



## **PUBLIC NOTICE**

**Historical Preservation Committee (HPC)  
220 W. South Ave., Woodland Park, CO 80863  
Tuesday, August 8, 2023 – 3:30 PM  
AGENDA**

In Person at City Hall – Council Chambers

1. Call to Order and Roll Call
2. Approval of Minutes – July 11, 2023
3. Public Hearings – ZDP # 202306189: Roberts House HLD:
  - a. A request by Steve Plutt (Applicant) and the City of Woodland Park (Property Owner) to consider the Roberts House for Local Historic Landmark Designation. The subject property is located at 750 CR 21 with a legal description of Track D, Wal-Mart Center, Woodland Park, Colorado and is zoned Planned Unit Development (PUD). (QJ)
4. Committee Business
  - a. Midland Terminal Depot – Discuss Electrical Plan
  - b. Refurbish Headstones in City Cemetery – Refurbish Headstones
  - c. Templeton Cemetery – Restoration Plan
  - d. Poster for 2023
5. Reports
  - a. Committee Members' Reports
  - b. Council Member Liaison's Report
  - c. Planning Director's Report
6. Public Comment on Items Not on the Agenda
7. Adjournment

FOR MORE INFORMATION PLEASE CONTACT THE WOODLAND PARK  
PLANNING DEPARTMENT AT (719) 687-5283

## **TEMPLETON CEMETERY - RESTORATION PLAN**

1. Boundary Survey – Locate the boundaries of the cemetery
2. Ownership Verification – Obtain proof of who the cemetery was dedicated to
3. Fence – Consider a fence around the cemetery
4. Headstone Refurbishment - Restore the headstones and decide where to locate them



**Historical Preservation Committee  
Monday, July 11, 2023 – 3:30 PM  
City Hall – 1<sup>st</sup> Floor Conference Room  
Minutes**

1. **Call to Order and Roll Call:** Chair Laurie Glauth called the meeting to order at 3:32 PM. Members in attendance included: Laurie Glauth, Larry Black, David Langley, and Eric Simonson. Also in attendance were Planning Director Karen Schminke, Permit Technician Dorie Slaughter, City Council Representative Frank Connors, guest Steve Plutt from the Park County Historic Preservation Advisory Commission, and guests Pat Hyslop, Charlie Chambers, and Trevor Phipps from the Ute Pass Historical Society (UPHS). Linda Allred was absent.
2. **Approval of Minutes:** June 6, 2023: **MOTION:** Larry Black moved and David Langley seconded to approve the June 6, 2023 minutes. The minutes were approved unanimously.
3. **Public Hearings:** None.
4. **Committee Business:**
  - a. **Refurbish Headstones – Epoxy** – The Monument Setting Compound and the Akemi Akepox 2030 were ordered. The Monument Setting Compound was delivered and Mr. Plutt picked it up. However, the Akemi Akepox 2030 has not arrived. As soon as it does Mr. Plutt will be contacted to pick it up.
  - b. **Poster** – Ms. Glauth indicated that the Committee previously discussed dude ranches as an idea for the poster. She indicated that viewing *Dude Ranches in the Shadows of Pikes Peak* may help provide some ideas. As a side note Mr. Langley indicated that he has the first version of the scope of work for the baggage building complete which will be on the next meeting agenda.
  - c. **Junction House Property – Historic Designation – Public Hearing 8/1/23** – Ms. Schminke reported that Mr. Plutt submitted the Historic Landmark Designation Nomination application to the City of Woodland Park and it has been sent out for review. Mr. Plutt indicated that he is in the final stages of submitting to the State. In order to do that he needs to get inside the house so that Ms. Allred who is an architect may do a survey. They need to check out the windows that are boarded up and the floor layout. Ms. Schminke indicated that she is working on getting access inside the house.
  - d. **Dude Ranches – Private Showing** – Ms. Hyslop, Mr. Chambers, and Mr. Phipps from the UPHS were present to share with the Historic Preservation Committee a private

showing of *Dude Ranches in the Shadows of Pikes Peak* which is about a one-hour documentary of the history of five dude ranches in and around Teller County.

**5. Reports:**

**a. Committee Members' Reports** – None.

**b. Council Member Liaison's Report** – None.

**c. Planning Director's Report** – None.

**6. Public Comment on Items Not on the Agenda** – None.

**7. Adjournment:** The meeting was adjourned at 5:05 p.m. The next meeting is scheduled on Tuesday, August 1, 2023 at 3:30 PM.

Recorded by Dorie Slaughter, Planning Technician and approved by the HPC:

This \_\_\_\_\_ day of \_\_\_\_\_, 2023

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Laurie Glauth, Chair

**CITY OF WOODLAND PARK  
STAFF REPORT**

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**PROJECT NAME:** HLD2023-01 Roberts House – Local Historic Landmark

**FROM:** Karen Schminke, AICP, Planning Director

**REQUEST:** Consider recommending approval of a Local Historic Landmark Designation

**LOCATION:** 750 CR 21 with a legal description of Track D, Wal-Mart Center

**ZONING:** Planned Unit Development (PUD)

**APPLICANT:** Steve Plutt

**LAND OWNER:** City of Woodland Park

**PROCESS:** August 8, 2023      Historical Preservation Committee Hearing  
August 17, 2023      City Council 1<sup>st</sup> Reading of Ord. No. 1328  
September 7, 2023      City Council 2<sup>nd</sup> Reading & Public Hearing

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**Background:** On June 29, 2023 Steve Plutt, a citizen of the community, nominated the property which contains the Roberts House and Barn for consideration of a Local Historic Landmark Designation. On July 11, 2023 Michael Lawson, the City of Woodland Park city manager signed the application as property owner representative. The property is also known as the Junction House and is significant for its importance as a stage stop/way station for travelers up Ute Pass on their way to Cripple Creek and points west. The primary clientele were freight wagons. The application submitted by Mr. Plutt contains a more extensive history of the property and the Roberts family than the 2006 architectural inventory.

From the 2006 architectural inventory, the original Junction House was constructed in 1873 and burned down in 1912. Historically, there were many outbuildings on the property across the dirt road. The current cabin was constructed in 1915 by M.J. (Pop) Taylor, a contractor who earned his living constructing log houses. Additions were constructed, windows were changed out and scalloped fascia trim was added circa 1940s. Circa 1950s the deck and mud room addition were constructed and the east shed roof addition was constructed. About 2002-2003 the old stagecoach barns were burned down.



East Elevation of Cabin - Circa 1920 - Ute Pass Historical Society

This building's level of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society (setting, location, design, materials, workmanship, feeling, and association) has diminished. The building retains many of its rustic style character defining elements (log construction, small paned windows and overhanging roof) but the additions have partially obscured these elements changing the design, material and workmanship of the building. Per the architectural inventory prepared in 2006, *"This building no longer has sufficient integrity to convey its significance on a National or State Level, but still has sufficient integrity to be locally landmarked because of its association with the Roberts and Taylor families. There is also enough historic fabric left to maintain its integrity on a local level."* (See Architectural Inventory Form OAHF 1403, Resource Number 5TL.3488).



South Elevation of Cabin - Circa 1985 - Teller County Appraisal Record

While the 2006 inventory did not believe the property to significance at a National or State level, it found the property to have local significance and noted in more detail that:

*The building lost most of its significance through the years as the many additions were constructed on the building and decorative elements were added and the rustic, character defining elements were either modified or partially covered (log construction, low pitched overhanging roof with exposed rafters, small paned windows). Today the building is located adjacent to a large commercial development. The building is locally significant for its association with the Roberts and Taylor families.*

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

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

**Findings:**

1. The Roberts House is more than 50 years old, having been built in 1915.
2. The property as described in this Staff Report and by the attached Architectural Inventory Form OAHF 1403, Resource Number 5TL.3488 is historically significant due to the property and persons associated with its ownership.
3. Although the building has been added to over time the main cabin is still similar to its original rustic style and character.

**Recommendation:** Move to recommend City Council approve The Roberts House (aka The Junction House), located at 750 CR 21 with a legal description of Track D, Wal-Mart Center, Woodland Park, CO, as a Local Historic Landmark based upon the findings stated above.

**Attachments:**

- Historic Landmark Designation Nomination Form from the applicant
- Architectural Inventory Form (OAHF1403) prepared by Barbara Darden, 2006
- Aerial Map indicating the location of the property

# City of Woodland Park

Print  
Record



## Planning Department Routing/Comment Form

ID \_\_\_\_\_ Project Name Roberts House Historic Landmark Designation Project # EXT/Case #: HLD 2023-01  
Permit Number 202306189 Site Address Number 750 PO Box 750  
Date Received: 6/29/2023 Site Address Name CR 21 Mailing Address # CR 21  
Project Type HLD Lot Number TR D Block # \_\_\_\_\_ Mailing Street \_\_\_\_\_  
Project Type Number 17 Subdivision Wal-Mart Center Filing \_\_\_\_\_ App Phone 719-748-3949  
Project Classification Historic Landmark Applicant Business Name WP Historic Preservation Committee  
Residential or Commercial Non-Profit App First Name Steve App Last Name Plutt

ZDP Required ☒ Public Review Required ☒ Lead Staff Person Karen Schminke  
Board of Adjustment Date \_\_\_\_\_ Date Routed 6/29/2023  
Planning Commission Date \_\_\_\_\_ Comments Due Back to Planning 7/5/2023  
City Council (1st Reading) \_\_\_\_\_ Comments Rec'd ☐ Filed in Area:  
City Council (Public Hearing) 9/7/2023 Planning Direct

### Comments Received

|                      |                                     |               |                                     |
|----------------------|-------------------------------------|---------------|-------------------------------------|
| City Manager         | <input checked="" type="checkbox"/> | Building Dept | <input checked="" type="checkbox"/> |
| City Clerk           | <input checked="" type="checkbox"/> | Fire District | <input checked="" type="checkbox"/> |
| City Attorney        | <input type="checkbox"/>            | Re-2          | <input type="checkbox"/>            |
| Utilities Department | <input checked="" type="checkbox"/> | URS           | <input type="checkbox"/>            |
| City Engineer        | <input checked="" type="checkbox"/> | IREA          | <input type="checkbox"/>            |
| City Inspector       | <input type="checkbox"/>            | Black Hills   | <input type="checkbox"/>            |
| Finance Department   | <input checked="" type="checkbox"/> | CDOT          | <input type="checkbox"/>            |
| Planning Director    | <input checked="" type="checkbox"/> | CenturyLink   | <input type="checkbox"/>            |
| City Planner         | <input type="checkbox"/>            | TDS Telecom   | <input type="checkbox"/>            |
| Police               | <input checked="" type="checkbox"/> | Other:        | <input type="checkbox"/>            |
| Parks & Rec          | <input checked="" type="checkbox"/> |               |                                     |
| Economic Development | <input type="checkbox"/>            |               |                                     |

Important Information

Administrator  
Routing Instructions:

# Planning Application Entry Form

Print Record



Go To Development Fees Receipt Form



ID

Open Permit Comments

Permit Number 202306189

Project # EXT/Case # HLD2023-01

Public Hearing Required ☐

Date Received 6/29/2023

Date Routed 6/29/2023

Date Initial Permit Approved

\*Date Permit Paid

\*NOTE: If Non-profit enter Date Approved in Date Permit Paid field for report

Project Type HLD

Project Type Number 17

Project Classification Historic Landmark De

Non-Profit, Residential or Commercial Non-Profit

NOTE: Above Field required only for SINS and TUPS

Project Name Roberts House Historic Land

Site Address Number 750

Site Address Name CR 21

Lot Number TR D

Block Number

Subdivision Wal-Mart Center

Filing #

Applicant Business Name WP Historic Preservat

App First Name Steve

App Last Name Plutt

App Phone Number 719-748-3949

PO Box 750

Mailing Address Street # CR 21

Mailing Address Street Name

City Woodland Park

State CO

Zip Code 80866

Owner First Name City of Woodland Par

Owner Last Name

Zone Class PUD

Applicant Project Value \$0.00

Date CO Requested

Temp CO Auth Approved

Date Temp CO Expires

## UTILITIES SECTION

Tap Allocation Date

Allocation Exp Date

Water Tap #

Sewer Tap #

Tap Paid Date

Tap Exp Date

Taps Refunded ☐

Inside/Outside User

Meter Installed ☐

Filed in Area

Planning Director's Offic



2023 HISTORIC  
LANDMARK DESIGNATION  
NOMINATION FORM  
(Revised 1/1/2023)

Project # 202306189  
Fee: \$59.00 (plus publication & recording fees)



**Owner's Name** City of Woodland Park  
**Mailing Address** 220 W South Ave, Woodland Park, CO 80863  
**Phone Number(s)** 719.687.9246  
**E-Mail Address** \_\_\_\_\_

**Applicant's Name** (if different from owner) Steve Plutt  
**Mailing Address** 38830 County Road 77, Lake George, CO 80827  
**Phone Number(s)** 719-748-3949

**Name of Building or Site** Robert's House

**Name of Builder and/or Architect (if known)** George Lofland

**Site Address** 750 CR 21

**Legal Description** Lot TR D Block \_\_\_\_\_ Subdivision Wal-Mart Center

**Date of Construction** c. 1919 **Type of Construction** log & lumber

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

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

See Attachment

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

3. What alterations or additions if any have been added to the exterior of the structure? Three additions have been added over the years. These three, if approved, would need to be removed.

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

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

➡ **Property Owner Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

➡ **Applicant Signature** Steve Plutt **Date** 6/29/23  
(The Applicant's Signature is needed only if different from the property owner.)

**This Section To Be Completed By City Planning Department Staff**

1. Submission June 29, 2023, taken by D. Slaughter  
(Within 60 days of receiving written consent the Committee will hold a Public Hearing.)
2. Fee Received \_\_\_\_\_, 20\_\_\_\_, taken by \_\_\_\_\_
3. Historic Preservation Committee Public Hearing date August 1, 2023
4. Public Hearing Notice shall be published 7 days prior to Historical Preservation Comm. Hearing.  
Send to newspaper \_\_\_\_\_, 20\_\_\_\_  
Publication date \_\_\_\_\_, 20\_\_\_\_
5. Historical Preservation Committee action of approval or denial is referred to City Council via the City Council's Packet one week prior to First Reading of the Ordinance on \_\_\_\_\_, 20\_\_\_\_. (Within 30 days of the referral, the City Council will hold a Public Hearing.)
6. Public Hearing Notice shall be published 7 days prior to City Council hearing.  
Send to newspaper \_\_\_\_\_, 20\_\_\_\_  
Publication date \_\_\_\_\_, 20\_\_\_\_
7. City Council First Reading of the Ordinance on August 17, 2023
8. City Council Public Hearing set for September 7, 2023
9. Letter of public hearing to applicant or property owner is sent \_\_\_\_\_, 20\_\_\_\_.  
(Within 15 days of the hearing, the property owner shall be noticed in writing.)
10. Letter of Approval/Denial to applicant sent \_\_\_\_\_, 20\_\_\_\_.

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

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

# ROBERTS HOUSE

And Barn

*1919 – Present*

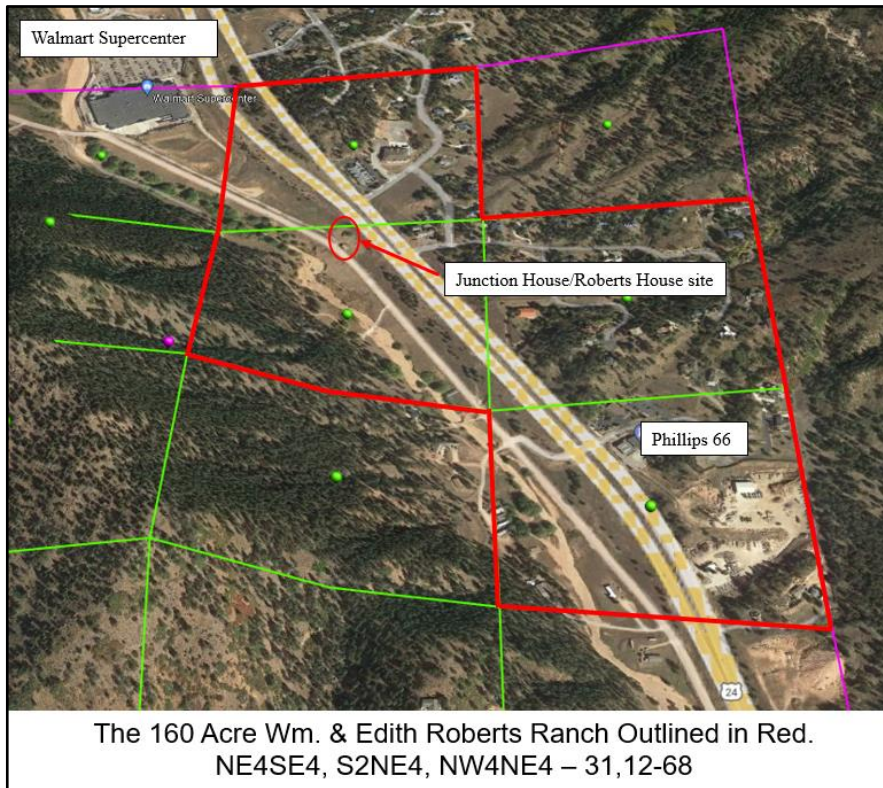
*By Linda Allred & Steve Plutt*

The Roberts House was first settled in by William and Edith Roberts. It is historically significant in all four categories required by the City of Woodland Park for Historic Landmark Designation as per Resolution 602, Series 2003.

- 1) **Architectural Design:** The history of log home construction dates back to 17<sup>th</sup> Century America and to this day, represents the rugged life of our early pioneers and farmers. The Roberts House is constructed of logs that were most likely cut down and skidded by a team of horses to its current location from the very nearby forest. Those logs were carefully set onto a stone and concrete foundation that is still intact. It has a very simplistic and minimalist floorplan and a minimum of windows. It is historically significant by its architectural design, which employs vertical corner posts rather than corner notches. This makes the Roberts Cabin a unique design which is non-typical. Its front and rear elevation are nine logs high and are quite symmetrical.
- 2) **Association with an Historic Event, Period or Person:**
  - a: The Roberts House is related to historic events as it was a “flag stop” for the Midland Terminal Railroad. In the early days of the Junction House, the Colorado Midland Railroad stopped there as well. The current log structure was popular with train travelers who would stop there for refreshments according to the diary of Eudora Belva Roberts (1910-1997).
  - b: The Roberts House is associated with an historical period, which is its time when the “Junction House” hotel, livery and post office was located at the current Roberts House site. The Roberts House sits on the same location as the Junction House. The Summit Park Post Office was also located here in 1878 until 1888 when it was then moved to Woodland Park.
  - c: This property is associated with historic persons who have owned this formerly 160-acre site. Pioneers of the Crystola/Woodland Park area such as George Sharrock, N.O. Johnson, Clyde Starrett and Bert Ligon. All of these names were/are notable in our local history.
- 3) **Physical Impact and Location Within the City:** The Roberts Family had a physical impact within the city as they first homesteaded in Woodland Park in c.1886. Their Rosebud Ranch was near the intersection of present-day Kelley Road and Rampart Range Road. That place along with the current Roberts House provided impact in the way of farm and dairy products raised by the Roberts Family and sold to area shopkeepers.
- 4) **Potential to Provide Important Information Concerning the History of Woodland Park:** The Roberts House has the potential to provide important information concerning the history of Woodland Park. If designated a Local, State and National historic landmark, restoration of the house would be possible through the grants that are available to structures with that designation. With grants, a visitors center for travelers coming into or leaving Woodland Park’s east end would be able to learn of the area’s history in a restored Roberts House exhibit and information center.

The Roberts House sits on approximately two thirds of an acre, located adjacent to the extreme south-eastern end of the Walmart property and is owned by the City of Woodland Park (38.96735396498916, -105.03448962302514).

The Roberts House was built c. 1919 on 160 acres by Green Mountain Falls pioneer George Lofland (1847-1920), who was Edith Robert's father. Lofland used a log building method that is an anomaly, that is, vertical posts instead of the common interlocking corner notched joints. The post technique had two obvious advantages; it allowed a lone builder to use a shorter, more manageable log and would permit, if needed, the unlimited extension of a wall to lengths beyond the span of a single log.



In 1932, Edith was living alone at the ranch.<sup>1</sup> Son Freddie and his wife Evelyn moved back in to help his mother. It was in this very house that their son Fay and daughter Bonnie were born, 1932 and 1934, respectively.

In addition to the Roberts House being significant to Woodland Park's history, this property was also an essential piece of Colorado history, going back to the 19<sup>th</sup> century when sitting upon it was a sojourn known as "The Junction House".

The Junction House was located above Crystola on the Colorado Springs to Leadville

wagon road and sat on 160 acres first homesteaded by Mr. George Sharrock. It provided travelers a respite to spend the night and coach companies an opportunity to make a change of horses. A U.S. post office was located there as well. This establishment was built in 1873<sup>2</sup> by George and Esther Sharrock, who were also its proprietors.

The couple kept a store and a blacksmith shop and rented out rooms and provided meals for weary travelers. The hotel was also advertised as a "resort" for tourist and invalids.

The frame, two story hotel had 12 guest rooms and a big 80-foot porch. It was described as well finished both inside and out. On the property was a large wood shed, a milk house and cellar, "all under the same roof as the hotel". The front yard was lined with 120 feet of picket fence in front and two large open fire places were inside the hotel. There was stabling for 18 span of horses<sup>3</sup> and a loft that held 5 tons of hay. There was a 10 x 28 foot granary and an ice house that held 100 tons with a nearby pond that had a 200 ton cutting capacity. There was a 16 x 25 foot hen house, a "log camp house" that measured 16 x 20 feet, a 14 x 24 foot calf house and five corrals with sheds.

There was a good well near the stable and a spring near the house. Fountain Creek was very nearby. George kept 18 acres under cultivation and also had good range for cattle. The Junction House was described as the best stopping place in the mountains, saying that Sharrock was an energetic man that made everyone welcome.<sup>4</sup>

George Sharrock died on October 1, 1891. Four years after his death, the 160 acre Junction House was foreclosed on and sold. No record of an active boarding house could be found after the foreclosure but subsequent owners continued on as a working ranch. Esther lived another fourteen years after George, dying on June 6, 1905.

## JUNCTION HOUSE

GEORGE SHARROCK, Prop.

Located on the Ute Pass Road, at the junction of the South Park and Manitou Park Roads.

Ten Miles From Manitou, Colorado.

This House is beautifully located, and is a pleasant home for Tourist and Invalid. It is a station of the Colorado Springs and South Park coach company, and daily coaches from Manitou and Colorado Springs pass the House. Terms reasonable. Address,

**GEORGE SHARROCK,**  
Summit Park, P.O.  
Colorado.

*Colorado Springs Gazette, June 30, 1878, Page 1*



N.O. Johnson  
Steve Plutt collection

Colorado Springs pioneer Norman O. Johnson purchased the Junction House at a trustee sale on April 29, 1895<sup>5</sup>. Johnson came to Colorado Springs in the early 1870s.

N.O. Johnson was the founder of Johnson & Sons dry goods stores located in Cripple Creek, Pueblo and Colorado Springs. His store in Cripple Creek burnt to the ground in the great fire of 1896, but he rebuilt.

At one time Johnson was the vice president of the Exchange National Bank in the Springs and a director of the Union Gold Mining Company.

After the death of the Johnson's, the estate was sold in 1903 and had several

different owners through the next few years.

However, one other notable owner was Clyde Starrett. Starrett and his wife Lillian bought the full 160 acres with buildings on August 29, 1917<sup>6</sup>. Starrett was a Colorado Springs District Judge in 1931 and 1932 before being elected as the District Attorney for El Paso, Teller and Douglas counties. As DA, Clyde was well known in Teller County as he was accused of turning a blind eye to gambling in the 1930s.



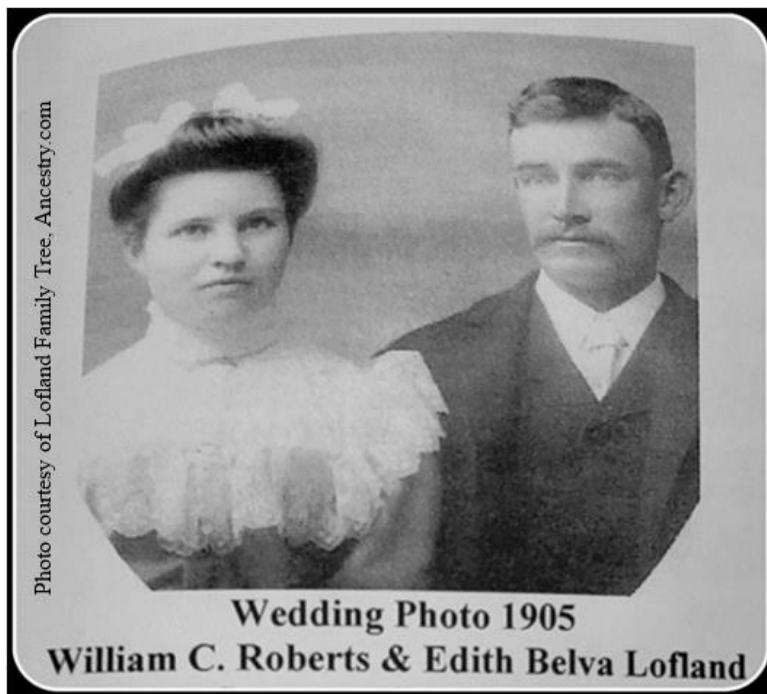
Clyde Starrett  
Steve Plutt collection

On February 21, 1920, the Starrett's sold to William and Edith Roberts the entire 160 acre ranch known as the Junction House. However, from this time on, the place was known as the "Roberts Ranch". The Roberts were a very well known and respected family in the Ute Pass area.

Edith Belva "Belle" Roberts was born in Green Mountain Falls on January 4, 1889 to George and Eudora Lofland. The Lofland's were a pioneer family of Green Mountain Falls and were also very well known and respected.

Edith was a member of the Green Mountain Falls Community Church (today's Church in the Wildwood) and its Green Mountain Falls Guild. Edith worked very hard every day keeping the farmhouse going and raising three children, Fred, Bessie and Eudora.

William Charles Roberts was one of eight children born to Charles and Hannah Roberts (a pioneer family of the Woodland Park area) in Winnebago, Illinois on February 10, 1877. The 1900 Federal census lists 23 year old William working as a teamster, living here with his father Charles.



It was on November 5, 1905 that 29 year old William married 16 year old Edith. The couple were parents to three children, Fred (1907-1985), Bessie (1909-1992) and Eudora (1910-1997).

When Edith and William farmed here, they raised barley and oats, chickens and milch cows. They produced cream, milk, eggs and butter and sold these products to area merchants, including down in Colorado Springs.

William died November 25, 1940 and is buried in Woodland Park. Edith died February 15, 1971 and is also laying at rest in Woodland Park.

33 years prior to her death, on February 15, 1938, Edith sold the full 160 acres to

Bert Ligon. Ligon was married to Marguerita Taylor, the daughter of Green Mountain Falls pioneers Maurice and Margaret Taylor. Ligon is the person who built the Rock House at Pinestone Ranch, just down the road from the Roberts House.

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<sup>1</sup> William was confined to a hospital for the last 10 years of his life.

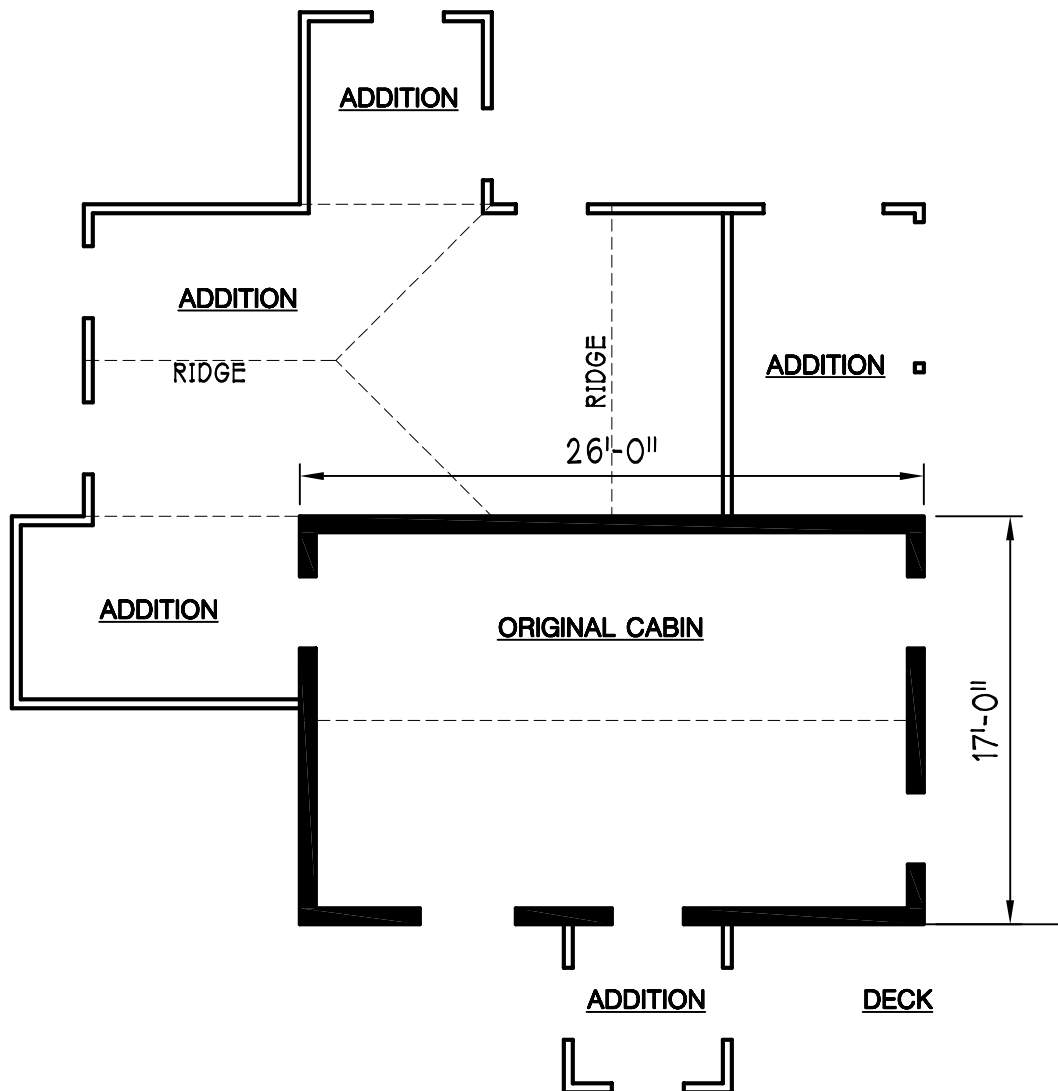
<sup>2</sup> United States Forest Service Microfilm reel. Maps-Historical Data, Page 76-2, Pikes Peak Library District. March 25, 1930 interview with Ute Pass pioneer, Charles Ricken.

<sup>3</sup> an obsolete term, a "span" meant a pair of horses, so in this case, Sharrock had stalls for 36 horses.

<sup>4</sup> Real Estate Column, Colorado Springs Gazette, January 28, 1881, 4:6, fifth paragraph.

<sup>5</sup> Teller County Clerk & Records Office, Book 157, page 205.

<sup>6</sup> Teller County Clerk & Records Office, WD #97396, Book 188, page 495.



# 1 MAIN LEVEL PLAN

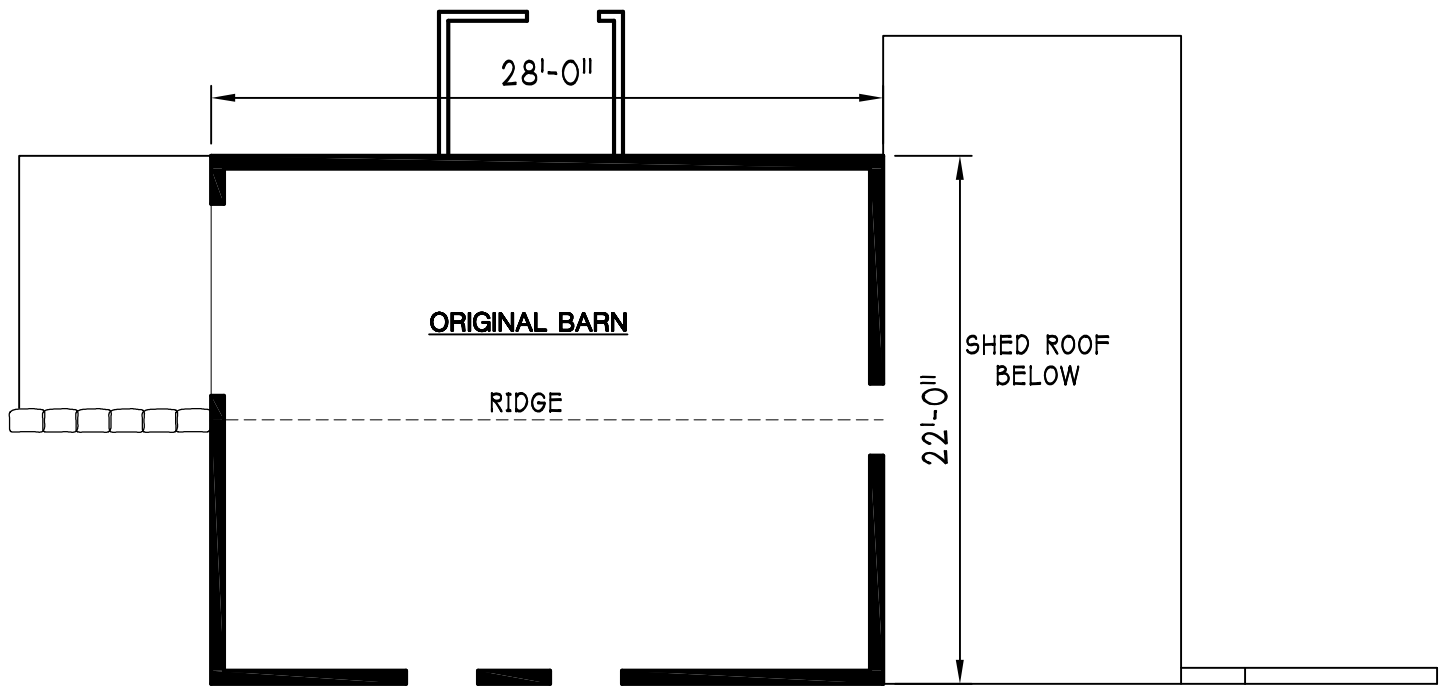
1/8" = 1'-0"

## JUNCTION HOUSE - CABIN

ADDRESS

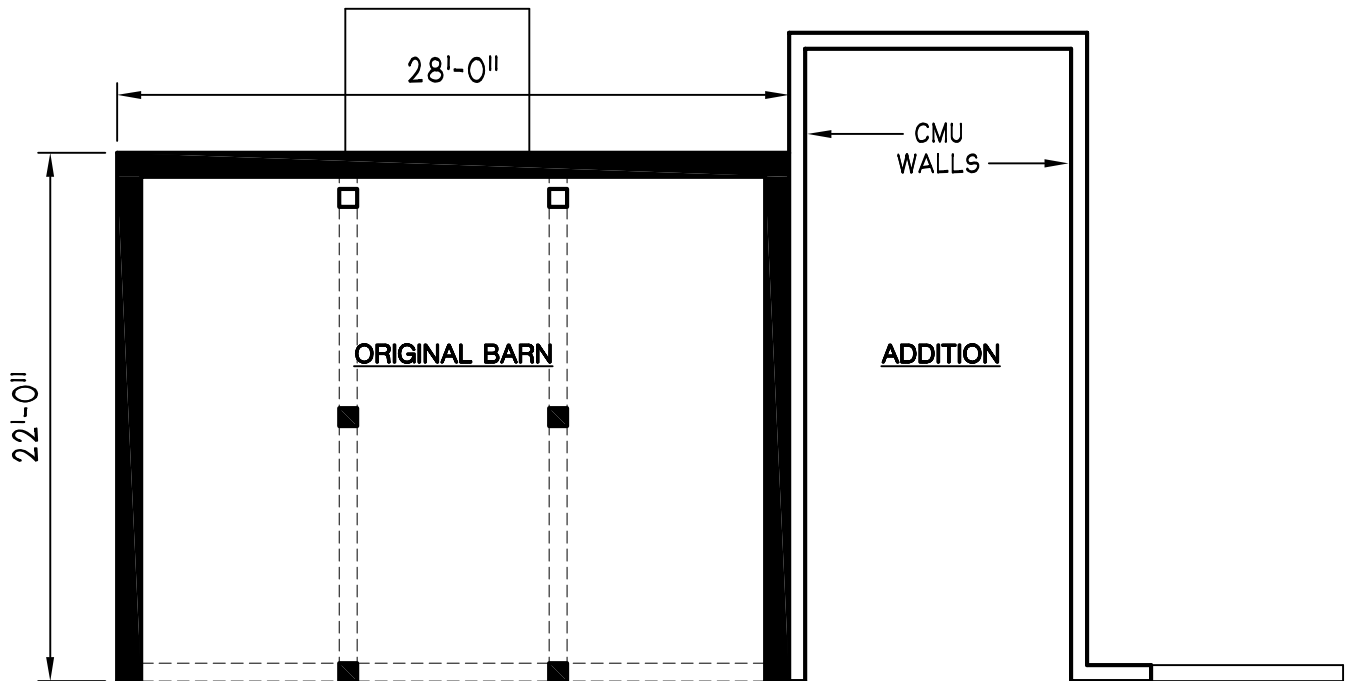
WOODLAND PARK, COLORADO

JUNE 24, 2023



# 1 MAIN LEVEL PLAN

1/8" = 1'-0"



# 2 LOWER LEVEL PLAN

1/8" = 1'-0"

JUNCTION HOUSE - BARN

ADDRESS

WOODLAND PARK, COLORADO

JUNE 24, 2023



**Southwesterly Elevation**



**Southeasterly Elevation**



**Northwesterly Elevation**



**Northeasterly Elevation**



**Northwesterly and Southwesterly Elevation of Barn**



**Northeasterly Elevation of Barn**

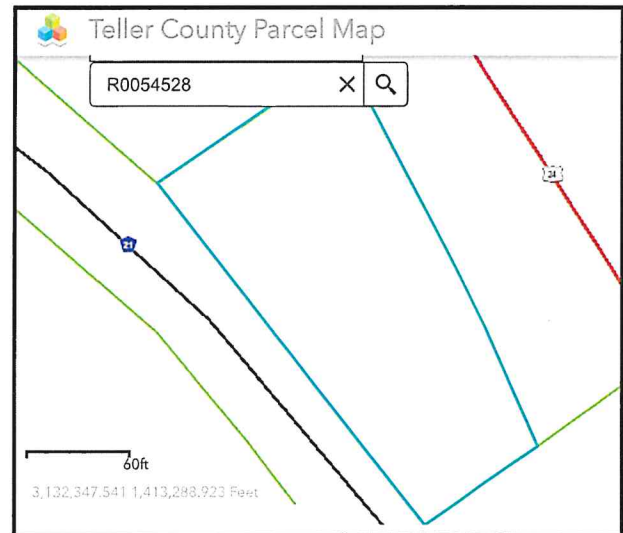
# Teller County Property Records

## Property Record

Acct No:R0054528

 Parcel Picture

## Map



[Full Screen Map](#)

## Ownership

|                 |                                             |
|-----------------|---------------------------------------------|
| Account No      | R0054528                                    |
| Parcel Id       | 6031.311100020                              |
| Notice of Value | <a href="#">PDF of 2023 Notice of Value</a> |
| Actual          | \$31,991                                    |
| Assessed        | \$8,930                                     |
| Acct Type       | Exempt                                      |
| Owner Name      | CITY OF WOODLAND PARK                       |
| Mailing Address | PO BOX 9007<br>WOODLAND PARK, CO 808669007  |

## Location

|                  |                      |
|------------------|----------------------|
| Physical Address | 750 CR 21            |
| School Dist      | RE-2                 |
| Acres            | 0.549000             |
| Map No.          | 6031                 |
| Tax Dist         | 60                   |
| Area             | WP CENTRAL AREA      |
| Brief Legal      | TR D WAL-MART CENTER |

Brief Legal Description is not intended for use on legal documents

## Zoning

[Zoned PUD](#)

Provided by Community Development Services Division for  
Questions call 719-687-3048

## Land Attributes

| Land Type | Abst Code | Acres |
|-----------|-----------|-------|
| Exempt    | 9149      | 0.55  |

## Building Information (provided by Assessor)

## Transfers (provided by Assessor)

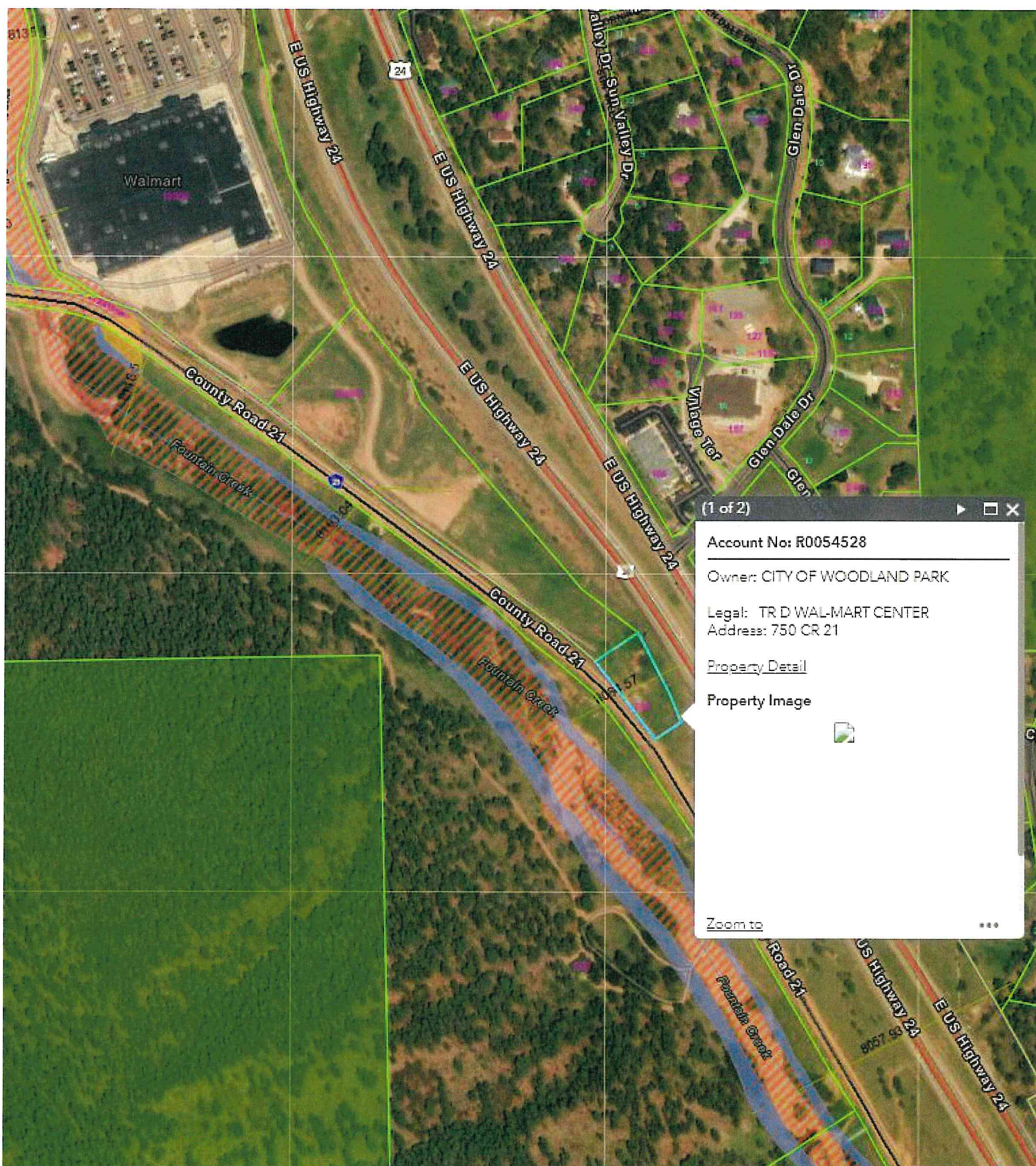
| Sale Date  | Reception No           | Deed Type | Sale Price |
|------------|------------------------|-----------|------------|
| 09/19/2007 | <a href="#">611099</a> | Plat      | \$0        |

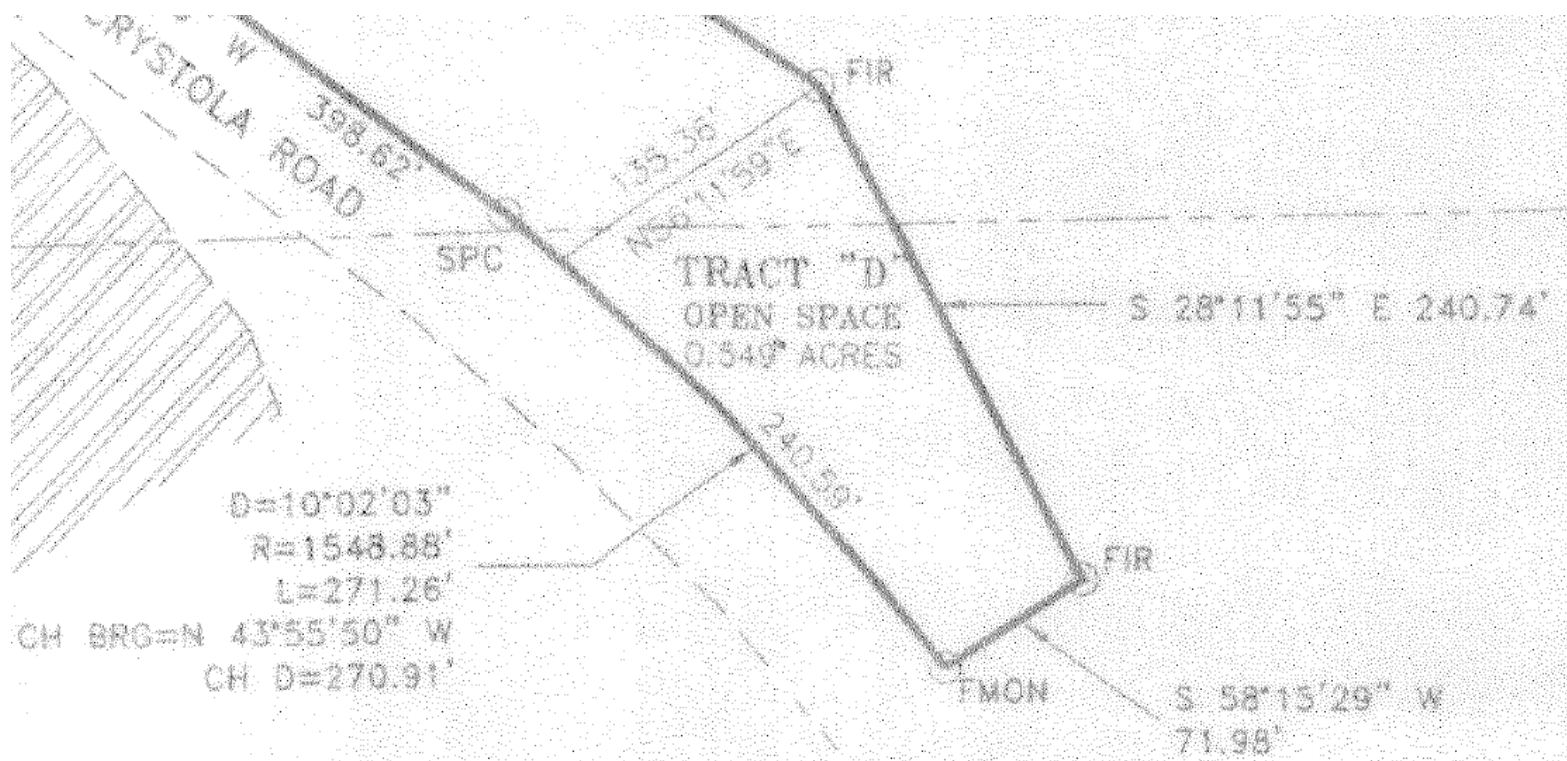
## Building Permits

| Date       | Permit No.             | Description | Permit Issued By |
|------------|------------------------|-------------|------------------|
| 09/13/1999 | <a href="#">A16790</a> | None        | Teller County    |

## Property Tax History (provided by Treasurer)

Delinquent taxes are not shown on this website.





#### NOTES

- 1.) For all title related matters, Western States Surveying, Inc. relied upon Commitment for Title Insurance Commitment No. 200309CO, dated October 1, 2004 at 7:30 am by Chicago Title Insurance Company in preparing this plat.
- 2.) The original Agricultural zoning classification was changed to be Planned Unit Development (PUD/PBD) as approved by City Council on April 13, 2005.
- 3.) Tract A, 9.533 acres is to be dedicated to the City of Woodland Park as Open Space. Said tract is to remain as a Conservancy Area with few improvements which are primarily limited to natural surface (i.e. gravel) horse trail.
- 4.) Ownership and maintenance responsibilities of Tract B, 5.640 acres shall be taken over by the City of Woodland Park upon completion and acceptance of the Fountain Creek drainageway improvements.
- 5.) Ownership and maintenance responsibilities of Tract C, 0.752 acres shall be taken over by the City of Woodland Park upon completion and acceptance of the public bike and pedestrian trail.
- 6.) Tract D, 0.549 acres is to be dedicated to the City of Woodland Park as Open Space.
- 7.) Ownership and maintenance responsibilities of Public Lift Station shall be taken over by the City of Woodland Park upon completion and acceptance of all improvements associated with the operation of the lift station.
- 8.) No building permits shall be issued for building sites within this plat until all required fees have been paid and all required public improvements and utilities have been installed as specified by the City of Woodland Park or alternatively, until acceptable assurances guaranteeing the payment of the fees and the completion of all required public improvements and utilities have been placed on file with the City of Woodland Park. All expenses involved in necessary improvements to the water system, sanitary sewer system, gas service, electrical service, drainage system and street system shall be financed by the subdivider, not the City. The approval of this plat may be withdrawn if all conditions of approval are not met.
- 9.) Lots 3 and 4 shall access sanitary sewer service by tapping into the west flowing sewer along their north property lines, unless such sewer cannot provide gravity sewer service to the proposed construction, in which case the City will approve use of the sewer stub into the south flowing sewer located between the lots.



Resource Number: 5TL3488

Temporary Resource Number: 36

21. General architectural description:

The house is a rustic style cross gabled log cabin with the cross gabled section on the north side. The building also has many frame additions on the west, north, south and east sides of the main log structure. The south elevation is the main entrance with a wood deck that extends to the east along the face of the house. Additionally, there is a wood framed vestibule, probably used as a mud room, that sits on the wood deck. The door is centered on this elevation and has two windows flanking the door. The windows are all broken out, but they appear to have been 1/1 double hung wood windows. The main building is a side gable structure with the shed roof vestibule extending off to the south. The west elevation has several other additions. The primary addition is a gable roof structure that is located and attached at the north side/west end of the log cabin and extends to the west. Off of this addition, to the south, is a framed shed roof addition. Both additions are clad with vertical board and batten siding. Above on the fascia there is scalloped fascia trim painted white. This also exists on the main cabin. There is one window on this elevation and it is located in the gabled addition to the north of center. The window is either a casement or slider single pane window. The north elevation of this addition has another identical window on the west end. The north elevation has the original cross gabled roof portion that is centered on the side gabled log cabin. To the west of this structure is a shed roof addition with vertical board siding and composition roofing. There are several windows on this elevation. The log cabin has a single 1/1 double hung window to the west of the centerline of the gable. There is another single plane window on the shed roof addition. On the east side of the addition there is a door. Historically, the east side of the cross gabled log cabin was open, but a shed roof addition/porch has been constructed. The addition has a single pane window on the north elevation and one on the east elevation. There is also a door centered on the east elevation of this addition, but the door is now missing. The cabin has two 1/1 single pane double hung windows centered on the gable end. There is a brick chimney in the log cabin portion of the building that has a metal flue extension.

22. Architectural style/building type: No Style

23. Landscaping or special setting features:

The land is open with only a few trees and native grasses. Grade is fairly flat except where it slopes up to the highway on the north and down to the road on the south. The grade around the garage slopes dramatically from north to south allowing entrances into the building on all elevations.

Resource Number: 5TL.3488

Temporary Resource Number: 36

24. Associated buildings, features, or objects

Garage (bldg A): There is a garage/barn on the property - possibly that predates the residence. The building is a side gabled structure with vertical slab log siding. The roof is a corrugated metal roofing. The buildings primary elevation faces south with three vehicle openings that at one time probably used for stage and freight wagons. Above there are two windows that have been boarded up. The building is built into the side of the hill, so there is a second floor that was used as a tack room/workshop at grade on the east, west and north elevations. The openings on the south elevation have no doors. To the west of these openings is a shed roof addition that has a bigger vehicle opening with a door laying on the ground. To the right is a cmu wing wall. The east elevation is the east side of the shed roof addition. It is a cmu structure, painted red and the roof extends to just under a gable end window in the original structure. The original structure is clad in vertical slab log siding. The window is now missing. Below in the shed addition, there is a door centered. To the north there is another shed roof addition. It appears to have been an open "carport" for storage of equipment. The vertical supports are log and is clad in milled lumber. There is another shed roofed addition on the north elevation that was used primarily as storage and as an animal pen. The west elevation is the historic gable end of the original building. There is a double door at the north end of the elevation. Above, the gable end is clad in angled slab log siding. The oldest portion of the building sits on a stone foundation.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate:

Actual: 1915

Source of Information:

Woodland Park Book, page 27.

26. Architect: Unknown

Source of Information:

27. Builder/Contractor: M. J. Taylor

Source of Information:

Woodland Park Book, page 27.

28. Original Owner: M. J. Taylor

Source of Information:

Woodland Park Book, page 27.

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

This cabin is not the original Junction House which was constructed in 1873 and burned down in 1912. Historically, there were many outbuildings on the property across the dirt road. All that remains is the current log cabin and the garage. This cabin was constructed in 1915 by M. J. Taylor. The windows were different then, and were small paned more in keeping with the rustic style. There was also no deck on the south elevation. A later photo, probably around the 1960s, shows the additions on the west elevation of the cabin and the mud room addition and deck on the south elevation.

1915 Cabin was constructed

Circa 1940s Additions were constructed, windows were changed out and scalloped fascia trim added.

Circa 1950s Deck and mud room addition were constructed and east shed roof addition was constructed.

2002 - 2003 The old stagecoach barns were burned down.

See Field 21 for more information.

30. Original location: Yes

Moved:

Date of move(s)

V. HISTORICAL ASSOCIATIONS

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

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

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

34. Site type(s): Residence

Resource Number: 5TL.3488

Temporary Resource Number: 36

### 35. Historical Background:

This cabin is not the original Junction House which burned down in 1912. The original Junction House was constructed in 1873 and was used as a stage stop/way station for travelers up Ute Pass on their way to Cripple Creek and points west. The primary clientele were freight wagons. This cabin was constructed in 1915 by M. J. (Pop) Taylor, a contractor who earned his living constructing log houses. After it was reconstructed, it no longer served as a way station, but was a private residence and farm. Some of the original Junction House barns that housed the horses for the stage coach line survived the fire. According to the unpublished Woodland Park History, M. J. Taylor leased the building and property at first and then later purchased it. Taylor's daughter Bert Lignon came to own the property (circa 1945) and it became a small portion of the Pinestone Ranch with several stone houses located to the south of this house. When she purchased the ranch, Bill and Leah Rogers were working for her. They moved into the little cabin and ran the ranch for Mrs. Lignon. When they lived in the cabin, they watched the trains go right by their home. The trainmen often threw papers, coal, and brooms off the train to them as they went by. (Bill Rogers was a Town Marshall from 1956 - 1964.) According to the Teller County Residential Property Appraisal Record, the property was owned by Rita Lignon and when she died, it is listed as "Last Will and Testament - Rita Lignon to Will Stackhouse with a one dollar transaction fee. This occurred in June 1978 and was the current owner until Wal-Mart purchased most of the property known as the Pinestone Ranch where this cabin and garage is located.

There is little history about the Taylor and Lignon families, but there is an extensive history of the Roberts in Woodland Park. Charles Daniel Roberts was born April 15, 1841 in Wyoming County, Pennsylvania and married Hanna Barnes (born November 20, 1832) in 1868. Prior to his marriage he served six months with the Montana Volunteer Services at Virginia City, Montana (1867) and was a trapper.

Charles and Hannah moved to Colorado in 1872 and homesteaded in the Broadmoor area and lived there two years. They moved to Colorado City in 1874, and Charles operated a trading post there. They then moved to Cascade and operated another trading post. When the family moved to Woodland Park between 1886 - 1900 they homesteaded the Thunderhead Ranch (associated with Bert Bergstrom - see 5TL.3454).

The Robert's family consisted of the parents, Charles Daniel and Hanna. The children were William Charles (Billy), George Osborn, Helen Eiswerth (the mother of Mary Webb, who married Bill, the son of John Webb, the early station master and builder of the house that is now the Donut Mill - 5TL.3458), Addie, Roy and Elmer. The ranch extended from Rampart Range road on the west to Highway 67 on the east and included all of what are now Forest Edge, Paint Pony Ranch and Fullview.

According to the Colorado Business Directories, Charles owned a restaurant in 1890. He also owned a drug store, but the dates are unclear. The Colorado Business Directories state he had a drug store in 1896 and 1897, but this is after his death. The Township Meeting minutes refers to the drug store on July 9, 1895, stating that his store located near the corner of Midland Avenue and Center Street was now owned by L. S. Clow. According to the Woodland Park History he was also a meat cutter and the Robert's establishment advertised that they "carried fresh oysters, pure candies and fruits which they received weekly. Their specialties were fine coffee and teas. They carried drugs and patent medicines and a new line which included, "extract, sponges, porous plaster, liniments, etc." Although not mentioned anywhere else, the Woodland Park Township Meeting Minutes also mentions that he had a Billiards and Pool Room, possibly as part of the restaurant. According to the Township minutes of September 6, 1892 and January 11, 1893 he was found in violation of operating his billiards and pool room on Sundays and was ordered to close. On February 13, 1893, he requested a license to run a billiard and pool table, but the motion was denied. Therefore, on March 10, 1893, he ran for and was appointed as a trustee for the City of Woodland Park. At that same meeting, he again requested a license for his billiard and pool hall and it was granted. Although his term of office was for one year only, he remained a trustee until his death in 1896. While in office he proposed that every able bodied male citizen above 21 and under 50 years of age pay a poll tax of \$1.50 or work one day on the streets or alleys. This motion passed unanimously. He was also appointed election commissioner in 1894 (voter registration was at his place of business); elected as Street Commissioner in 1895; and appointed to the Water Committee in 1895.

William Roberts, Charles's and Hanna's son, married Edith Belva Lofland on November 5, 1905 at the Lofland homestead in Green Mountain Falls. Their children were Freddie Roy, Bessie Pearl, and Eudora Belva. He homesteaded on Bald Mountain and was a rancher and farmer. He also had a sawmill that he moved around the region. His wife was said to be beautiful and a talented seamstress. William had about 30 head of cattle, raised hay and potatoes. His son, Fred, rode a burro everyday to Carroll Lakes to deliver milk and supplies. When Fred was 12, the family moved from Bald Mountain to Pinestone Ranch and the small cabin. They lived in the cabin until 1938 and had about six milk cows and six horses.

George Osborn Roberts, Williams's brother, was the Marshall of the City of Woodland Park from November 1934 until he was relieved from duty in June 1935. The Woodland Park Township Meeting Minutes of July 1, 1935 also states that a corral (pound) was built on his ranch to hold all of the stock that roamed the city streets until the owner could claim their property. It is again referred to on October 2, 1939 as needing repair and there was a request to contact Mr. Sankey Roberts (George's son?) to discuss.

Fred Roberts, William's son, left the little cabin when he was sixteen or seventeen and moved back to Bald Mountain and leased a place. He raised calves every summer and moved the cattle back to the barns of the little cabin before calving season. Fred married Evelyn Naphtelmai Travis May 23, 1931 at Colorado Springs. Evelyn was born in Wyoming and moved to Monument at age two. They had four children - Fay Roy, Bonnie, and twins - Mildred and Hildred. While living on Bald Mountain, they lived first on the Mitts homestead and later on the Hy-Up Ranch. In 1935 they sold all their belongings and went to Mesa, Idaho. They returned to Colorado around 1938 and lived in the little cabin with their children Fay and Bonnie for a year. Mildred and her twin sister were born at the cabin.

In 1939, they leased the Eiswerth Ranch (Paint Pony Ranch). After the move to the Paint Pony Ranch, Fred ran a dairy and delivered milk from Woodland Park to Chipita daily before 8 a.m. The rest of the day he worked at rock laying for numerous fireplaces and buildings in the area. He also planted 5 acres of "white elephant" potatoes. Fred is well known for his stonework and examples of his work can be found all over Woodland Park in the stone chimneys and fireplaces. The Paradise Ranch (5TL.3475), the Thunderhead Inn, the Catholic Church and the Faith Lutheran Church are a few of the places that have been identified as being constructed by him. When Dar Elder purchased the Paint Pony Ranch, the Roberts family moved to the Diamond J Ranch (now part of the Hewlett Packard property to the north of Woodland Park at the end of Sourdough Road). The Roberts also lived on Spruce Street in Woodland Park (Lots 3-8, Block 24 - according to the Woodland Park Township Meeting Minutes - October 9, 1951) in the late 1940s to early 1950. When they left the Spruce Street address they purchased 120 acres just north of Woodland Park off of Highway 67. The log buildings on the ranch were moved from the Paint Pony Ranch.

Fred Roberts died May 9, 1985. Several of the family members still live in the Woodland Park area.

### 36. Source of Information:

Woodland Park Book; Residential Property Appraisal Record; Woodland Park Township Meeting Minutes, U. S. Census, Geneological Records, Colorado Business Directories

## VI. SIGNIFICANCE

37. Local landmark designation: No

Date of designation:

Designating Authority:

4 of 8

Resource Number: 5TL.3488

Temporary Resource Number: 36

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;
  - 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.
- 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: N/A

40. Period of significance: N/A

41. Level of significance: N/A

42. Statement of Significance:

The building lost most of its significance through the years as the many additions were constructed on the building and decorative elements were added and the rustic, character defining elements were either modified or partially covered (log construction, low pitched overhanging roof with exposed rafters, small paned windows). Today, the building is located adjacent to a large commercial development. The building is locally significant for its association with the Roberts and Taylor families.

43. Assessment of historic physical integrity related to significance:

The building's level of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society (setting, location, design, materials, workmanship, feeling and association) has diminished. The building retains many of its rustic style character defining elements (log construction, small paned windows and overhanging roof) but the additions have partially obscured these elements changing the design, materials and workmanship of the building. The building at one time was also a ranch in a rural setting, but now is located behind and adjacent to a new Wal-Mart thus its natural setting and feeling have been diminished. This building no longer has sufficient integrity to convey its significance on a National or State Level, but still has sufficient integrity to be locally landmarked because of its association with the Roberts and Taylor families. There is also enough historic fabric left to maintain its integrity on a local level.

Resource Number: 5TL3488

Temporary Resource Number: 36

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Not Eligible

44a. Local landmark eligibility field assessment Eligible

45. Is there National Register district potential? N/A

Discuss:

Due to the selective nature of this survey, it is difficult to determine historic district potential. Additional selective surveys should be completed to determine district potential and district boundaries. Based on a windshield surveys, it appears that the greatest potential for a historic district is the residential area to the north of Highway 24. Highway 67 marks the western boundary and Rampart Range Road is the eastern boundary. More survey work should be conducted in this area.

If there is National Register district potential, is this building: N/A

45a. Local District Eligibility: N/A

There are no district criteria in the City of Woodland Park Landmark Designation Resolution. If there were criteria in the resolution, this area would potentially be eligible 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: 5TL3488 1 - 5TL3488 9

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): November 2006

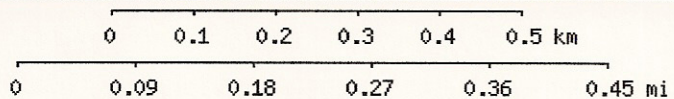
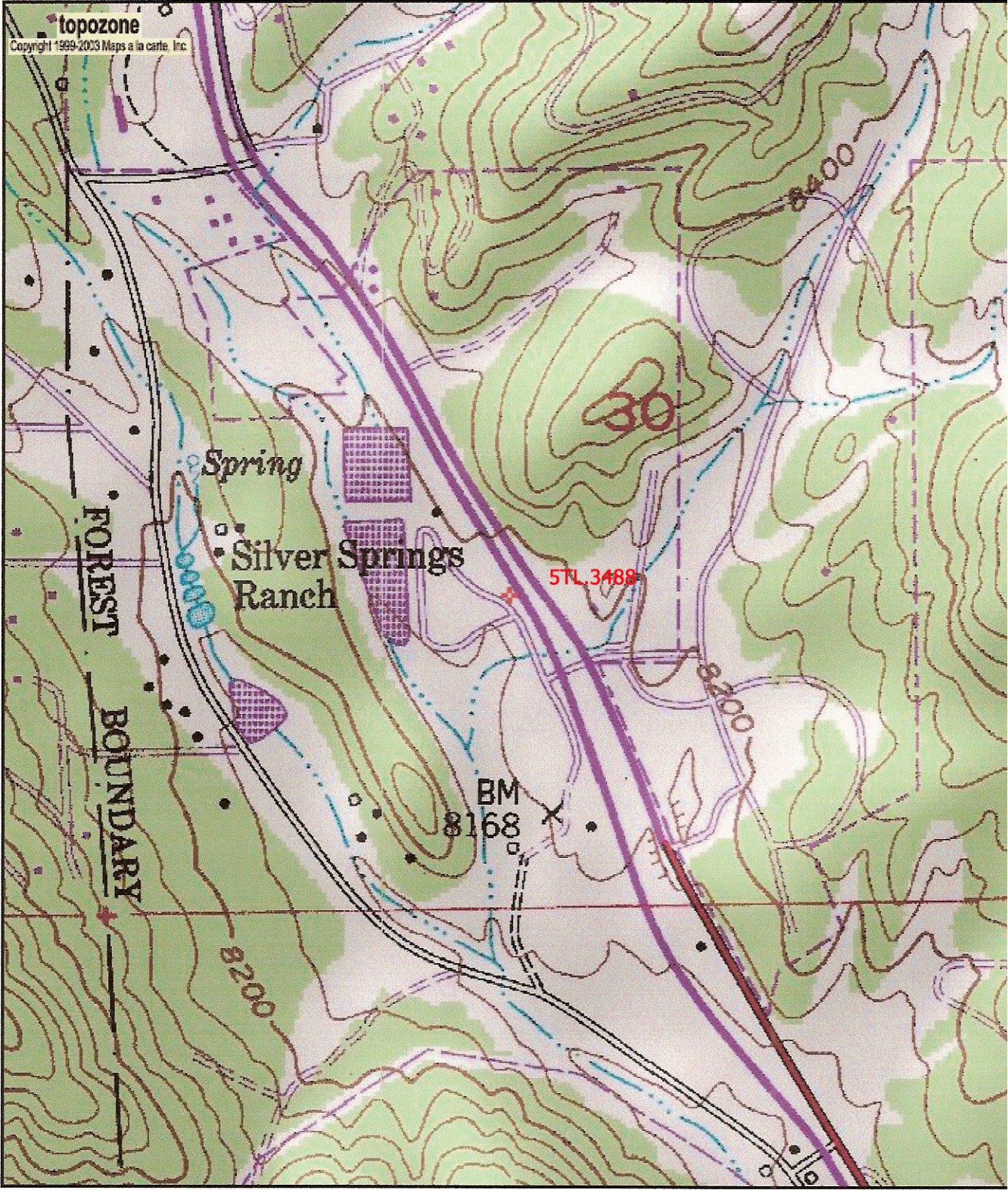
50. Recorder(s): Barbara Darden, R. A.

51. Organization: Scheuber + Darden Architects, LLC

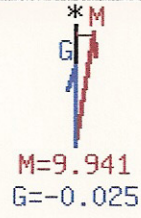
52. Address: 10800 E. Bethany Drive, Suite 380, Aurora, CO 80014

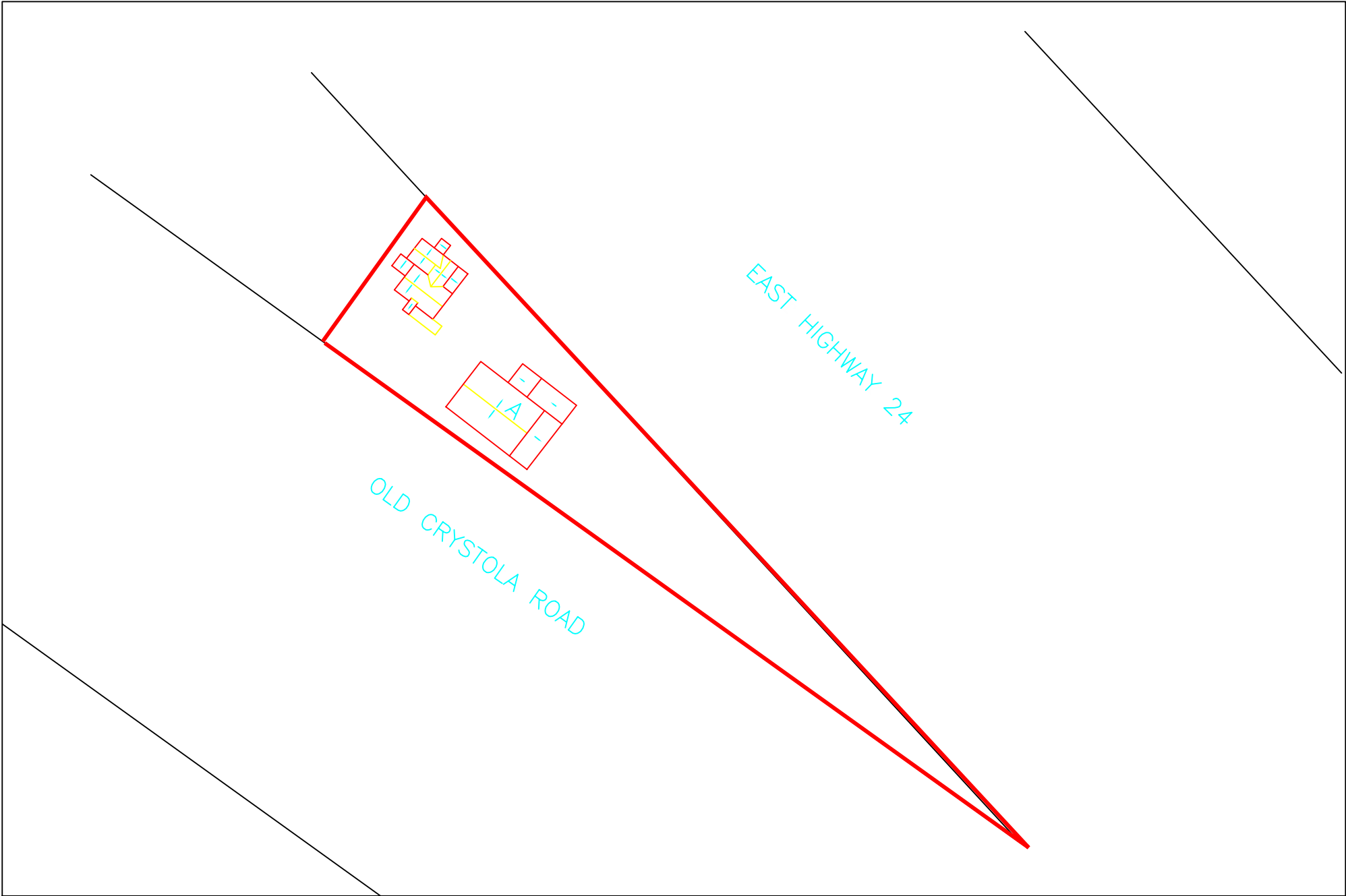
53. Phone Number: (303)755-7395

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

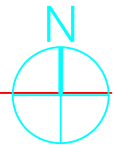


UTM 13 496594E 4313834N (NAD27)  
**USGS Woodland Park (CO) Quadrangle**  
Projection is UTM Zone 13 NAD83 Datum





JUNCTION HOUSE  
NTS



Woodland Park Intensive Survey  
Resource # 5TL.3488  
Junction House



East Elevation of Cabin - Circa 1920 - Ute Pass Historical Society



Barns Across Road - Demolished - Circa 1920 - Ute Pass Historical Society



Barns Across Road - Demolished - Circa 1920 - Ute Pass Historical Society



South Elevation of Cabin - Circa 1985 - Teller County Appraisal Record

# AERIAL MAP – PROPERTY LOCATION

