Advisory Board, commented he would like to celebrate and highlight the Pine Stone Ranch Open Space acquisition by the Palmer Land Conservancy.

Allen Brown, 850 Sourdough Road, noted he has been a resident for 50 years and there is a big problem on Sourdough Road with Fred's Towing which is an eye sore and is awful for all the neighbors.

7. WORK SESSION

A. Discussion on Fire wood

8. UNFINISHED BUSINESS

(Public Comment may be heard)

9. ORDINANCES ON INITIAL POSTING

(Public comment may be heard)

- A.** Approval of Ordinance No. 1531, Series 2026, on initial posting An Ordinance of the City Council for the City of Woodland Park, Colorado, Amending Title 9, Chapter 9.90 of the Woodland Park Municipal Code, Regarding Outdoor Fire Uses and Emergency Fire Safety Regulations, for Fires Intentionally, Knowingly, or Negligently Set or Kindled and Setting the Public Hearing for September 3, 2026. (L) (Presenter: City Attorney)

City Attorney Szilagyi introduced Ordinance No. 1531, Series 2026 on initial posting. Chief Deisler gave background on recent related incidents.

Motion: To approve Ordinance No. 1531, Series 2026, on initial posting, An Ordinance of the City Council for the City of Woodland Park, Colorado, Amending Title 9, Chapter 9.90 of the Woodland Park Municipal Code, Regarding Outdoor Fire Uses and Emergency Fire Safety Regulations, for Fires Intentionally, Knowingly, or Negligently Set or Kindled and Setting the Public Hearing for September 3, 2026. Geer/Nakai. Motion carried 7-0.

- B.** Approval of Ordinance No. 1532, Series 2026, on initial posting, An Ordinance of the City Council for the City of Woodland Park, Amending Chapter 3.08 of the Woodland Park Municipal Code, Regarding Finance, to Create a Sales Tax to Generate Revenue for a Supporting Our Schools Reimbursement Fund (L) (Presenter: City Attorney)

City Attorney Szilagyi introduced Ordinance No. 1532, Series 2026 on initial posting.

Council Member Bryant gave some background on the ordinance.

Mayor Pro-tem Nakai stated she would like to make the following amendments to the ordinance:

- City of Woodland Park manages not a 3rd party entity
- Any excess taxes will pay down the principal
- Any attempt to refinance the debt sunsets the ordinance
- Passage of any Citizens Initiative or other Ordinance automatically sunsets this Ordinance
- Once the debt is paid the sales tax terminate

Motion: To approve Ordinance No. 1532, Series 2026, on initial posting, An Ordinance of the City Council for the City of Woodland Park, Colorado, Amending Chapter 3.08 of the Woodland Park Municipal Code, Regarding Finance to Create a Sales Tax to Generate Revenue for a Supporting Our Schools Reimbursement Fund, with the amendments noted above by Mayor Pro-tem Nakai. Nakai/Geer. Motion carried 7-0.

- C.** Approval of Ordinance No. 1533, Series 2026, on initial posting, An Ordinance of the City Council for the City of Woodland Park, Colorado, Amending Chapter 3.08 of the Woodland Park Municipal Code, Regarding Finance, to Create a Sales Tax to Generate Revenue for Supporting All Our Schools Reimbursement Fund and Setting the Public Hearing for September 3, 2026. (L) (Presenter: City Attorney)

City Attorney Szilagyi introduced Ordinance No. 1533, Series 2026 on initial posting.

Motion: To table Ordinance No. 1533, Series 2026, on initial posting, An Ordinance of the City Council for the City of Woodland Park, Colorado, Amending Chapter 3.08 of the Woodland Park Municipal Code, Regarding Finance, to Create a Sales Tax to Generate Revenue for Supporting All Our Schools Reimbursement Fund and Setting the Public Hearing for September 3, 2026. Geer/Nakai. Motion passed 4-3.

10. PUBLIC HEARINGS

(Public comment may be heard)

- D.** Special Event Liquor License for the Oktoberfest Above the Clouds Event to be held at Memorial Park (QJ) (Presenter: City Clerk Mendoza)

City Clerk Mendoza presented the Special Event Liquor License for Oktoberfest Above the Clouds to City Council. The applicant, Keegan Barkley, also presented information on the event to City Council.

Mayor Jones opened the public comment portion of the public hearing, seeing no one present to speak, he closed the public comment.

Motion: To approve the Special Event Liquor License for the Oktoberfest Above the Clouds Event to be held at Memorial Park. Geer/Dezellem. Motion carried 6-0, with Council Member Bryant recusing himself.

- A.** Approval of 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. (QJ) (Presenter: Planning Director Karen Schminke, AICP)

Planning Director Schminke presented Ordinance No. 1526, Series 206 and gave background.

Applicant Steve Plutt, Lake George resident, also gave a presentation on the ordinance. He noted he was advocating for the building and giving homage to Clara Vos for her many contributions to the City of Woodland Park.

Mayor Jones opened the public comment portion of the public hearing.

Erica Szymanski, expressed her opposition to designating a compromised building as a Local Historical Landmark. She encouraged City Council to vote no on this ordinance, noting it has significant blight and safety concerns. She noted Local Historical Landmark status can increase the expenses to properly restore it.

Mac McVicker, Woodland Park resident, Chairperson of the Board of Review, he noted that the Pikes Peak Regional Building Department had granted the owner an additional 150 days to address and eliminate the hazardous conditions. He asked the City Council to table the item until December 3, 2026, to allow time to determine whether the necessary work had been completed to address and rectify the conditions.

Mike Bryant, Woodland Park resident, commented that the Historical Society supports Steve Plutts' application.

Carl Anderson, Divide resident, commented on his experience working in the area and stated he believes he is qualified to speak about the condition of this building. He said they have a course of action to complete the necessary work and thinks it is possible.

David Langley, Woodland Park resident, stated that he is an architect and has met with the Pikes Peak Regional Building Department to ensure the building can meet all applicable code requirements. He also stated that he has hired contractors to complete the necessary electrical, mechanical, and plumbing work.

There being no one else present to speak, Mayor Jones closed the public comment portion of the public hearing.

Motion: To approve 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. Nakai/Leigh. Motion failed 5-2.

- B.** Approval of Ordinance No. 1529, Series 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, Prevention, and Abatement of Nuisances. (L) (Presenter: City Attorney)

City Attorney Szilagyi presented Ordinance No. 1529, Series 2026.

Mayor Jones opened the public comment portion of the public hearing, seeing no one present to speak, he closed the public comment portion of the public hearing.

Motion: To approve Ordinance No. 1529, Series 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, Prevention, and Abatement of Nuisances. Geer/Smith. Motion carried 7-0.

- C.** Approval of 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 (L) (Presenter: City Attorney)

City Attorney Szilagyi presented Ordinance No. 1530, Series 2026.

Mayor Jones opened the public comment portion of the public hearing, seeing no one present to speak, he closed the public comment portion of the public hearing.

Motion: To approve 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. Leigh/Nakai. Motion carried 7-0.

11. NEW BUSINESS

(Public comment may be heard)

12. REPORTS

(Public comment not necessary)

A. Mayor's Report

Mayor Jones shared the upcoming community events.

B. Council Reports

Council Member Bryant thanked Evan Snyder for participating in the Youth Advisory Committee and for serving as Council for a day. He noted other members of the committee have also signed up to participate. He advised the Keep Woodland Park Beautiful Creek Week is approaching.

Council Member Geer thanked the Mayor, City Council and Staff for accommodating him and his family for remote attendance for the past few meetings. He commented on the Historic Preservation Committee Poster honoring the influential women that have contributed to Woodland Park.

Council Member Leigh commented on Homecoming Week.

C. City Attorney's Report

D. City Manager's Report

Utilities Director Wiley gave City Council an update on the parking lots and road work around the City.

City Clerk Mendoza advised of the deadline for ballot language to Teller County for the upcoming November election and noted an error in the article in the Pikes Peak Courier regarding the number of signatures for the Citizens Initiative Petition which is 15% of voters not 10% noted in the article.

13. ADJOURNMENT

There being no further business Mayor Jones adjourned the meeting at 9:39pm.

Respectfully submitted:

Monica Mendoza MMC, City Clerk

APPROVED THIS 17TH DAY OF SEPTEMBER 2026

George F. Jones, Mayor



City of Woodland Park

September 3, 2026 at 6:00 PM

MINUTES

1. CALL TO ORDER AND ROLL CALL

Mayor Jones called the regularly scheduled City Council Meeting to order with the following Council Members in attendance: Mayor Jones, Mayor Pro-tem Nakai, Council Member Bryant, Council Member Dezellem, Council Member Geer, Council Member Leigh, and Council Member Smith.

The following staff members were in attendance: City Manager Vassalotti, City Clerk Mendoza, Police Chief Deisler, Planning Director Schminke, Assistant City Manager Felts, City Attorney Williams and Deputy City Clerk Sauer.

2. PLEDGE OF ALLEGIANCE

3. CEREMONIES, PRESENTATIONS AND APPOINTMENTS

A. Presentation from Palmer Land Trust on Pine Stone Ranch

Jeff Jackson, Conservation Director for the Palmer Land Trust gave a presentation to City Council.

4. ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA

5. CONSENT CALENDAR

A. Approval of Resolution No. 946, Series 2026, A Resolution of the City Council for the City of Woodland Park, Colorado, Approving the Intergovernmental Agreement with Pikes Peak Regional Building Department (A) (Presenter: Planning Director Schminke)

Planning Director Schminke presented the resolution to City Council.

Motion: To approve Resolution No. 946, Series 2026, A Resolution of the City Council for the City of Woodland Park, Colorado, Approving the Intergovernmental Agreement with Pikes Peak Regional Building Department. Geer/Nakai. Motion carried 7-0.

B. Approval of the August 6, 2026 City Council Meeting Minutes (A) (Presenter: City Clerk Mendoza)

Motion: To approve the August 6, 2026 City Council Meeting Minutes. Nakai/Geer. Motion carried 7-0.

6. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA (1)

Patricia Perry, Woodland Park resident, commented on canvassing for the .5 sales tax, noting several said they can't afford another tax. She stated that public education is extremely important.

Kelly Strong, Woodland Park resident, noted she has been a resident for over 30 years and

this is not a new tax, its a tax that is coming back. She added if our schools are better, we are all better.

7. UNFINISHED BUSINESS

(Public Comment may be heard)

8. ORDINANCES ON INITIAL POSTING

9. PUBLIC HEARINGS

(Public comment may be heard)

- A.** Approval of Ordinance No. 1531, Series 2026, An Ordinance of the City Council for the City of Woodland Park, Colorado, Amending Title 9, Chapter 9.90 of the Woodland Park Municipal Code, Regarding Outdoor Fire Uses and Emergency Fire Safety Regulations, for Fires Intentionally, Knowingly, or Negligently Set or Kindled. (L) (Presenter: City Attorney)

City Attorney Williams presented the ordinance to City Council.

Mayor Jones opened the public hearing, seeing no one present to speak, he closed the public hearing.

Motion: To approve Ordinance No. 1531, Series 2026, An Ordinance of the City Council for the City of Woodland Park, Colorado, Amending Title 9, Chapter 9.90 of the Woodland Park Municipal Code, Regarding Outdoor Fire Uses and Emergency Fire Safety Regulations, for Fires Intentionally, Knowingly, or Negligently Set or Kindled. Geer/Bryant. Motion carried 7-0.

- B.** Approval of Ordinance No. 1532, Series 2026, An Ordinance of the City Council for the City of Woodland Park, Amending Chapter 3.08 of the Woodland Park Municipal Code, Regarding Finance, to Create a Sales Tax to Generate Revenue (L) (Presenter: City Attorney)

City Attorney Williams presented the ordinance to the City Council.

Mayor Pro-tem Nakai asked for the title to be amended in Section 3.08.400 and gave some background on the ordinance, noting this just puts the question on the November ballot.

Mayor Jones opened the public hearing.

Shannon Vollaro, Divide resident, noted she has a child in Woodland Park schools and one who recently graduated. She stated she serves on the parent group PAC, and she believed the sales tax will help the whole community.

Pat Miller, Woodland Park resident, supports this ordinance and encouraged City Council to pass it and put it on the ballot.

Teri Miller, Woodland Park resident, said she is proud to be a part of the group that started this and she believes in kids and teachers.

Brian Bossey, Woodland Park resident, commented in support of the ordinance and education.

Kassidi Gilgenast, Woodland Park resident, voiced her support for the sales tax,

Mayor Jones closed the public comment portion of the public hearing.

Motion: To approve Ordinance No. 1532, Series 2026, An Ordinance of the City Council for the City of Woodland Park, Colorado, Amending Chapter 3.08 of the Woodland Park Municipal Code, Regarding Finance, to Create a Sales Tax to Generate Revenue, as amended. Geer/Bryant. Motion carried 7-0.

10. NEW BUSINESS

(Public comment may be heard)

A. E911 Discussion (A) (Presenter: Police Chief Deisler)

Police Chief Deisler gave background and presented the item to City Council.

City Manager Vassalotti asked City Council for direction on this item to move forward with negotiations and work with Colorado Springs and Teller County on this. He stated he would bring back any considerations and updates to City Council before making any decisions.

11. REPORTS

(Public comment not necessary)

A. Mayor's Report

Mayor Jones shared the upcoming events and noted City Hall would be closed on Monday in observance of Labor Day. He gave an update on the DDA, noting they approved 5 micro-grants. He stated 9/11 will be the 25th anniversary of the attack on the World Trade Center. He advised City Council that he had appointed Steve Leigh as the liaison for the Palmer Land Trust.

B. Council Reports

Mayor Pro-tem Nakai asked City Council for consensus to direct staff to look into rezoning the golf course property from PUD to public land.

Council Member Bryant thanked Marie for attending the meeting on behalf of the Youth Advisory Council. He noted Keep Woodland Park Beautiful has creek cleanup week on October 3rd. He stated Oktoberfest is returning to Woodland Park, a free family-friendly event with live music.

Council Member Geer noted the Historic Preservation Committee is working on their 2027 budget and work plan.

Council Member Smith noted the Parks and Recreation Advisory Board meets next week and his son turns 32 this week.

Council Member Dezellem gave an update on Main Street and the shop and dine passports running from 9/1-10/31. He noted the Fall window contest is coming up on 9/9 and the Cowboys Legacy, Tom Hadden will be performing on Saturday 9/12 at 5pm.

C. City Attorney's Report

D. City Manager's Report

City Manager Vassalotti stated the Budget Work Session will kick off at the next meeting on 9/17. He noted the parking lots and road work are almost completed, and he is working on code enforcement.

Chief Deisler commented on the school safety summit.

12. ADJOURNMENT

Respectfully submitted:

Monica Mendoza MMC, City Clerk

APPROVED THIS 17th DAY OF SEPTEMBER 2026

George F. Jones, Mayor



STAFF REPORT

TO: Mayor Jones and City Council

FROM: Karen Schminke, Director of Planning & Building Services

DATE: September 17, 2026

SUBJECT: Approval of Ordinance No. 1534, Series 2026, on Initial Posting, An Ordinance of the City Council for the City of Woodland Park, Colorado, Regarding a Historic Landmark Designation for 116 W. Lake Avenue (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 116 W. Lake Avenue (the Griffith Cabin) be designated a Local Historic Landmark and the property owner, Murray WP Cabin, LLC, has consented to this nomination. The City's Historical Preservation Committee (HPC) held a public hearing on this matter at their September 1st meeting and recommended that City Council approve Local Historic Landmark designation for 116 W. Lake Avenue (the Griffith Cabin).

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. 1534, Series, 2026, An Ordinance of the City Council for the City of Woodland Park, Colorado Designating a Local Historic Landmark for 116 W. Lake Avenue (the Griffith Cabin) as Requested by Steve Plutt, a Citizen of the Community, and set the public hearing for October 1, 2026.

ATTACHMENTS:

1. Ordinance 1534 - 116 W Lake Historic Landmark Designation
2. OAHP1403-Lake Ave-116-R-Griffith Cabin
3. 2006-2007 Surveys Final Report of Woodland Park

**CITY OF WOODLAND PARK
ORDINANCE NO. 1534
(SERIES of 2026)**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WOODLAND
PARK, COLORADO DESIGNATING A LOCAL HISTORIC LANDMARK
FOR 116 W. LAKE AVENUE (THE GRIFFITH CABIN)
AS REQUESTED BY STEVE PLUTT, A CITIZEN OF THE COMMUNITY.**

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, Murray WP Cabin, LLC, has voluntarily agreed to the nomination of the property at 116 W. Lake Avenue, Woodland Park, Colorado, with a legal description of Lots 7-12, Block 14B, Lake Addition, Woodland Park, 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 September 1, 2026, to confirm the local historic significance and integrity of the site and structures 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 116 W. Lake (the Griffith Cabin); and

WHEREAS, the City Council held a public hearing on October 1, 2026, and determined it to be in the best interest of the citizens of Woodland Park to designate 116 W. Lake Avenue (the Griffith Cabin) 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 the Griffith Cabin's 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. The Griffith Cabin is significant as a rustic style cabin with vertical slab log siding with horizontal slab log banding that was built in 1899; it blends in with its surroundings where the vegetation has remained native and natural. The building is intact; the roof is a hipped roof with exposed rafter tails and a composition shingle roof. Also determined to be within the period of significance is an early addition on the north elevation that has a gable roof which was constructed in 1935. There is a gable roofed barn/garage at the north side of the property that is

estimated to have been constructed 1940-1945; it is clad with vertical slab log siding with a horizontal slab log band, and the roof is clad in composition shingles. The building is significant for its use as a vacation home of the Griffith family and falls within the Entertainment/Recreation area of significance for Woodland Park. It has been owned by the Griffith family since 1926 and was purchased as a summer and weekend home by Allie Griffith.

Section 2. Findings:

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 and through its physical impact and location within the City of Woodland Park.
3. It has sufficient original or accurately restored material that maintains its original historical character.

Section 3. The Griffith Cabin, owned by Murray WP Cabin, LLC at 116 W. Lake 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

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

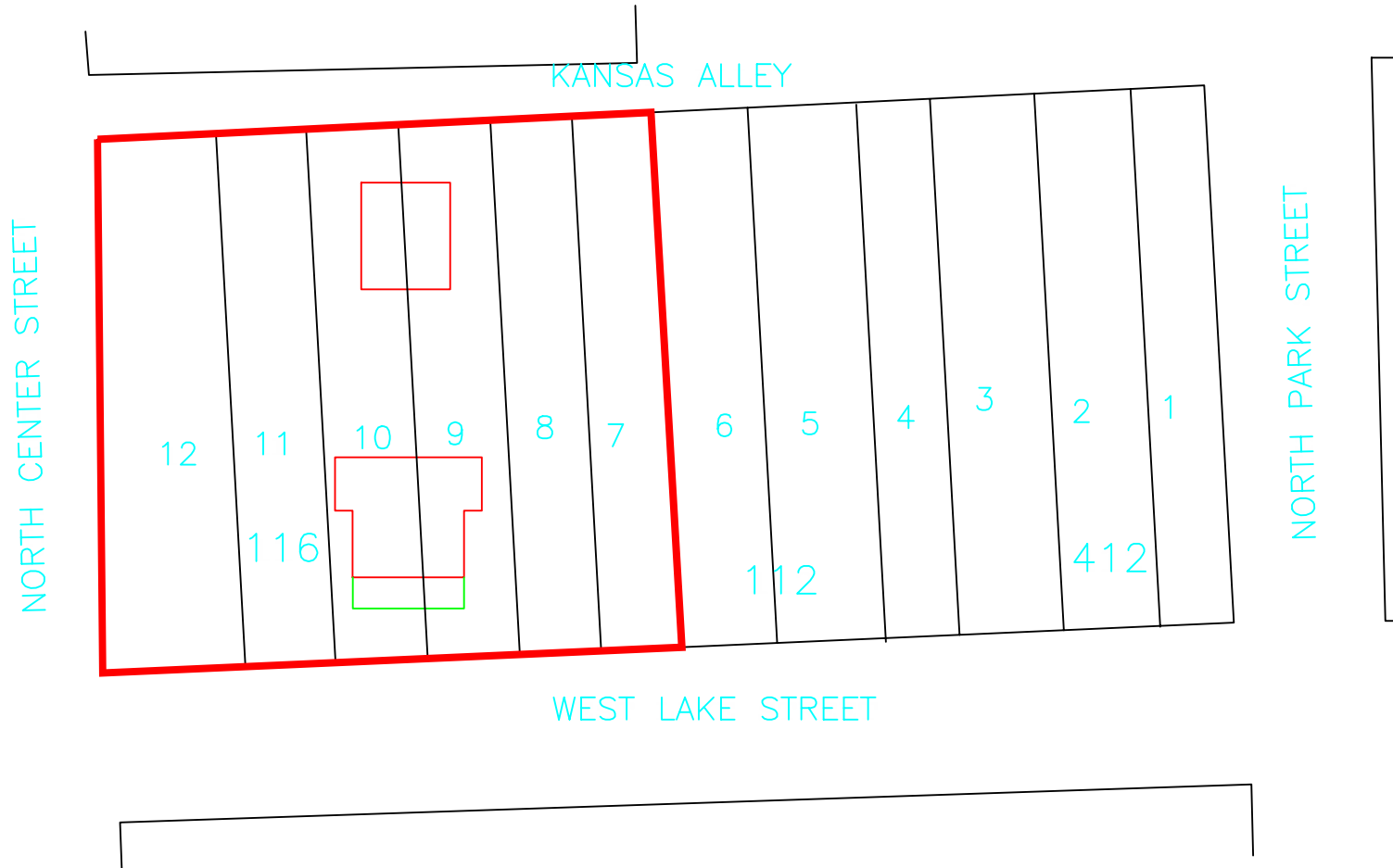
Note: Attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.



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



116 WEST LAKE AVE

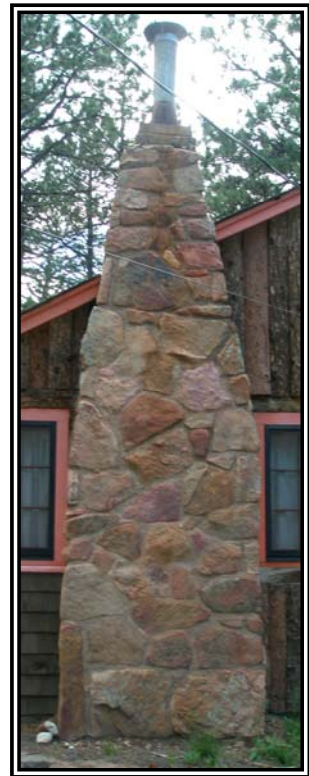
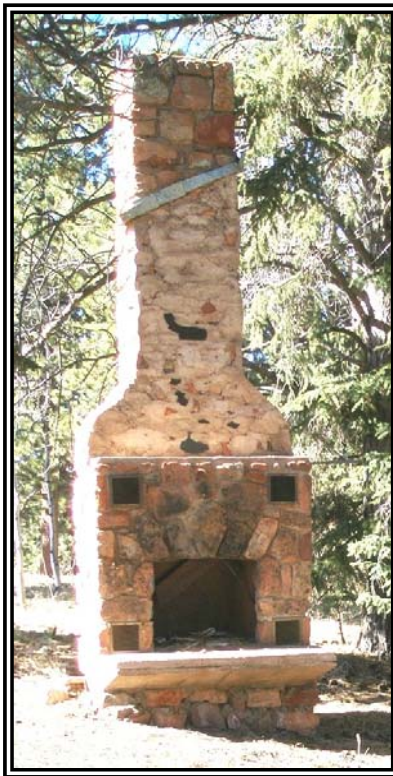
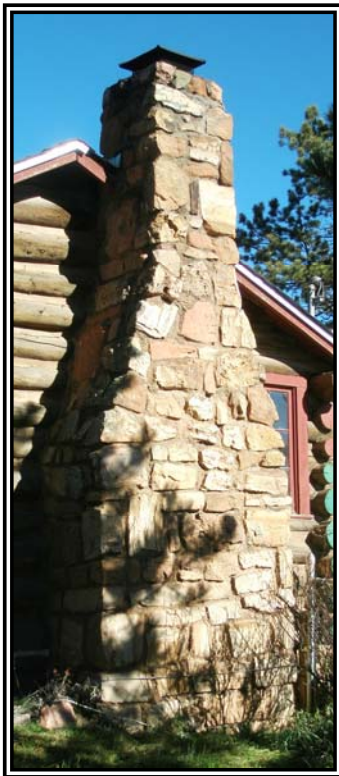
SCALE: 1" = 20'-0"



South Elevation - Circa 1965 Assessors Records

***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
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Prepared by:

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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

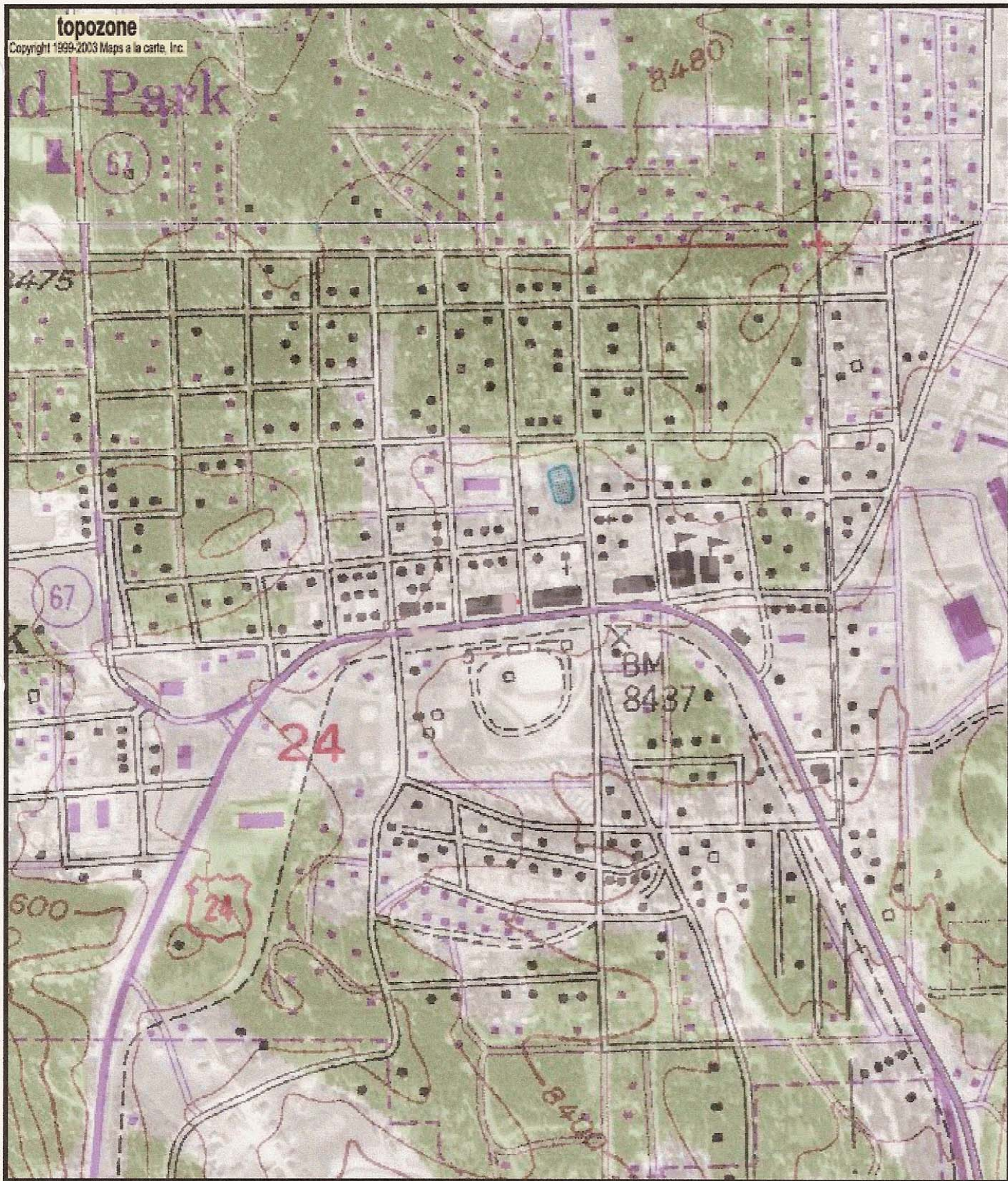
Survey Area 3

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.

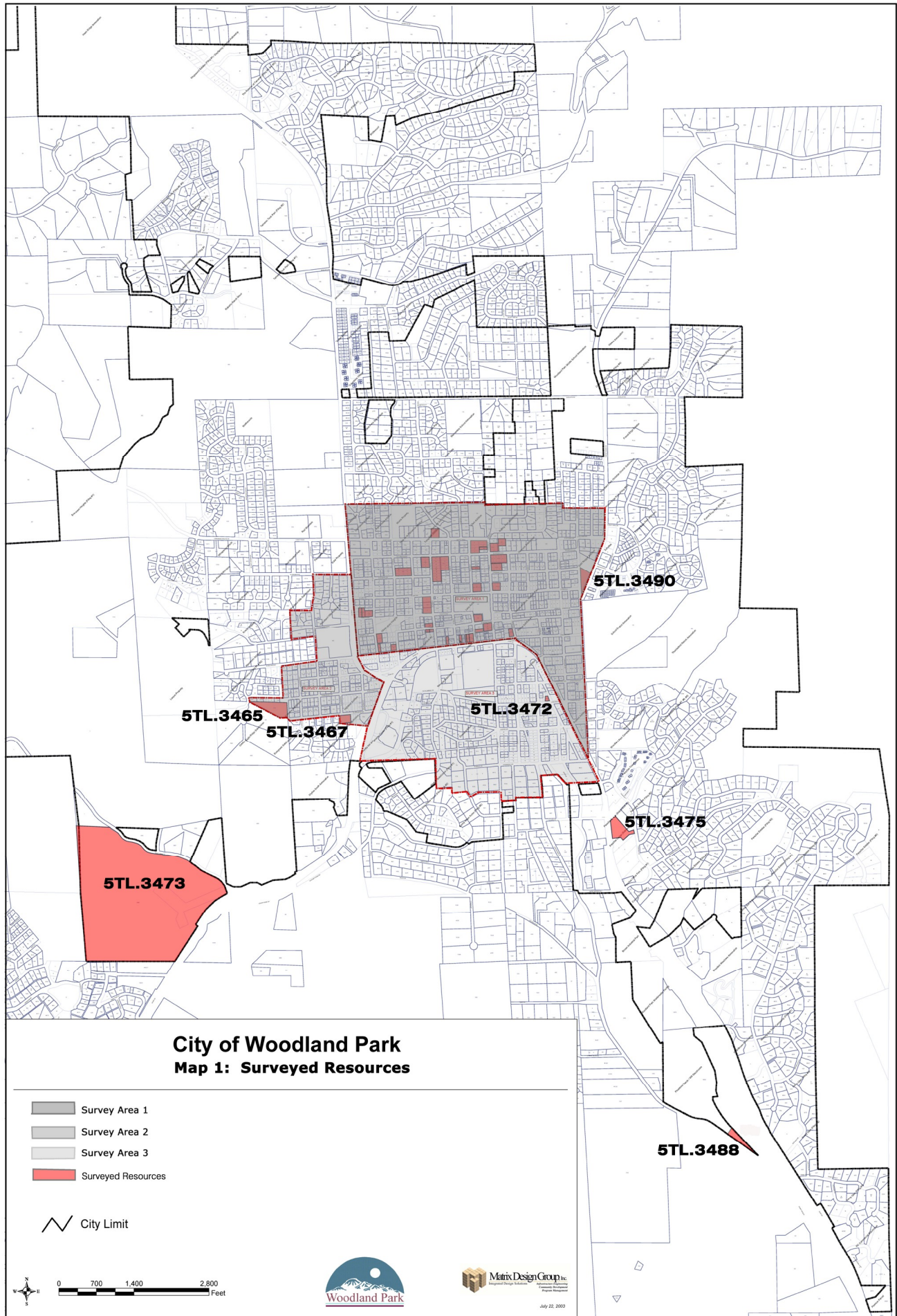


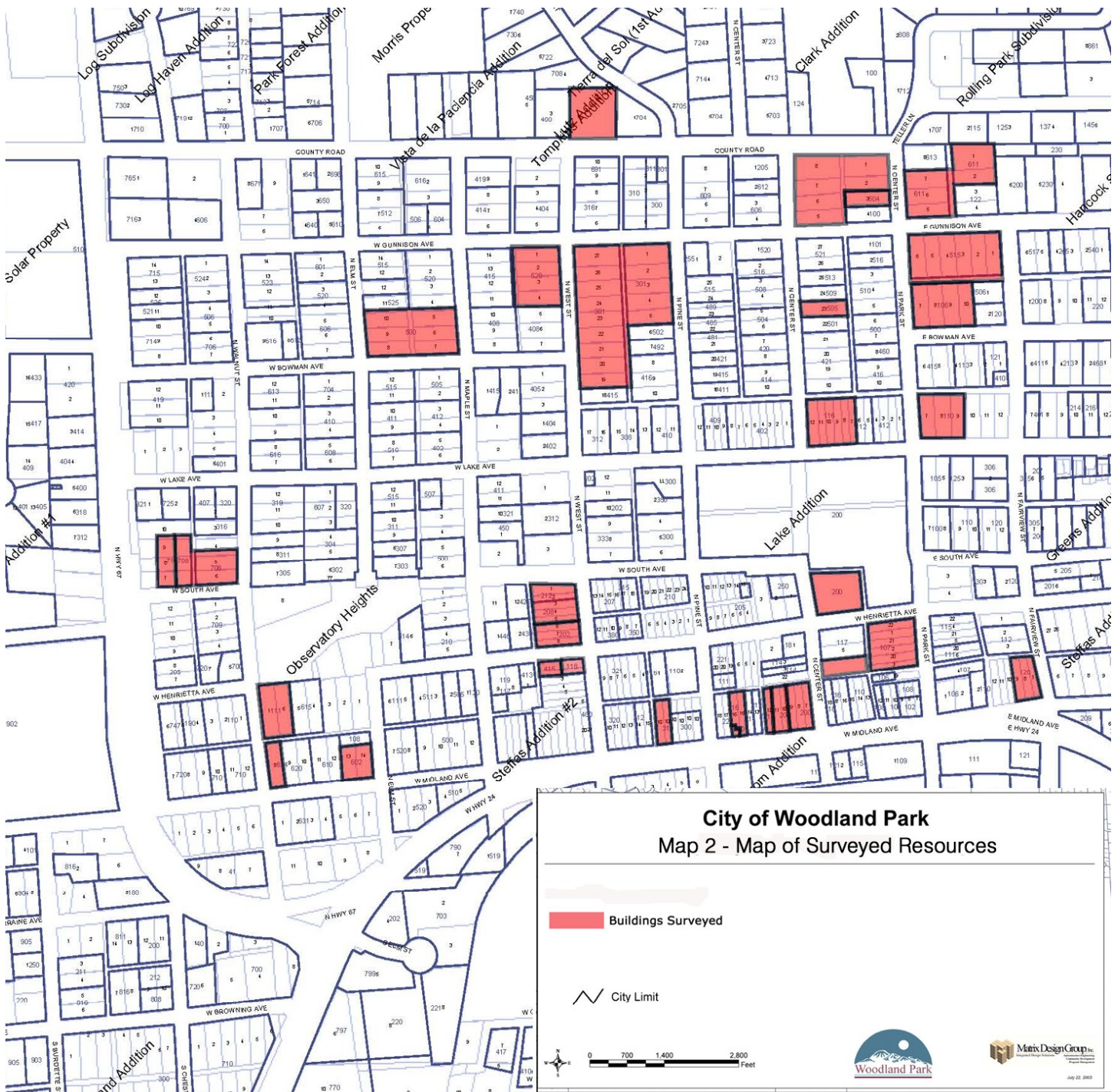
Map center is UTM 13 495312E 4315964N (NAD27)

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

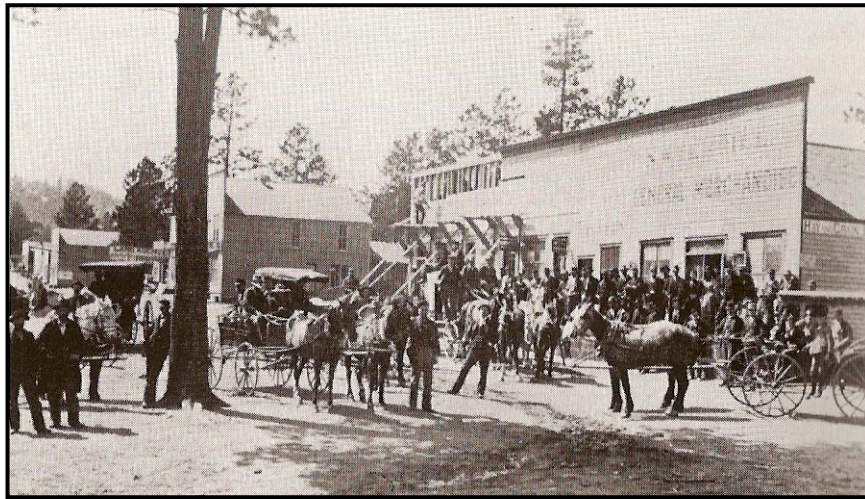
Homesteaders began settling in the area in the early 1880s due to the lumbering industry. Daniel Steffa was one of these homesteaders. He owned most of the land that was to be Woodland Park. He had a vision of a new town and had the Town of Manitou Park (later called Woodland Park) platted in 1887 next 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.



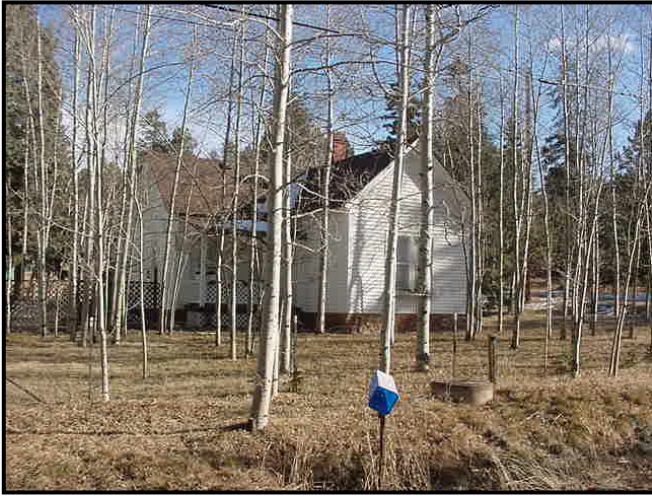
John and Gertrude Carroll Cabin, 202 N. West Street, 5TL.3461, unknown date.



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.



Sonen 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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CITY OF WOODLAND PARK, COLORADO
ORDINANCE NO. 1535
(Series of 2026)

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WOODLAND PARK,
COLORADO AMENDING CHAPTER 10 OF THE WOODLAND PARK MUNICIPAL
CODE, REGARDING OFF-HIGHWAY VEHICLE USAGE BY WOODLAND PARK
POLICE DEPARTMENT ON CITY STREETS**

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, under such authority, the City has previously adopted Chapter 10.14, regulating traffic, codified in Title 10 of the Woodland Park Municipal Code (the “Code”);

WHEREAS, in May of 2026, the Woodland Park Police Department (the “Police”) acquired a Utility Terrain Vehicle (“UTV”), equipped with emergency lighting and marked as Woodland Park Police to be used on rougher terrain, such as trails or parks, during official law enforcement business;

WHEREAS, under C.R.S. § 33-14.5-101(3) a UTV is considered an "off-highway vehicle" and as such cannot be operated on City streets, which would require the Police to place the UTV on a trailer to transport it for each use;

WHEREAS, § 33-14.5-108(1)(f) permits the operation of an off-highway vehicle on City streets "when local political subdivisions have authorized by ordinance or resolution the establishment of off-highway vehicle routes to permit the operation of off-highway vehicles on city streets”;

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 Chapter 10.14 of the Code, as it relates to designating off-highway vehicle routes on City streets to be used only by the Woodland Park Police Department in the execution of duties, such as deployed for patrol, search and rescue, crowd control, or other official law enforcement functions.

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. Chapter 10.14 of the Woodland Park Municipal Code, concerning Traffic Regulations, is hereby amended to read as follows:

10.14.004 – Woodland Park Police Department usage of off-highway vehicles.

(a) The term "off-highway vehicle" ("OHV") shall be defined in accordance with C.R.S. § 33-14.5.101(3), as amended.

(b) All public streets in the City subject to the jurisdiction of the City Council shall be open to travel only by OHVs operated by the Woodland Park Police Department in the execution of police duties, such as deployed for patrol, search and rescue, crowd control, or other official law enforcement functions.

Section 3. *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 4. 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 5. *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 ___ DAY OF _____, 2026.**

City of Woodland Park

George F. Jones, Mayor

ATTEST:

City Clerk, Monica Mendoza