

# *Colorado Preservation 2005*

*Enriching Our Future  
by Preserving Our Past*



Statewide Historic Preservation Plan

August 2001

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## Foreword

*Colorado Preservation 2005*, like the plan it replaces, *Colorado Preservation 2000*, is a five-year statewide plan for voluntary use by the state's historic preservation community. As such, it is not the plan for any single organization. The plan articulates a shared vision, definitions, goals and objectives, and provides a blueprint for action through cooperation and partnership.

The Office of Archaeology and Historic Preservation (OAHP) in the Colorado Historical Society prepared *Colorado Preservation 2005* under the guidance of the citizens of the state of Colorado. Public input for the plan came from a mail- and Internet-delivered historic preservation survey in April and May 2000. In July and August a series of sixteen public meetings were held across the state to further explore issues raised in the mail survey. In September and October the *Colorado Preservation 2005* Planning Team met in Denver to review the mail survey and public meeting results and to provide direction to the OAHP staff for the preparation of the plan. The Planning Team reviewed two drafts of the plan before its release for public comment in December 2000. Final revisions were made to the plan in February 2001 and the final version was published and distributed.

### How to Use This Plan

*Colorado Preservation 2005* is a stepping stone to expanding awareness and commitment to preserving Colorado's rich history. For those who may already consider themselves part of the historic preservation community, this plan may inspire the development of partnerships with others in order to best meet the challenges and address the goals of this plan. For those who may not recognize their role in historic preservation, this plan provides a foundation upon which to develop your stewardship. *Colorado Preservation 2005* identifies no boundaries between groups, because we are all partners in enriching our future by preserving our past.

## **Plan Summary**

Community identity and a sense of place make Colorado special and meaningful to each of us. Across the state, people in the public and private sectors work to retain Colorado's unique historic character. Yet, our distinctive heritage is threatened. In parts of the state economic decline and neglect constitute a major threat. In other locales the threat is rapid change. Residential and commercial growth often consume farm and ranch land. New development can alter the character of traditional communities. At the same time, Coloradans are increasingly aware of this community identity and are expressing a commitment to its preservation. Expanding awareness and commitment is our vision for the future and the cornerstone of *Colorado Preservation 2005*, the five-year statewide historic preservation plan. As defined in this plan:

*Historic preservation is the stewardship of the important places from our past, including buildings, structures, sites, districts, and landscapes.*

These places are also referred to in this plan as Colorado's cultural resources.

## **Historic Preservation Community**

In Colorado, historic preservation activities are carried out by the state's historic preservation community. This broad and informal community consists of individuals and organizations actively involved in the planning and execution of historic preservation projects across the state. Members include the owners of historic properties, academicians and practitioners in the fields of archaeology, history, and architecture, members of historic preservation commissions and boards, cultural resource management personnel in federal and state agencies, and other interested people. Organizational members include local preservation boards and commissions, historical societies and museums, archaeological societies, municipal and county governments, regional councils of government, chambers of commerce, regional, state, and national historic preservation organizations, and federal and state agencies.

The historic preservation community recognizes that effective preservation action springs from two critically important principles—stewardship and partnership. As Coloradans, we all assume responsibility for the state's 11,000-year cultural heritage. We may best meet this responsibility by acting in concert—sharing information, resources, and talents.

## **Colorado's Heritage**

Historic preservation is part of a larger effort to preserve the full spectrum of Colorado's heritage. This broader effort involves interpreting and protecting our physical, intellectual, emotional, and spiritual connections to the past. The associated cultural resources help convey the eventful millennia-old history of our state.

Historic preservation focuses on saving important places from our past. As the historic preservation community, we do this to retain important physical connections to the activities, traditions, and people who once occupied these places. Saving the document, the object, or the tradition without the place fails to anchor events and traditions in the Colorado landscape. Similarly, saving the place without its history and traditions is an empty endeavor. Important places provide the best possible vessels for conveying our heritage to present and future generations.

### **Vision for Colorado's Heritage**

As the historic preservation community, we have a broad view of the state's heritage from our particular perspective. This view is expressed in a sweeping twenty-five-year vision statement:

*Over the next 25 years, Coloradans will increasingly appreciate, respect, and protect their heritage and will embrace their role as its stewards.*

This vision articulates a concern for preserving our heritage as a shared, basic value—a way of life for all Coloradans. Preserving our historical and natural endowment requires more than programs and laws. It requires people who both understand and care for the cultural and natural environment.

The environmental movement provides a model for cultivating this stewardship. Today, three decades after the movement began, most citizens are concerned about the quality of our air, water, and food. Recycling is a way of life for many. Respect for the environment is taught in grade school. We freely accept our stewardship of the environment. The vision for Colorado's heritage aims to achieve a similar commitment to stewardship. Indeed, we hope people will regard preservation of the cultural environment and conservation of the natural environment as linked parts of the same movement. Through education and interpretation we can cultivate this awareness.

The statewide historic preservation plan encourages stewardship, partnership, and information sharing. Throughout Colorado, partners in the historic preservation community are already preserving our state's distinctive historic character. Planning and coordinating these efforts maximizes results from the time and dollars invested.

The next twenty-five years will be an exciting and productive period for historic preservation. As more Coloradans recognize the value of our state's cultural heritage, historic preservation opportunities will grow. Private and public funding, combined with technical skills and knowledge, will allow us to accomplish our preservation dreams. Major challenges also lie ahead. The statewide historic preservation plan identifies these challenges along with the goals, objectives, and strategies to realize our vision.

### **Historic Preservation Challenges**

As the new century begins, we face a number of new and continuing historic preservation challenges. These five challenges must be addressed over the next five years:

- **Rapid Growth** – Preventing the eradication of historic places as a result of growth, development, and sprawl;
- **Rapid Change** – Responding to the changing economy, technology, and government missions that may inadvertently threaten historic places;
- **Disappearing Landscapes** – Recognizing and protecting the cultural landscapes that reflect Colorado's diverse heritage;
- **Appreciating Diversity** – Increasing awareness and understanding of places that are important to the various cultures and peoples of Colorado; and
- **Rights and Responsibilities** – Expanding preservation incentives and protections to all places in Colorado.

## **Information Exchange**

Achieving this twenty-five-year vision depends on partners working together—planning and acting cooperatively toward common goals. Sharing information makes this process possible, allowing people to find out about each others’ preservation plans, projects, and efforts, accessing the accumulated experience and knowledge of the entire preservation community. Information exchange involves compiling preservation resource materials and sharing those resources efficiently. People must be able to access information on:

- standard preservation techniques;
- preservation planning tools such as surveys and design guidelines;
- funding sources;
- preservation workshops and seminars; and
- artifact and site documentation.

## **The Statewide Historic Preservation Plan**

*Colorado Preservation 2005* articulates the shared vision and common preservation goals of the state’s historic preservation community. The plan:

- articulates a twenty-five-year vision;
- establishes five-year goals and objectives toward realizing that vision;
- suggests how partners can work together to achieve mutual goals; and
- describes the mechanisms for the exchange of preservation information.

## **Historic Preservation Goals**

Goals and objectives are an essential element of *Colorado Preservation 2005*. Developed by preservation partners across the state, the following seven goals support the plan vision.

**Goal A – Assume Responsibility:** *Local participation, decision-making, and responsibility strengthens the preservation of important places from our past.*

**Goal B – Participate in Preservation:** *Coloradans of various cultural and ethnic groups, ages, and abilities participate in preserving important places from our past.*

**Goal C - Educate People:** *Coloradans understand the necessity of properly preserving important places from our past.*

**Goal D – Exchange Information:** *Cultural resource information is regularly gathered, maintained, and exchanged.*

**Goal E – Offer Financial Incentives:** *Expanded grant programs and other financial incentives encourage the preservation of important places from our past.*

**Goal F – Preserve Places:** *A more representative collection of important places from our past are protected and preserved.*

**Goal G – Use Places Responsibly:** *Responsible heritage tourism offers a means of knowing and preserving important places from our past.*



### **PART I: Where Have We Been? Historic Preservation in Colorado**

Concern for Colorado's cultural legacy blossomed early in the state. Native Americans preserved and orally passed along their rich traditions, a practice retained to this day. They also expressed their world artistically, through painted pictographs and petroglyphs pecked in stone. These haunting pictures capture and convey life across the centuries and provide a window through time of lifeways that have disappeared from the landscape.

By studying oral traditions and by utilizing archaeological techniques, anthropologists and archaeologists document and even partially reconstruct vanished lifeways extending back thousands of years. Archaeologists study not only the remains of human activity such as tools, utensils, items of clothing, food preparation, and housing but also evidence of the natural environment in which these people lived, including plant and animal life and climatological conditions. Employing the techniques of physics and chemistry, as well as geology, ethnology, paleobiology, paleobotany, and paleozoology, archaeologists painstakingly piece together the silent and mysterious 110-century-long human past in Colorado. Historical archaeologists study the more recent past to corroborate the written record and shed new light on the lives of our more recent ancestors.

During the nineteenth century, surveys and scientific expeditions conducted under the auspices of the U.S. Geological and Geographical Survey of the Territories included photographers who documented pristine views of Colorado. Photography became one of the most important means of preserving images of the landscapes, townscapes, and inhabitants. Other artists captured the spirit of the land in oils, pastels and charcoal.

Ten years before Colorado achieved statehood, the Society of Colorado Pioneers was formed to record and preserve the personal experiences of early settlers and the broader story of the frontier. Shortly after statehood, the Colorado General Assembly created the Colorado Historical Society to collect and preserve the physical reminders of the new state's dynamic and already disappearing pioneering past and to interpret its history for future generations.

Colorado's ancient past took center stage in 1888 when the Wetherill brothers stumbled across the Cliff Palace, a spectacular ruin of the thirteenth-century cliff dwelling Classic Pueblo people at Mesa Verde. The brothers collected artifacts from the Mesa Verde ruins while W. H. Jackson photographed the ancient dwellings. The discovery provoked intense archaeological activity that included investigations in the Four Corners Area by the Smithsonian Institution, American Bureau of Ethnology, and the present Denver Museum of Natural History as well as the Colorado Historical Society.

President Theodore Roosevelt signed into law the 1906 Antiquities Act in response to concerns relating to the loss of the nation's heritage through vandalism and looting; it was aimed in part at protecting archaeological sites on federal lands in Colorado. Congress established Mesa Verde National Park the same year, culminating a six-year campaign by the Colorado Federation of Women's Clubs to preserve this very special part of the state's heritage.

Beginning in the 1920s, groups began to form across the state to preserve sites, structures, documents, and artifacts. Several Colorado communities and local historical organizations purchased historical properties, preserved them, and opened them to the public as museums or historic sites. The prosperity of those years gave people the opportunity to travel and visit places previously only dreamed about. To solidify our community and state identity, significant historic sites and structures were preserved and interpreted. Preservation activities continued into the lean years of the 1930's depression. The restored Central City Opera House reopened to the public in 1932 and the Eugene Field House was preserved. The Colorado

Archaeological Society was founded to provide an organized forum to conduct research, promote stewardship of cultural resources, and encourage the preservation of Colorado's heritage through both amateur and professional efforts.

After the destruction of World War II, when the world lost some of humankind's greatest cities in Europe and Asia, preservation efforts expanded locally, nationally, and internationally. In 1953 the Colorado General Assembly passed legislation that authorized the Colorado Historical Society to inventory the state's historic sites and, from time to time, acquire historic properties on behalf of the state. During these years, private preservation efforts, patterned upon earlier efforts aimed at preserving buildings and sites associated with significant people and events, continued and accelerated.

While Europe and Asia were rebuilding and restoring, the United States began systematically destroying the core of its cities through urban renewal and highway expansion campaigns. Wrecking balls leveled countless historic buildings in the heart of many American cities, including Denver. The loss of landmarks such as the Tabor Building, Tabor Grand Opera House, Windsor Hotel, and many others in the twenty-seven block Skyline Urban Renewal Project in Denver spurred new determination to preserve Denver's cultural legacy, this time with the support of the 1966 National Historic Preservation Act. The Daniels and Fisher Tower and the Tramway Cable Building survived urban renewal and proved to be excellent examples of creative reuse.

About this time, private preservation efforts in the West also began in earnest. The renaissance of Denver's Larimer Square, rehabilitated in the mid-1960s, became the first of a long line of private developments demonstrating that historic preservation can be profitable, and can do more to revitalize an area than the more typical demolish-and-rebuild urban renewal efforts of that time.

In 1967 Denver itself established a governmental framework for the preservation of important buildings with the creation of the Denver Landmarks Preservation Commission. Historic Denver, Inc., was formed just three years later as a private nonprofit organization. While it failed to preserve the David Moffat Mansion after a sustained fight, it went on to successfully save the Molly Brown House and initiate the preservation and restoration of Ninth Street Historic Park on the newly developed Auraria campus.

Private advocacy groups have become one of the state's strongest preservation assets. Organizations such as Historic Denver, Inc., Historic Boulder, Inc., and Historic Georgetown, Inc., took shape to conserve the local architectural heritage in their communities. Colorado Preservation, Inc., operates statewide as a nonprofit historic preservation organization. Each organization was established by citizens concerned about the preservation of Colorado's unique and irreplaceable cultural resources.

In the 1970s, the Colorado General Assembly took notice of the increased value of preservation by enacting an Antiquities Act, land use legislation, and the State Register Act. The bicentennial of the nation and centennial of Colorado's statehood heightened public interest in our shared heritage. Across the state, historic preservation efforts developed in every community as historic properties and prehistoric sites were preserved.

Today, sixty-four Colorado municipalities and twelve counties have local historic preservation ordinances or zoning regulations. Preservation commissions in these communities integrate historic preservation into local planning efforts. In addition to providing direct benefits to local residents, historic preservation conveys a sense of character that can bring increased economic viability.

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Such organizations as the Colorado Archaeological Society, Colorado Preservation, Inc., the Colorado Council of Professional Archaeologists, the regional office of the National Trust for Historic Preservation, and the Colorado Historical Society continue to provide statewide leadership in historic preservation.

Today there is a productive mix of private and public, as well as local, state, and national involvement in preservation. There are both economic and quality-of-life reasons to restore, rehabilitate, and protect historic buildings and sites. Investors and developers increasingly recognize that historic preservation can make good business sense, and communities are realizing that the preservation of their unique heritage can be the key to successful economic development.

Government-business collaborations encourage preservation efforts in several ways. Investment tax credits, both state and federal, provide incentives to rehabilitate and restore historic structures. Community Development Block Grants assist in helping finance restoration projects that make houses and commercial structures useful and productive again. National Trust–sponsored Main Street programs focus on the charm and character of downtown business centers, helping these struggling districts compete successfully against newer strip-mall developments. The Colorado Department of Agriculture, Colorado Historical Society, and Colorado State Fair sponsor the Centennial Farms program recognizing family-owned farms and ranches that remain in the same families for more than a century.

Participants in historic preservation have changed through the years, and so has the focus of preservation itself. Today it involves more than just marking historic sites and saving historically significant buildings. It involves preserving important places from our past as living parts of our communities, and maintaining our quality of life by protecting our sense of place.

The diversity of players in the field of historic preservation is exciting, ranging from historians to architects, archaeologists to developers, planners to building managers, homeowners to engineers. These partnerships preserve all that is essential in retaining our shared heritage which captures our identity and tells the story of Colorado. Our important places provide tangible reminders of our past, present, and future.

## **PART II: Where Do We Want To Go? A Shared Vision**

Colorado's statewide historic preservation plan envisions the preservation of the important places that make our state unique and distinctive, and it enlists the help of diverse partners. Why is it important that we take action now? The face of Colorado is changing. Many places in Colorado have changed through successive economic booms and busts. Now, as change rushes forward at a seemingly uncontrollable pace, we are seeking tangible connections to the past. We want to protect and care for the places that contain the essence of our state's heritage. We want to preserve them for ourselves and for future generations. To do this effectively, we need to involve all Coloradans as stewards of our heritage. This is the foundation of *Colorado Preservation 2005*.

We want people in all walks of life to become stewards of Colorado's heritage. People can do this in many ways, from keeping up an older home, to maintaining the identity of an entire neighborhood or town, to protecting an archaeological site. Stewards can range from concerned citizens to individual property owners to neighborhood associations; from business owners to chambers of commerce; from developers to open space conservators; from elected government officials to local residents. They all share a common awareness of the importance of historic preservation and a desire to support it.

In addition to this ever-expanding group of aware and caring stewards, there are those who are already actively involved in historic preservation efforts—the decision makers, technicians, agencies and organizations whose actions strongly affect our heritage. Cooperative planning and coordinated efforts among these partners make the most of everyone's contribution and brings together the skills, knowledge, and energies necessary to complete the job. Integrating all of our efforts helps us produce the hoped-for result: keeping Colorado inspirational, beautiful, and historically distinctive, and keeping it a place that has a visible past with a meaning for us all.

Our preservation partners are those who:

- actively respect and protect our cultural heritage;
- seek or offer help with a preservation endeavor; and
- contribute to the success of the statewide historic preservation plan by joining in the accomplishment of the preservation goals and objectives.

During the next quarter century, current preservationists will become the teachers, leaders, and mentors for the next and larger generation of partners. Enlisting thousands of people across the state becomes possible through partnering and the exchange of information, bringing interested people together with the financial know-how and technical resources to make the preservation of historic places, objects, documents, and traditions a part of our everyday life.

### **Colorado's Heritage**

Historic preservation is part of a larger effort to preserve the full spectrum of Colorado's heritage. This heritage, the sum of the eventful 11,000-year history of our state, includes:

**Places**—Historic buildings and structures, historic and prehistoric sites, cultural landscapes, and traditional cultural properties (the component of heritage preservation addressed by this plan);

**Objects**—Historic objects and artifacts produced, used, or valued by the peoples of Colorado;

**Documents**—Written and published materials, manuscripts, photographs, audiovisual recordings, and electronic information of historical importance; and

**Traditions**—Oral stories, craft skills, celebrations, and practices that convey important aspects of our cultural heritage.

Historic preservation focuses on saving important places. Places can serve as an important, and perhaps the only, source of information about individuals and communities from our past. We also focus on saving important places to retain important physical connections to the activities, traditions, and people who once occupied these places. However, places do not exist independent of other cultural resources, specifically, documents, objects, and traditions.

The historic preservation community encourages and participates in partnerships with those engaged in all aspects of Colorado's heritage. Those who own, manage, protect, study and interpret the places, objects, documents, and traditions that make up our heritage rely on each other for assistance in understanding the depth and complexity of that heritage. Those who form the historic preservation community are practitioners in the preservation of Colorado's heritage.

The preservation of the state's heritage is best expressed by this shared vision:

*Over the next 25 years, Coloradans will increasingly appreciate, respect, and protect their heritage and will embrace their role as its stewards.*

To implement this plan, preservation partners will involve all who wish to participate. We must all vigorously continue the time-proven practices of identifying, preserving, and interpreting important buildings, sites, and landscapes, but we must also:

- communicate far more widely the success stories of how historic preservation has strengthened communities economically;
- protect historic cultural landscapes—farms, ranch lands, mining districts, transportation corridors, irrigation systems, parks, and prehistoric sites;
- share the richness of our cultural and ethnic communities with all Colorado residents;
- protect the best of Colorado's recent past with the same standards of historic designation and protection that apply to older landmarks; and
- stress that historic preservation is an essential part of the education of Coloradans.

## **PART III: Where Are We Now? Challenges and Opportunities for Historic Preservation**

Front Range cities, eastern Colorado towns, Western Slope valley communities, mountain parks, the San Luis Valley, and southwestern Colorado—everyone faces different preservation challenges. Urban sprawl, the downsizing of the military, and the nearly constant restructuring of private sector corporations have forced communities to find new uses for historic facilities and buildings no longer needed for their designed use.

Preservation is not the sole domain of government agencies and preservation enthusiasts. We need to cultivate the public's awareness and understanding of Colorado's interesting history, so all citizens can help support and protect the resources that embody our past.

This section defines the challenges and opportunities facing historic preservation in Colorado today. Part IV, "How Will We Get There," discusses the goals and objectives for meeting these challenges.

### **Historic Preservation Challenges for the 21st Century**

Through the process of mail survey and public meetings, Coloradans identified five challenges to be the most critical to address over the next five years:

- **Rapid Growth**  
Preventing the eradication of historic places as a result of growth, development, and sprawl.
- **Rapid Change**  
Responding to the changing economy, technology, and government missions that may inadvertently threaten historic places.
- **Disappearing Landscapes**  
Recognizing and protecting the cultural landscapes that reflect Colorado's diverse heritage.
- **Appreciating Diversity**  
Increasing awareness and understanding of places that are important to the various cultures and peoples of Colorado.
- **Rights and Responsibilities**  
Expanding preservation incentives and protections to all places across Colorado.

**Challenge: Rapid Growth**

*Preventing the eradication of historic places as a result of growth, development and sprawl.*

Growth greatly impacts Colorado’s important places. The current population of 3.7 million is projected to increase to nearly 5 million by 2020. Many of these new residents will be unaware of Colorado’s cultural heritage. Their lifestyles will significantly affect our heritage resources. People’s preference for new homes and their reliance on auto-commuting pushes out the edges of communities into agricultural land, natural landscapes and open spaces.

Other factors also influence Colorado’s population growth patterns. Ski areas have mushroomed into year-round resorts with nearby burgeoning support communities. New prison facilities have triggered growth in communities such as Limon, Florence, and Ordway. Telecommunications advances allow businesses and their employees to relocate in rural areas. Sophisticated local health facilities and swift access to medical

**Ten Fastest Growing Colorado Counties Based on Percentage Change**

County	Population	Population	% Chg
	1990	1999	90-99
Douglas	60,391	164,495	172.4
Elbert	9,646	19,810	105.4
Park	7,174	14,218	98.2
Custer	1,926	3,596	86.7
Archuleta	5,345	9,581	79.3
Teller	12,468	21,303	70.9
San Miguel	3,653	6,003	64.3
Eagle	21,928	35,522	62.0
Hinsdale	467	750	60.6
Summit	12,881	20,435	58.6

**Ten Fastest Growing Colorado Counties Based on Numeric Change**

County	Population	Population	Numeric Chg.
	1990	1999	90-99
El Paso	397,014	502,133	105,199
Douglas	60,391	164,495	104,104
Arapahoe	391,511	488,367	96,856
Jefferson	438,430	520,390	81,960
Adams	265,038	330,415	65,377
Denver	467,610	532,066	64,456
Boulder	225,339	282,445	57,106
Larimer	186,136	237,494	51,358
Weld	131,821	172,059	40,238
Mesa	93,145	115,783	22,638

information allow older citizens to remain in or move to rural communities. Development along the I-70 and I-25 highway corridors continues. The opening of Denver International Airport has spurred population growth along I-76.

Crime and vandalism threaten cultural resources directly and indirectly. In urban areas, crime reduces the value and desirability of impacted neighborhoods, particularly in older neighborhoods where the distribution of historic residential and commercial buildings is greatest. Graffiti threatens many historic urban and rural structures as well as prehistoric rock art.

### **Preserving historic places while meeting today's transportation needs**

Transportation systems serve the mobility needs of communities, industry, agriculture, and recreation. These systems greatly influence the direction and extent of growth and development. In the past, transportation planning has emphasized local or regional planning and individual modes of transportation. Transportation planning is increasingly statewide and multi-modal.

Coloradans' dependence on and preference for automobile transportation has placed highway construction and maintenance as a top priority. Air quality and other quality-of-life objectives are emphasizing alternatives such as car pooling, bus, and light rail in metropolitan areas, and shuttle service in rural communities. Telecommuting will also alter transportation patterns by decreasing auto-commuting and allowing businesses and employees to locate outside urban centers. Stringent air quality standards may restrict urban travel, increasing population density. Historic preservation components form an important part of the environmental overviews of regional and statewide transportation plans.

#### **Questions**

- How do we control urban sprawl that is engulfing rural landscapes?
- How do we prevent negative impacts to historic properties and archaeological sites brought about by uncontrolled growth?
- How do we document important places that are being lost to development?
- How do we educate new residents to embrace Colorado's heritage as their own?
- How do we support all communities in Colorado, particularly those in remote areas?
- What do we do when new, expanding, or abandoned transportation routes significantly impact traditional land uses?
- How do we keep new or expanding transportation corridors from threatening important places?
- How will the expected growth of residential and commercial development along transportation corridors be managed to maintain and preserve important historic or prehistoric places?



### **Opportunities**

- Local and regional planning can lessen the negative impact of growth and development on historic places.
- Efforts to conserve open space are being coordinated with efforts to preserve cultural landscapes and historic sites.
- Population growth often raises the economic value and occupancy rate of historic structures.
- Educating the public and raising awareness among both newcomers and longtime residents enhances their appreciation and active support of important places from our past.
- Preservation professionals can provide technical expertise if requested by local communities.
- Grassroots preservationists provide the local knowledge, perspective, funding, labor, and enthusiasm needed to accomplish and sustain preservation projects.
- Mechanisms currently exist that aid historic preservationists across the state, including rural residents, in accessing preservation information and assistance.
- Urban density may stimulate rehabilitation and adaptive use of under-utilized historic buildings.
- Regional transportation planning will include archaeological and historic preservation components in its environmental overviews.
- Roadside interpretive signs, short-range radio broadcasts, audio cassettes, and brochures can be used to educate the traveling public about Colorado's history.

## **Challenge: Rapid Change**

### ***Responding to the changing economy, technology, and government missions that may inadvertently threaten historic and prehistoric places***

Much of Colorado has experienced an economic boom during the last five years. Major public works projects and private sector construction have employed architects, engineers, laborers, and craftspeople. Many communities experienced a significant reduction in surplus real estate and housing. Dwindling real estate vacancies, rising employment, and a consequent increase in housing demand spurred new construction. Population growth fueled the economy, as newcomers created a demand for housing, goods, and services. Many new residents invested heavily in homes and businesses, boosting the housing market, the construction industry, and local economies.

A prosperous economy may be a positive for historic preservation by raising the value of historic properties and making them more desirable for adaptive use. Such economic conditions may also threaten historic sites as new development occurs on archaeologically sensitive areas or as the demand for larger or more modern facilities puts older historic buildings at risk.

Restructured businesses are also affecting communities and their historic resources. Some corporations are developing new missions, shifting their markets, and relocating plants and offices into and out of Colorado. Consequently, some communities have lost major sources of income; historic industrial and commercial districts have become under-used or vacant. Neighborhoods deteriorate as displaced workers seek jobs elsewhere and declining tax revenues degrade city services. In other communities, restructuring has stimulated economic growth through new plants, stores, and commercial complexes, crowding or replacing historic resources.

The public sector is changing, too, seeking to make the best use of limited tax dollars, better define needed services, and achieve cost and human resource efficiencies. One noticeable trend is the increased emphasis on local direction and initiatives.

Like changes in business and government, technological advances may also obscure or destroy historic places or things. Huge mining operations can obliterate the evidence of historic mining activity when they are built over the same site. New trends are making historic plants, factories, and mills obsolete, rendering them vulnerable to inappropriate alteration, abandonment, or demolition. In transportation, highways follow routes once used as trails and railroad grades.

Planning helps us better respond to these changes. Partnerships between businesses, government, and nonprofit organizations can successfully rehabilitate and adaptively use historic buildings or preserve the historic character of landscapes. Supportive business owners and local governments help achieve a balance between new development and preserving historic places.

### **Identification, evaluation, and protection of sites from the recent past**

Places associated with events and people from the recent past are difficult to evaluate objectively. History repeatedly demonstrates that an event which may have seemed significant at the time later proved to be of little consequence. Others, barely noticed when they occurred, proved to have a great influence on later events. Finally, some events, generally recognized as important at the time, may have turned out to have unexpected long-term consequences. Certain places are so fragile that survivors in any age are unusual.

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Some architecture of the recent past should be recognized and managed for preservation while it still possesses integrity. These modern buildings can be evaluated by several criteria used for assessing historic buildings and structures. The National Center for Atmospheric Research in Boulder is notable for its design by internationally known architect I. M. Pei. The Air Force Academy Chapel is acclaimed for its aesthetic design and the unique use of aluminum, concrete, and glass. Coors Field creates an immediate sense of place, blending into its historic setting and exhibiting a superb use of modern technology and design.

Evaluating and protecting architecture of the recent past poses new questions. Determining a building's historical architectural significance without the perspective gained through the passage of time is often difficult. Evaluating and preserving ephemeral architecture, such as a town's oldest McDonald's restaurant or an interesting example of roadside architecture is also challenging, as is evaluating the influence of contemporary shopping centers, apartment buildings, drive-in restaurants, and motels on history and historic events. The age of a community and the extent of recent construction may affect the local perception of old and new. A 30-year-old house in a new Denver community might be considered historic while a house of the same age in 125-year-old Telluride might seem quite new.

### **Questions**

- How do we encourage and promote the economic benefits of preservation for investors and developers?
- How do we protect and preserve:
  - traditional commercial districts and historic buildings left under-utilized or vacant by construction of new shopping malls and superstores?
  - historic places made obsolete by a changed mission or new technology?
  - heritage resources threatened by the infrastructure of new technology?
  - historic buildings threatened by the neglect, deterioration, or demolition of a depressed economy?
- How do we deal with government downsizing or fiscal restraints (tax and spending limits) that reduce funding and administrative support for historic preservation?
- How do we support rehabilitation projects despite decreased real estate demand and shrinking financial resources during economic recession?
- How do we cultivate a public appreciation and understanding of the recent past?
- How do we establish criteria, contexts, and a vocabulary for identifying and evaluating modern architecture?
- How do we develop criteria and carry out strategies for preserving important places of our own time?
- How do we accommodate the National Register's emphasis on buildings older than fifty years, when many modern buildings have a life-cycle of only thirty years?
- How do we deal with the sheer quantities of buildings and structures erected throughout Colorado in the recent past?

**Opportunities**

- Planning for a change of mission or activity can include adaptive use of historic structures.
- Main Street programs can revive traditional business centers and their historic building stock.
- An expanding market can increase the demand for historic buildings.
- A depressed market allows investors and home buyers to purchase historic properties at low cost for preservation, rehabilitation, and reuse.
- Technology has improved research and archaeological techniques used in preservation.
- Increased local historic preservation participation can help decrease threats.
- Local preservation ordinances can help in dealing with local priorities in preserving modern resources.
- Organizations such as the historic preservation committee of the Colorado chapter of the American Institute of Architects are partners in assessing and preserving the architecture of the late twentieth century.
- Organizations exist that promote the preservation of important places in the roadside environment, such as tourist courts, filling stations, and diners.
- Saving recent-vintage landmarks makes history and preservation more relevant to younger people.

### **Challenge: Disappearing Landscapes**

#### ***Recognizing and protecting the cultural landscapes that reflect Colorado's diverse heritage***

Historic preservation has progressed to conserving larger geographic areas. Moving from preserving individual landmarks to entire districts and communities, historic preservation recognizes the importance of saving landscapes that feature common cultural connections. A cultural landscape reflects the interaction of humans and the land. Parks, transportation corridors, farms and ranches, mining districts, and the sites of historic events are part of our cultural landscape. Such landscapes typically contain buildings, structures, and sites, and may include topography, water, and natural vegetation, roads, irrigation ditches and reservoirs, agricultural fields and pastureland, and traditional sacred sites.

Conserving historic structures, buildings, and sites in the context of their cultural landscape and natural surroundings requires thinking in larger terms than a single building or a historic district. It often requires partnerships between individual property owners, businesses, local governments, and state and federal agencies. Zoning, easements, covenants, and open space programs can be used to conserve landscapes, along with traditional identification, evaluation and designation, and resource management methods.

One means of preserving a cultural landscape is through the heritage area program, which can help sustain a heritage tourism-based economy. Typically motivated by the private sector at the local level, a heritage area has a specific geographic boundary and a common heritage theme or idea. The first heritage areas in the United States preserved entire mill towns and barge canals. Heritage areas employ planning that supports and preserves the characteristics that define the region. Six state Heritage Areas have been established in Colorado and additional areas are under study. Recently established Heritage Areas include South Park Heritage Resource Area, the Plateau Valley Heritage Area, and the Colfax Avenue Heritage Corridor. The Cache La Poudre River Corridor was established in 1996 as a National Heritage Area.

### **Encouraging visitation to historic and archaeological sites while protecting their significant qualities**

Tourism is expected to continue to grow throughout Colorado. Studies indicate that historic sites and buildings are among the most important attractions to travelers and that they exceed recreational assets as a tourism draw. More retired people are traveling today, and this is a particularly receptive market group for visiting cultural heritage sites and museums. Towns like Durango, Idaho Springs, and Leadville have bolstered their economies by developing their historic main streets into visitor destinations. Across the state, tourism-reliant communities, particularly those that have lost their historic economic bases such as mining, timbering, and railroad commerce, are banding together and launching regional tourism marketing campaigns to promote their unique aspects and attractions.

Heritage tourism, however, poses the challenge of balancing promotion, interpretation, and conservation. Some places may need to reduce or carefully manage visitation at overly popular destinations while lesser-known areas languish, often lacking effective means for drawing visitors.

Colorado's Scenic and Historic Byways are bringing more people to lesser traveled parts of the state. Each byway combines cultural heritage with scenic vistas and outdoor recreation. Brochures and sophisticated roadside signage inform travelers about a byway's historic and archaeological significance. Byway organizations are also dealing with ways to manage traffic to heavily visited areas.

**Protecting historic sites and cultural landscapes while cleaning-up hazardous waste and developing natural resources**

Our heritage reflects the constant interaction of humans with the natural world around them. An ecosystems approach that emphasizes the interrelationships among species and environments has much to offer those interested in understanding and preserving our cultural heritage.

Prehistoric and historic events are not isolated incidents, but form part of a continuing process extending back into the past and forward into the future. Our cultural resources are products of human processes that shaped the world in which we live, and we are now creating the cultural resources of the future.

Preserving representative resources allows us to better understand our past and its role in shaping our present. Our active preservation choices will also affect how, and even if, future generations will understand their past. We also seek to preserve viable communities of human existence, just as we seek to preserve healthy natural environments. The concept of “sustainable communities” is the urban planning equivalent of ecosystems management.

The human environment is not something separate from the natural environment. Humans shape and reshape their environment through everyday activities and the occasional cataclysmic event. Yet much of our past is the record of our reactions or failures to react to the forces of nature.

### **Questions**

- How do we identify, survey, and evaluate the boundaries and the resources of a cultural landscape?
- How do we create the broad coalitions needed to preserve cultural landscapes and heritage areas?
- How do we reduce development pressure on traditional lands, such as farms, ranches, mining districts, and sacred sites?
- How do we conserve historic landscapes when traditional land uses cease?
- How do we best manage visitation to retain the important qualities of historic or archaeological sites?
- How do we persuade visitors to respect our important places?
- How do we attract people to under-patronized museums and historic sites, and ensure that these visitors have a quality experience when they get there?
- How do we expand access to accommodate growing tourism without threatening the historic place?
- How do we meet people's desire for hands-on access to resources, such as participating in archaeology digs?
- How do we provide access to historic places for those with differing abilities?
- How do we resolve conflicts arising between natural ecosystems and traditional human land uses?
- What criteria do we use in identifying and observing ecosystem stresses and threats?
- Once we identify threats, how do we prevent or minimize negative change?
- How do we survey, document, evaluate, register, and manage important places in relation to their surrounding ecosystems?
- How do we perform hazardous waste cleanup without threatening important places from our past?

### **Opportunities**

- Open space conservancies are partnering with historic preservation groups to preserve important natural and cultural landscapes.
- Scenic and Historic Byways often encompass and interpret cultural landscapes along road corridors.
- Heritage areas can be a means of protecting and interpreting mining districts, ranches and farms, and traditional cultural places.
- Throughout the state, open space associations, land trusts, and city and county open space departments are buying and maintaining undeveloped land or acquiring scenic easements.
- Video presentations, signs, brochures, and guided tours increase people's appreciation and understanding of historic and prehistoric sites.
- Planning helps manage heritage tourism.
- Street revitalization projects improve the local economies and promote community identity.
- Historic preservation and heritage tourism offer an authentic, high-quality experience.
- Entrance fees or visitor-related businesses can contribute to preserving sites, structures, or districts.
- Historic sites can be networked to offer comprehensive education experiences and promotion opportunities.
- Alternative modes of transportation may provide access with fewer negative impacts.
- The potential for new and expanded partnerships exist between the historic preservation community and natural resource managers.
- Partnering enables government agencies with overlapping missions to operate more efficiently and effectively.

## **Challenge: Appreciating Diversity**

### ***Increasing awareness and understanding of places that are important to the various cultures and peoples of Colorado***

The historic preservation community must continue to broaden the focus of historic preservation to save and interpret places that are significant to all socioeconomic and ethnic groups. People from many countries, classes, and ethnic backgrounds settled and developed Colorado. Recognizing and involving people from all ethnic and cultural groups as stewards and partners will provide a more thorough perspective of the past. Our perception must accurately reflect the roles of ethnic minorities, of women, and of the working class.

### **Creating opportunities for everyone to participate in helping preserve what is important to them**

Access to the full range of significant sites, artifacts, and archives helps us fully understand and appreciate Colorado's heritage. Historic preservation focuses primarily on important places from our past. Artifacts, documents, traditions and places are closely related and cannot be fully understood without these other cultural resources. Often artifacts and archives are handled separately, often stored, displayed, and interpreted far from the original site. The interrelationship of these resources to their place of origin or use is often lost or compromised through their relocation. Historic buildings consist of more than exteriors. The interiors with their historic furnishings reflect the lives and times of their occupants.

The easy and regular exchange of information between people who curate, preserve, and protect all cultural resources yields a more comprehensive understanding of Colorado's past. Through workshops and cross-training, archaeologists, architects, and historians are sharing expertise and techniques with curators, conservators, and archivists. Learning others' approaches to evaluation, protection, and interpretation helps the historic preservation community understand the heritage resources beyond its area of expertise. Such partnering better organizes and accesses information about all aspects of the state's cultural heritage.

Inviting the public to experience and support the full spectrum of cultural resources also builds awareness and increases historic preservation successes. For example, educational archaeological excavations across the state have introduced thousands of schoolchildren and interested adults to Colorado's history. Museums and local history centers are doing more to encourage people to preserve historic buildings, neighborhoods, main streets and archaeological sites.

#### **Questions**

- How can all cultural and ethnic groups most effectively share their story and preserve the places of that story?
- How can minorities demonstrate the benefits of historic preservation to their communities?
- How are ethnic minorities brought into decision making positions in the preservation community?
- How do we increase the awareness of the cultures and the cultural resources that represent all Coloradans, past and present?
- How do we supplement classroom education with experiences from our past?
- How do we interpret places so people better understand and appreciate what they own, live in, work in, and see every day?
- How do we create opportunities for everyone to help preserve what is important to them?



## ***Colorado Preservation 2005***

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### **Opportunities**

- Recruiting ethnically diverse, inner-city residents as stewards and preservation partners will help to restore and rehabilitate historic residences as well as to rebuild civic pride and a sense of community.
- Supporting the growing appreciation for cultural diversity will further cooperative and coordinated preservation efforts.
- Learning the heritage of other cultural and ethnic groups will enrich all Coloradans.
- People from all walks of life can be reached through the publications and communications media of their associations and organizations.

## **Challenge: Rights and Responsibilities**

### ***Expanding preservation incentives and protections across Colorado***

Government regulations influence historic preservation by encouraging, requiring, or prohibiting specific actions. For example, the National Historic Preservation Act and the State Register Act require that projects having federal or state involvement respectively be reviewed for compliance with preservation standards and guidelines. With the large percentage of land in Colorado being federally and state owned, review and compliance activity will continue to influence a significant portion of the state's historic preservation activities. The Americans with Disabilities Act (ADA) requires universal access to public facilities, including historic buildings. This may mean constructing wheelchair ramps, widening hallways, installing elevators, or providing information accessible to sight-, hearing-, or mobility-impaired visitors.

Preservation is also affected by varying perspectives on property rights and perceived infringements upon these rights. Preservation-related laws and regulations are intended to either constrain governments from harming important historic properties or to constrain property owners themselves from doing so.

### **Resolving issues that reflect the conflict between preservation and private property rights**

In Colorado, preservation laws that protect privately owned historic structures are composed primarily of local preservation ordinances. These ordinances provide varying levels of identification, evaluation, designation, review, and incentives, which reflect a community's special needs and character. Some local ordinances involve only voluntary community oversight, while others include formal design guidelines and demolition review. Local preservation commissions often work with planning offices to enforce the ordinances that protect designated historic buildings and districts. By mid 1996, Colorado had thirty-eight municipal ordinances and five county ordinances providing for the designation of historic properties. Four years later that number has grown to sixty-four municipal and twelve county landmark programs.

Preservation is also motivated by incentives. National and state income tax credits encourage owners of historic buildings to follow standard preservation guidelines in rehabilitation. The State Historical Fund is a significant incentive, providing more than \$10 million annually toward restoration, survey, planning, education, and interpretation projects. Some local governments encourage preservation efforts by reducing property and sales tax, transferring development rights, or waiving use restrictions.

#### **Questions**

- How do we achieve a balance between preserving for the good of the community and allowing property owners fair use of their real estate?
- How do we motivate and enable private enterprise to become a more active preservation partner?
- How do we encourage the creation of new preservation incentives?
- How do we provide universal access to information without compromising the integrity of historic properties?
- How do we respond to policy changes that accompany changes in administrations?
- How do we reduce the burden of regulations while ensuring the preservation of important places?
- How can we demonstrate that historic preservation and private property rights can coexist?

## ***Colorado Preservation 2005***

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### **Opportunities**

- Preservation incentives are available at federal, state, and local levels.
- Many government agencies are committed to rehabilitating historic buildings and protecting archaeological sites.
- Preservation partnerships are growing between agencies, among levels of government, and between public and private organizations.
- Grassroots efforts are using available programs and initiating partnerships.
- Open space regulations are helping preserve traditional rural landscapes and land uses.
- Communications between public and private sectors relative to regulation are increasing.
- Historic property preservation can enhance property values and quality of life.

<b>Colorado Communities With Preservation Ordinances or Resolutions</b>			
<b>Municipalities</b>			<b>Counties</b>
Alma (via Park County)	Erie	Manitou Springs	Boulder
Aspen	Fairplay (via Park County)	Meeker	Douglas
Aurora	Fort Collins	New Castle	Elbert
Basalt	Fort Lupton	Northglenn	Grand
Bennett	Grand Junction	Pagosa Springs	Gunnison
Black Hawk	Greeley	Parker	Moffat
Boulder	Gunnison	Rangley	Ouray
Breckenridge	Idaho Springs	Red Cliff	Park
Castle Rock	Lake City	Redstone	Routt
Cedaredge	Leadville	Rico	San Miguel
Central City	Larkspur	Rifle	San Juan
Colorado Springs	Lakewood	Silt	Summit
Cortez	La Veta	Silver Plume	
Craig	Lafayette	Steamboat Springs	
Crested Butte	Frederick	Telluride	
Cripple Creek	Frisco	Victor	
Delta	Fruita	Walden	
Denver	Georgetown	Wheat Ridge	
Dolores	Glenwood Springs	Windsor	
Durango	Golden	Woodland Park	
Edgewater	Littleton	Yuma	
Elizabeth	Longmont		
Englewood	Louisville		

## **How do we meet these challenges?**

Education and the exchange of information will be the keys to successfully meeting these historic preservation challenges.

### **Exchanging knowledge among interested parties**

Historic preservation in Colorado is achieved through the combined efforts of vocational and avocational preservationists. While historic preservation may be enhanced by professional involvement, many projects can only be accomplished through the initiation and perseverance of grassroots preservationists, people involved because they care deeply about their community and its heritage. Combining professional expertise with local perspectives increases the prospects for success. Training programs are one way to share expertise with local communities.

Opportunities for education and training abound. For example, the Program for Avocational Archaeological Certification teaches proper archaeological techniques in the laboratory and in the field. National and regional workshops, meetings, and seminars offered through the National Trust for Historic Preservation, American Association for State and Local History, and the Advisory Council on Historic Preservation teach people about preservation tools and techniques. Such education programs are also offered throughout the state by organizations such as Colorado Preservation, Inc., the Colorado Council of Professional Archaeologists, and the Colorado-Wyoming Association of Museums. These organizations also provide educational and technical publications. Formal historic preservation programs are available through many major universities and colleges.

The exchange of information may occur by mail, phone, and fax, e-mail, electronic bulletin boards, database networks, and the Internet as well as classroom presentations, field workshops, and other direct person-to-person experiences.

### **Communicating through new technology and traditional sources**

Telecommunications advances will dramatically affect historic preservation in the coming years. The historic preservation community is using the Internet to exchange information about:

- standard preservation techniques;
- surveys and design guidelines as preservation planning tools;
- historic preservation funding sources;
- workshops and seminars on preservation topics;
- documented historic and prehistoric sites.

People across the state are increasingly able to input and access this information from their homes, planning offices, colleges, community centers, and job sites. Entering and maintaining information on the Internet requires public and private funding as well as technical expertise. Linking this information is critically important. Mail, phone, fax, and direct personal contact should not be abandoned. The method of exchange should match the needs of those exchanging the information.

### **Supplementing classroom education through the use of historic places**

We must first learn about Colorado's important places to actively support their preservation. Teaching grade school and high school students about the history and archaeology of Colorado will enlighten and enlist the support of the next generation. Ways to inform and teach adults about our heritage and how to preserve it include college and continuing education classes, museum exhibits, guided tours, booklets and brochures, and programs in local communities. Modern media, such as television, video, CDs, and audio-visual presentation provide another outreach opportunity. We can create and deliver meaningful messages using the Internet and World Wide Web.

Public awareness especially encourages people to use important places responsibly. The integrity of a historic home is threatened when the owner makes alterations or additions that are incompatible with the building's original design. Archaeological sites and artifacts are threatened by looting and vandalism. Increasing the awareness of the human impact on Colorado's heritage is a first step on the road to true stewardship of our important places.

Education and information sharing constitute part of the answer to successfully meeting the historic preservation challenges of the twenty-first century. In order to meet these historic preservation challenges and take advantage of their associated opportunities, we must make some basic commitments to:

- Assume responsibility
- Participate in preservation
- Educate people
- Exchange information
- Offer financial incentives
- Preserve places
- Use places responsibly

These commitments may best be exercised through the development and implementation of supporting goals, objectives and strategies – the core of *Colorado Preservation 2005*.

## **PART IV: How Will We Get There?**

### **Planning for Historic Preservation**

Preservation planning is important because successful efforts may take several years, involve many people and organizations, and often require extensive funding. A multitude of factors influence historic preservation. Technology, economic cycles, demographics, and regulations impact historic buildings, cultural landscapes, and prehistoric sites and how we care for them. By becoming aware of the *Colorado Preservation 2005* goals and objectives and resolving to carry them out, the preservation community increases and strengthens its achievements. Success is enhanced when partners communicate and share information.

#### **Importance of Planning**

Members of the preservation community are likely to use *Colorado Preservation 2005* in a variety of ways. Some communities and organizations may identify several goals and objectives that they can and will adopt as part of their historic preservation planning. Many communities and organizations may choose to integrate specific preservation goals and objectives into a comprehensive community or agency plan. Setting and reaching these goals in their varied forms will move us toward the accomplishment of the overall plan and the broader vision for preserving Colorado's cultural heritage.

It is not difficult to identify what needs to be done to preserve Colorado's sense of identity and its important places. It is more difficult to launch and complete bricks and mortar projects, pass and enforce local preservation ordinances, and implement education and outreach programs. Planning is the key to ideas becoming realities.

The goals and objectives in this statewide preservation plan will help organize and achieve the individual plans of the preservation community. This section's historic preservation goals and objectives detail each of the seven goals and the objectives that will help achieve them.

#### **Historic Preservation Goals and Objectives**

Planning is an integral part of the successful operation of most entities. The historic preservation community, made up of a broad spectrum of public and private entities, is evaluating its present challenges and opportunities and laying out a path into the future. Setting and achieving mutually determined goals and objectives will take us to that desired future. The many people who participated in developing the statewide historic preservation plan identified seven goals for preserving Colorado over the next five years. These goals express the historic preservation community's basic commitments to educate people, preserve places, exchange information, assume responsibility, participate in preservation, offer financial incentives, and to use places responsibly.

## **Historic Preservation Goals**

### **A. Assume Responsibility**

*Local participation, decision-making, and responsibility strengthens the preservation of important places from our past.*

### **B. Participate in Preservation**

*Coloradans of various cultural and ethnic groups, ages, and abilities participate in preserving important places from our past.*

### **C. Educate People**

*Coloradans understand the necessity of properly preserving important places from our past.*

### **D. Exchange Information**

*Cultural resource information is regularly gathered, maintained, and exchanged.*

### **E. Offer Financial Incentives**

*Expanded grant programs and other financial incentives encourage the preservation of important places from our past.*

### **F. Preserve Places**

*A more representative collection of important places from our past are protected and preserved.*

### **G. Use Places Responsibly**

*Responsible heritage tourism offers a means of knowing and preserving important places from our past.*

For each goal, this section summarizes recent events and influences; provides success stories; and lists objectives and strategies needed to accomplish the goal.

**Goal A — Assume Responsibility**

*Local participation, decision-making, and responsibility strengthens the preservation of important places from our past.*

**Success Stories**

**“Routt County Takes Preservation to the People”**

Historic Routt County and the Tread of Pioneers Historical Commission have been working together to bring information regarding the benefits of historic preservation to their partners countywide. This effort began with a recognition that many county residents felt strongly about the importance of their history, but found it difficult to articulate what it was about their physical environment that they valued. As development boomed, the historic character of some towns was threatened. These two organizations banded together to facilitate the first step toward empowering local residents to take control of their future through appreciation of their past. Seminars were held on how to nominate buildings for local historic designation. Presentations were made on Colorado’s architectural history, and on the importance of historic preservation. Planning staff, planning commission members, historic preservation board members, and elected officials were invited to a workshop on how to conduct appropriate design review in historic districts. And a local museum exhibit was developed on local preservation programs and incentives. These organizations continue to lead their communities in providing professional advice and training opportunities. For more information, contact Winnie DelliQuadri at 970-879-2060.

**“Local Governments Assume Responsibility for Preservation”**

Colorado added eight Certified Local Governments (CLGs) from 1996 to 2000, bringing our total to twenty-eight. CLG numbers are growing to take advantage of no-match grants and eligibility of their local landmarks for the state historic preservation income tax credit. A CLG’s ordinance and commission must meet certain standards. This partnership among the National Park Service, State Historic Preservation Office, and local government ensures local participation in state and federal actions which affect local historic properties. From larger cities like Greeley to small towns like Pagosa Springs, Colorado’s CLGs prove that all preservation, like politics, is local. For more information contact Dan Corson at 303-866-2673.

**“Local Celebrations Enhance Understanding and Foster Pride”**

Archaeology and Historic Preservation Week has been increasingly successful. The event has shown increased attendance (growing over 474% in three years and reaching nearly 15,000 attendees statewide), increased publicity (number of press releases and other promotions), and fostering higher quality events that have highlighted archaeological and historic places and issues. These events are strong indicators that the public has a strong interest in preserving historic places. This clearly has had an impact on the public’s perception of historic preservation in local communities. For more information contact the Office of Archaeology and Historic Preservation at 303-866-4681 or visit their website at [coloradohistory-oahp.org](http://coloradohistory-oahp.org).



## *Colorado Preservation 2005*

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Historic preservation is strengthening its grassroots focus. Although technical assistance and limited funding are available through state and federal agencies, preservation occurs principally through the efforts and expenditures of businesses, individuals, and local communities. Cultivating an awareness of a community's heritage and encouraging local people to support and protect that heritage is served by educating and empowering these partners.

Local preservation ordinances place control in the hands of local commissions and town governments. Assisting these commissions in operating efficiently, providing training on how to develop design guidelines and consistently enforce ordinances, and educating local owners of historic properties will most effectively maintain the integrity of main streets, cultural landscapes, and heritage areas and corridors.

Communities can also better support preservation if people know how it benefits them directly. Brochures, workshops, demonstrations, media coverage, and other forms of outreach can inform the public and potential preservationists. Publicizing successful local projects makes people aware of the benefits of preservation. Business owners and investors especially need to believe preservation makes good business sense.

Rehabilitating old buildings rather than razing them and replacing them with new ones results in economic and community-building successes. Businesses like brew pubs, coffeehouses, galleries, restaurants, and small retail outlets thrive on the genuine ambiance of a historic building. "Recycling" old buildings is also an environmentally friendly solution. Warehouses become residential lofts, rambling Victorian homes become business offices or bed and breakfast inns, vacant office buildings are converted into hotels, and schools become condominiums and apartments.

Government-business collaborations can boost preservation in several ways. Low-income loans can assist first-time home buyers or help restore and maintain homes in low-income neighborhoods, thereby improving the physical appearance of the area and stimulating the local economy. Community Development Block Grants can help finance restoration of key Main Street properties, helping small towns bolster sagging downtown economies. Merchant associations can encourage and assist facade improvements and organize and promote advertising and special events that pump life into downtown economies.

## **Objectives and Strategies**

1. Promote the sharing of historic preservation information by all Coloradans.
  - Identify preservation partners.
  - Establish procedures for collecting and coordinating preservation plans, activities, and results.
2. Seek and incorporate local comments and concerns related to preservation in all levels of decision making.
  - Identify local concerns as early as possible for all activities and projects.
  - Incorporate local concerns into preservation planning.
3. Encourage local businesses, organizations, institutions, and all levels of government to actively support preservation goals.
  - Develop support by publicizing how preservation can benefit local communities' economics and spirit.
  - Provide technical and financial assistance for preservation efforts of local entities.
  - Encourage agency leaders to endorse and incorporate the preservation partner goals into agency plans.
4. Improve existing local preservation ordinances and codes and develop new ones.
  - Develop publications, educational materials, and programs that demonstrate the benefits of local preservation ordinances.
  - Tie statewide incentives to communities that have preservation ordinances.
  - Encourage use of covenants, easements, and private investment as preservation strategies.
  - Train Certified Local Governments to help them operate more efficiently.
  - Establish mechanisms to delegate federal- and state-authorized survey, registration, and protection functions to local governments when and where appropriate.
5. Urge all preservation partners to plan their actions.
  - Inform current and potential partners about the benefits of preservation planning and how it is done.
  - Encourage local and regional land use planning partnerships.
  - Integrate preservation planning into all comprehensive planning efforts, especially in communities and regions that anticipate major growth or decline.

**Goal B — Participate in Preservation**

*Coloradans of various cultural and ethnic groups, ages, and abilities participate in preserving important places from our past.*

**Success Stories**

“Saving an African American Orphanage”

The Pueblo Dr. Martin Luther King Jr. Holiday Commission and Cultural Center was established in 1988 to provide a vehicle for educating area residents about the rich and historically significant contributions made by African Americans. In 1993 the E.M. Christmas Foundation donated the historic Pueblo Colored Orphanage and Old Folks Home (known as the Lincoln Home) to the Commission. Consisting of two brick Queen Anne style homes, built about 1900, the buildings served as the first black orphanage in the state. Through a combination of grants, donations, and hard work, the Commission has restored the Lincoln Home for use as Commission offices, a museum, and a central meeting and education center for African American youth activities. For more information about the Lincoln Home project or the activities of the Pueblo Dr. Martin Luther King Jr. Holiday Commission and Cultural Center, contact the Commission at 719-253-1015.

“Remembering a Tragedy”

On October 6, 1998, President Bill Clinton signed *The Sand Creek Massacre National Historic Site Study Act*. Sponsored by Senator Ben Nighthorse Campbell, the Act directed the National Park Service – in consultation with the State of Colorado, the Cheyenne and Arapaho Tribes of Oklahoma, the Northern Cheyenne Tribe, and the Northern Arapaho Tribe – to complete two tasks: verify the location of the Sand Creek Massacre; and study the possibility of making the massacre site a unit of the National Park System.

More than 25 designated representatives from the Cheyenne and Arapaho Tribes were members of the Sand Creek Massacre project team. During the 18-month process, tribal members attended all project meetings and open houses, and reviewed all study materials. During the site location phase of the project, tribal members participated in geomorphological and archeological surveys of the massacre site. They also contributed traditional tribal knowledge regarding the location of the massacre, and provided oral histories of Sand Creek Massacre descendants – powerful testimony to the tragic events of November 29, 1864. Tribal members provided their views on such issues as boundaries, resource management, site administration, and interpretation.

On November 7, 2000, the President signed the *Sand Creek Massacre National Historic Site Act of 2000* authorizing the establishment of a national historic site at Sand Creek and ensuring that the tribes will continue to have a voice in the site’s development. The legislation provides opportunities for the Cheyenne and Arapaho Tribes to be involved in general management and educational program planning at the site. It also allows Sand Creek Massacre descendants to have special rights of access to the site for traditional cultural and historical observances. The legislation also calls for a portion of the site to be set aside for the repatriation of human remains and funerary and sacred objects associated with the Sand Creek Massacre. For more information contact the National Park Service at 303-969-2885.

Heritage preservation includes efforts to preserve and interpret the cultural resources of under-represented ethnic, cultural, and social groups. Historic preservation needs active participation of minority cultural and ethnic groups. The most effective way of supporting preservation through cultural diversity is exhibiting how preservation can help build and sustain a livable community and tell the story of that community. An outreach that successfully fosters preservation in culturally diverse neighborhoods, however, needs to reflect the rich social structure of the people and recognize the dynamic nature of every community. Each distinct ethnic group should feel empowered to set its priorities for preserving historic places.

Advisory councils can provide organizations with the perspectives of diverse ethnic and cultural groups. Through the National and State Register listing of properties associated with the history of ethnic groups such as the townsite of Dearfield, La Capilla de San Antonio de Padua in Lasasuses, and the Jurgens site in Weld County, we recognize the role these Coloradans played in the state's history.

A cultural diversity issue specific to Native Americans is ownership rights of human remains and funerary objects, and important items associated with their culture – sacred cultural items and objects of cultural patrimony. The 1990 Native American Graves Protection and Repatriation Act (NAGPRA) requires that the Federal government and museums inventory their collections, identify Native American human remains, funerary objects, and items of cultural importance, determine the affiliation of the human remains and cultural items through consultation with affected tribes, and repatriate them to the appropriate tribe. In addition, NAGPRA established that after 1990, all discoveries of Native American human remains, either inadvertent or as a result of planned archaeological investigation, would be subject to consultation with associated tribes. NAGPRA reaffirms the right of every ethnic and cultural group to own its past, fosters mutual respect for those rights, and emphasizes preservation of the past.

Integrating cultural diversity into preservation poses several challenges. How are preservation stewards recruited from long over-looked ethnic groups? Residents of ethnic neighborhoods need examples of how preservation can benefit their community. Every ethnic community needs the opportunity to tell its story in its own words. Ethnic minorities need to be represented in decision-making positions in the historic preservation community.

### **Objectives and Strategies**

1. Include in preservation efforts the advisory boards, organizations, and councils that represent each of Colorado's cultural and ethnic groups.
  - Train and encourage such boards to assist in carrying out preservation objectives and strategies. Meet with the Colorado Historical Society advisory councils to develop further strategies.
2. Learn more about Colorado's diverse people and foster mutual respect.
  - Conduct surveys of minority-related historic and archaeological resources.
  - Seek information from minority ethnic groups about the places important to them.
  - Participate in and attend events, celebrations, and presentations of cultural and ethnic groups.
3. Reach out to partner with all people who form part of Colorado's heritage.
  - Assist cultural and ethnic groups in preservation planning.
  - Partner with preservationists, scholars, and citizens in neighboring states who are knowledgeable about Colorado's heritage.
  - Develop educational materials and literature that uses places to convey the broad range and great diversity of Colorado's heritage.
4. Communicate the benefits of historic preservation to cultural and ethnic groups.
  - Use the media of cultural and ethnic groups to publicize available programs, cooperative efforts, technical information, and funding sources.
  - Meet with minority chambers of commerce, neighborhood associations, and other groups to find the most cost-effective manner to reach the largest minority audience.
  - Develop and disseminate information about the cultural and economic benefits of preservation.
5. Survey, designate, and protect resources significant to cultural and ethnic groups.
  - Fund projects related to cultural and ethnic groups, as prioritized by those groups themselves.
  - Comply with the language and spirit of the Native American Graves Protection and Repatriation Act (NAGPRA).
  - Consider ethnic and minority opinions when implementing federal, state, and local preservation laws that affect such groups.

**Goal C — Educate People**

*Coloradans understand the necessity of properly preserving important places from our past.*

**Success Stories**

**“Doing History”**

In 1996 the University of Northern Colorado’s Institute for History and Social Science Education embarked on the development of a program called “Doing History.” The purpose of the program is to use the built environment as a tool for teaching history to students K-12. Recognizing that Colorado is a large state and that it is not always practical for students to travel to some of the most significant sites, “Doing History” focuses on the development of “virtual” tours of such sites. Materials will ultimately be available on CD-ROM and the Internet. Images of the sites will be linked to primary research documents and artifacts that help to make the site come alive. The project also provides for teacher inservice education, and a 1-800 hotline for advice on how teachers can integrate the new materials into their social studies curriculum. For more information, call Dr. Matt Downey at 970-351-2929, or email Dr. Downey at [mtdowne@bentley.UnivNorthCo.edu](mailto:mtdowne@bentley.UnivNorthCo.edu).

**“People Hereabouts”**

The Overland Neighborhood Association produced a series of interpretive panels on neighborhood historic sites for installation at the recently opened Evans station on Denver’s light rail commuter line. The Regional Transportation District (RTD) funded the project and installed the panels which feature vintage postcard images to highlight important places in the neighborhood. The panels are organized around the themes of people playing, people civilizing, people arriving, people working, and people moving. For more information, contact RTD, 1600 Blake Street, Denver, Colorado 80202, 303-628-9000.

**“Ancient Colorado—An Archaeological Perspective”**

After many years of discussing the need to update the prehistoric contexts for Colorado, the Colorado Council of Professional Archaeologists (CCPA) received a grant from the State Historical Fund to compile and publish the documents. The grant money was combined with hundreds of hours of volunteer work to create a five-volume set organized around Colorado’s major river basins. This three-year effort to synthesize and review the state’s prehistory involved over 40 archaeologists and produced a welcome update to the 1984 context series. The initial printing of 1,500 volumes sold out within the first year, with complementary sets provided to major libraries and universities in the state. A summary and introduction publication, “Ancient Colorado—An Archaeological Perspective,” was also written for distribution to general audiences. Plans are currently underway to reprint the series. For more information, call Meg Van Ness at 303-866-4670, or email her at [meg.vanness@chs.state.co.us](mailto:meg.vanness@chs.state.co.us).

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To support and protect Colorado's important places, we first need to understand and appreciate these places. Many local preservation commissions use professional demonstrations and hands-on projects to train people in structural preservation techniques. The Crow Canyon Archaeological Center teaches young people and adults archaeological techniques and demonstrates how archaeology helps us better understand our culture and the cultures of those before us. The Program for Avocational Archaeological Certification trains people around the state in laboratory and field techniques. The Colorado Historical Society's Office of Archaeology and Historic Preservation provides technical assistance and preservation publications to many people. Colorado Preservation, Inc., raises awareness statewide through workshops, a newsletter, and an annual legislative breakfast.

The National Register of Historic Places and the National Trust for Historic Preservation formed a partnership to develop the "Teaching with Historic Places" program. The program provides lesson plans which turn historic sites into learning opportunities. A similar program for Colorado is being developed by the University of Northern Colorado.

Several awards programs acknowledge historic preservation accomplishments and the people who carry them out:

- Colorado Preservation, Inc.'s Dana Crawford Award and Statewide Honor Awards
- The National Trust's Barn Again! and Great American Homes programs
- The Colorado Historical Society's Stephen H. Hart, Centennial Farms, and Caroline Bancroft awards
- Award program of the American Association for State and Local History

Additional ways to integrate education and awareness into the community are needed. Classroom education in grade school, high school, and college will help recruit the younger generation as stewards. The business community and civic leaders need information about how historic preservation strengthens civic pride and stimulates the local economy. The historic preservation community, as well as the public, needs to know more about proper preservation techniques, funding sources, and other historic preservation information.

## **Objectives and Strategies**

1. The preservation community helps people to become more aware of, to better understand, and to support historic preservation more effectively.
  - Use existing channels to communicate historic preservation messages.
  - Offer museum and educational programs for adults and children emphasizing historic preservation.
  - Expand public appreciation of cultural landscapes, cityscapes, historic districts, and heritage areas as parts of a comprehensive preservation program.
  - Publicly acknowledge supportive individuals, organizations, and agencies.
  - Create a slogan, spokesperson, and/or character identifiable with preservation.
  - Involve the media to persuade people to actively support historic preservation.
  - Inform people about preservation through the Internet and other emerging communication technologies.
  - Encourage private owners to preserve their historic properties.
  
2. Schools, colleges, and universities teach children and young adults about historic preservation.
  - Develop and implement teacher education programs for history, archaeology, and historic preservation in grades K-12.
  - Produce and use history, archaeology, and historic preservation curricula in K-12 classes.
  - Create and carry out museum and other education programs that emphasize history, archaeology, and historic preservation for children and young adults.
  
3. The preservation community cultivates support for historic preservation among decision makers, community leaders, and private property owners emphasizing the relationship of preservation to business and economic development.
  - Provide information, materials, and assistance to business, community, and civic leaders.
  
4. Professional associations, avocational groups, preservation agencies, and educational institutions provide both basic and advanced preservation training and technical information to organizations, communities, and the public.
  - Establish a historic preservation “911” system to provide immediate basic answers and assistance.
  - Develop training materials and programs for teaching preservation techniques to local agencies, organizations, and communities.
  - Schedule and conduct historic preservation training.
  - Facilitate exchange of preservation information among agencies, organizations, and communities.
  - Develop information about preservation techniques that is suitable for distribution in building materials stores.
  - Develop preservation materials, workshops, and classes for professional and grassroots partners.
  - Develop advanced programs to broaden the awareness of preservation issues among professionals in history, architecture, landscape architecture, planning engineering, construction and related fields.
  - Facilitate exchange of state-of-the-art information between professional and grassroots partners.
  
5. The preservation community encourages and supports historical and archaeological research, documentation, and publication.
  - Encourage people to research and write about Colorado’s diverse cultural heritage.
  - Help publicize and distribute high-quality research documents and presentations.
  - Encourage original research.
  - Encourage the synthesis of existing research data.



**Goal D — Exchange Information**

*Cultural resource information is regularly gathered, maintained, and exchanged.*

**Success Stories**

“Local Survey Available World-Wide”

The historic Town of Telluride in San Miguel County has moved into the new millennium, and it has an Internet presence to prove it. Researchers interested in knowing more about the town’s historic resources have only to go to [www.town.telluride.co.us](http://www.town.telluride.co.us), and follow the links through the Planning Department. There, one will find the town’s National Register nomination, a set of design guidelines, and the Telluride Historic and Architectural Survey. The Survey includes a listing and description of every historic building in town, including inventory forms from surveys conducted in 1986, 1987, and 1997. Photographs, supporting documentation, and links to related preservation information are also included. See the website for more information and for contact names and phone numbers.

“Pictures Speak Louder than Words”

The *Colorado Cultural Resource GIS Program* was initiated in 1997 as a multi-agency Geographical Information System effort to create accurate, up-to-date, and detailed maps of sites and project locations. With funding from the Bureau of Land Management, the Bureau of Reclamation, and the State Historical Fund, this multi-year project is a long-awaited enhancement to the existing database. The resulting GIS overlays, when combined with overlays from numerous partner agencies and organizations, can be combined with local GIS efforts to provide a much-needed planning and research tool. Generalized versions of the system, modified to protect the exact location of archaeological resources, will be made available on the web. For more information, call Meg Van Ness at 303-866-4670, or email her at [meg.vanness@chs.state.co.us](mailto:meg.vanness@chs.state.co.us).

Preservation of our important historic and prehistoric places must be rooted in knowledge. Only with a clear understanding of the physical record can we make intelligent choices evaluating properties and deciding where to apply our efforts. A steadily increasing number of communities are conducting surveys of their cultural resources in order to establish an inventory and serve as the basis for evaluating and preserving important places. These inventories are often the first step a community takes when it begins creating its own landmarking program.

Computer technology allows cultural resource information to be placed in electronic databases. Such databases allow easy access to information in a variety of forms to meet a wide range of needs. This cultural resource data may also be paired with information in other geographic-based databases so that various types of cultural and environmental data can be considered along with demographic and infrastructure data as part of local, regional, or statewide planning. This information is often displayed graphically using Geographic Information Systems (GIS) technology to better inform the user and facilitate the protection of important cultural and environmental resources during land use project development. Littleton and Telluride are just two communities that are using GIS technology along with a cultural resource database to offer access to important cultural resource information during the planning process.

State and federal laws authorize the Colorado Historical Society, state archaeologist, and state historic preservation officer to participate in the survey and study of all sites and structures in Colorado of historical interest. The result is a comprehensive statewide historic and prehistoric sites inventory and a mechanism for sharing information between preservation partners. The Colorado Cultural Resource Inventory, maintained by the Colorado Historical Society Office of Archaeology and Historic Preservation (OAHP), contains paper records and computerized site file records on 145,000 properties throughout the state. Over 16,000 documents—comprising surveys, excavations, regional syntheses, resource management plans, and building rehabilitation reports—serve as companion information to the inventory records. Approximately 4,000 public inquiries are made to this database annually. The historic preservation community recognizes the importance of this central repository for information and expects that the data is accurate, useful, and readily accessible.

Since 1988 the Bureau of Land Management has enjoyed online access to the OAHP site files through a cooperative agreement. This access is being expanded to all citizens through computer technology and the Internet. Although specific archaeological site locations will be protected to curb vandalism, general information will be available to all, with specifics provided to planners and scholars.

The heart of future cultural resource information exchange will be the data provided to OAHP by active Colorado archaeologists and historians which is assimilated into the central site files. The success of historic preservation projects will depend on partners working together and benefiting from knowledge of past successes and failures. The easy exchange of information will help partners plan and act cooperatively by discovering mutual goals.

### **Objectives and Strategies**

1. Gather cultural resource information of the highest quality and usefulness.
  - Conduct surveys to record and evaluate undocumented cultural resources.
  - Survey important, under-represented, and endangered cultural resources.
  - Collect information useful for educational, planning, and designation purposes.
  - Collect information that meets the needs of local communities and the state at large.
  - Improve the ability of all preservation partners to record and evaluate cultural resources by developing guidelines and providing training.
2. Maintain accessible cultural resource archives that promote long-term document preservation.
  - Improve the archival storage systems for cultural resource documentation.
  - Encourage the use of databases to exchange cultural resource information.
  - Contribute to a statewide cultural resources inventory and database that is up to date and comprehensive.
3. Use new technologies to store, distribute, and preserve cultural resource information.
  - Design and maintain cultural resource databases that are accurate, up-to-date, and responsive to users' needs.
  - Share information via the Internet and other digital formats.
  - Develop and use digitized cultural resource information as a means of preserving original records.
  - Promote workshops and other training opportunities that encourage the use of new technologies.
4. Exchange cultural resource information to promote education, research, and planning
  - Provide easy and effective public access to cultural resource information while protecting fragile resources.
  - Encourage information sharing between cultural resource professionals, educators, researchers, and planners.
  - Use a wide variety of methods, including publications, Web sites, presentations, workshops, and conferences, to share cultural resource information.
  - Publicize the availability and use of cultural resource information.

**Goal E — Offer Financial Incentives**

*Expanded grant programs and other financial incentives encourage the preservation of important places from our past.*

**Success Stories**

“The Sweet Smell of Success”

The Rood Candy Company rehabilitation project in Pueblo provides an excellent example of partnerships and leveraging, resulting in the adaptive reuse of an early 1900s warehouse for affordable housing. Vacant for more than fifteen years, the four-story brick building was suffering from neglect when it was acquired by the Housing Authority of Pueblo. The roof leaked, windows were broken, and the building was settling, causing serious cracking in the exterior masonry. Many less visionary communities might have looked the other way, or replaced the building with yet another new apartment tower. Instead, the Housing Authority of Pueblo took on a project that would ultimately cost in excess of \$6 million. The final package included Community Development Block Grant funds, low-income housing tax credits, historic preservation investment tax credits, utility company fee waivers, a deferred interest loan through the Colorado Division of Housing, in-kind professional services, and a grant from the Colorado Historical Society’s State Historical Fund, among other contributions. The end result is a property and project the whole community can be proud of. For more information on this project, contact the Housing Authority of Pueblo at 719-584-7676.

“A Phoenix in Monte Vista”

The 1898 Fassett Building was clearly one of Monte Vista’s most significant historic resources when it was extensively damaged by fire in 1987. While post-fire litigation dragged on, the weather took its toll on what remained. In 1992 the Urban Renewal Authority of Monte Vista obtained title to the building through a grant from a finance company, and began the process of restoring this downtown commercial landmark. A little more than five years later, the building was returned to service. The City itself contributed substantially to the success of the project, providing both cash and professional services. Additional funding was obtained from the Colorado Department of Transportation’s allocation of federal transportation enhancement funds, local donations, a portion of the city’s sales tax, and grants from the Colorado Historical Society’s State Historical Fund, in addition to substantial donations of time and materials from local residents. The building once again houses retail space, with the added attraction of a transportation museum. For more information on this project, contact the City of Monte Vista at 719-852-5926.

“Taking Credit for Historic Preservation”

In 1999 the Colorado General Assembly reauthorized and improved the Colorado Historic Preservation Income Tax Credit. This program allows for 20 percent of qualified historic preservation expenditures up to a credit amount of \$50,000 to be taken against Colorado income tax for any single project. For more information on this program, contact Joe Saldibar at 303-866-3741 or Dan Corson at 303-866-2673.

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Funding, a critical need of historic preservation, comes from many sources. Homeowners spend money to maintain their residences, and commercial developers invest in rehabilitating historic properties. Preservation funding also comes from grant programs like the State Historical Fund and federal Historic Preservation Fund. Several agencies fund preservation as a secondary goal, such as the Transportation Efficiency Act (TEA-21). Revolving loan programs like the Denver Revolving Loan Fund provide self-sustaining funds for preservation projects. Foundations also provide significant funds for preservation projects. National Trust programs include the Preservation Services Fund, Loan Fund, Critical Issues Fund, and Inner City Ventures. People need more information on the many sources of funding so that they can tap into these resources. They also need to know how to leverage funding by using matching funds or in-kind services.

Private-public partnerships, in which grant money supplements investments from the private sector, are highly effective. Urban renewal authorities and Community Development Block Grant programs have contributed large grants or low-interest loans for rehabilitation of historic commercial buildings into retail space, restaurants, residential lofts, or other income-producing properties. Local banks play a particularly important role in assisting preservation by loaning money for rehabilitation projects. Low-interest loans for purchasing or rehabilitating old homes in low-income neighborhoods stimulate the local economy, instill community pride, and preserve the historic fabric. Publicizing the success of such private-public endeavors encourages more support of preservation by private enterprise.

Government-supported incentives also play a major role in preservation. Through federal and state income tax credits, people can recapture money spent on the rehabilitation of historic buildings. Government-backed programs offer low-interest loans to purchase or rehabilitate homes in targeted low-income neighborhoods. Altered zoning restrictions and property and sales tax reductions also motivate preservation. For example, Denver permits the transfer of development rights from local landmarks and waives certain use restrictions in historic districts, allowing historic houses in Capitol Hill to be rehabilitated as office space. Boulder and Manitou Springs provide sales tax rebates. Aspen offers a \$2,000 grant for local landmarking and waives development fees and other restrictions. Making the public aware of these incentives will increase their use.

## **Objectives and Strategies**

1. Increase the awareness of preservation's benefits among potential funders.
  - Publicize the stories of successful historic preservation projects.
  - Produce and distribute brochures about how preservation can provide economic viability.
2. Expand and promote existing preservation grant programs.
  - Align existing preservation grant programs to support the vision and goals of the statewide historic preservation plan.
  - Sustain and expand funding for acquiring and rehabilitating designated historic properties.
  - Sustain and expand grant programs offering immediate funding for emergency situations.
  - Market grant programs through the most effective media.
  - Target under-represented groups and geographic regions.
3. Offer and promote other financial incentives that encourage preservation and rehabilitation.
  - Promote existing financial incentives.
  - Develop innovative financial incentives that encourage preservation and rehabilitation in both urban and rural areas.
4. Inform and assist people with fund raising, grant writing, and grant administration.
  - Develop a grants guide that lists all preservation funding sources.
  - Develop and offer programs and information that teach fund raising and grant writing.
  - Provide technical assistance in grant writing.
5. Help businesses, individuals, and private organizations market their preservation projects.
  - Encourage development of marketing materials through grants and direct assistance.
  - Develop low-interest loan programs for historic property owners.

**Goal F — Preserve Places**

*A more representative collection of important places from our past are protected and preserved.*

**Success Stories**

**“Preservation Comes to the Suburbs”**

Arapahoe Acres, a thirty-acre subdivision in Englewood, was in the suburbs when architect Edward Hawkins acquired the land in 1949. Now, more than fifty years later, Arapahoe Acres is a National Register-listed historic district consisting of 124 individually designed, modern homes ranging in size from 750 to 2,000 square feet. The influence of Frank Lloyd Wright is clearly evident in these low-lying houses with their earthtone colors. Neighborhood preservation efforts grew out of a meeting held at the local elementary school in 1998, where area residents expressed their concern for the long-term survival of this unique resource. Now, the Arapahoe Acres Historic Preservation Network provides advice and opportunities for residents of the district, including small pass-through grants. Design guidelines are being drafted, and a web site is in production. Neighborhood workshops have been held on appropriate restoration techniques. And the story of Arapahoe Acres has been presented nationally at several conferences. For more information, contact the Arapahoe Acres Historic Preservation Network at 303-299-0201 Ext. 11.

**“Pumped Up About Local History”**

Members of the Phillips County Historical Society rescued the historic Reimer-Smith Oil Station in 1998 when the former gas station was faced with demolition. The 1927 station is an excellent intact example of a rapidly disappearing form of the 1920s era "house with canopy" type of gas station. The station's exterior and interior retains its distinctive, and increasingly rare, pressed metal siding. The society found a suitable site for the station on its museum grounds that retained the former orientation of the station on a street-side location. Following the station's relocation, the historical society repainted the building, installed vintage gas pumps, and opened the building as an interpretive exhibit of roadside history and architecture. For more information, contact the Phillips County Historical Society at 970-854-3335.

**“Saving Places from the Cold War”**

Building 710 was constructed in 1969 at the Denver Federal Center as part of nationwide civil defense preparedness during the Cold War. Designed to withstand a nuclear attack, the two-story underground building, of reinforced concrete, served as the Defense Civil Preparedness Agency's Region 6 Operations Center. Since 1979, it has been utilized by the Federal Emergency Management Agency (FEMA) as its Region 8 Operations Center. Recognizing the importance of the Cold War as part of our recent past, the General Services Administration successfully nominated the building to the National Register of Historic Places in 2000. For more information, contact the General Services Administration at 303-236-7131.

Communities are becoming more aware and more active in protecting their historic buildings, archaeological sites and cultural landscapes, as illustrated by the increase in local preservation ordinances from six in 1974 to seventy-six in 2000. These ordinances vary in their review and protection measures. Some involve only voluntary community oversight while others include formal design guidelines and demolition reviews. They all share a sensitivity to community preservation priorities.

The growing number of National and State Register listings also reflects people's increased appreciation of historic properties. In the period from 1996 to 2000, 359 Colorado properties and districts were entered into the National Register or State Register. Most of the new listings came from the private sector, but many were from federal and state land-management agencies that recognized their responsibility to protect Colorado's important historic and prehistoric places. Many listings have been prompted by the State Historical Fund, which requires national, state, or local designation to qualify for restoration and rehabilitation grants.

Historic preservation's scope includes the recent past and broad cultural landscapes, two new areas of emphasis that are testing conventional methods of identifying, evaluating, and protecting important places. It also encompasses properties significant to lesser-represented ethnic and cultural groups. Successfully preserving the full range of historic places is motivating new partnerships and coalitions and providing a new perspective on what we are preserving today.



### **Objectives and Strategies**

1. Create partnerships that encourage the preservation of Colorado's important places.
  - Support and strengthen existing partnerships.
  - Develop new partnerships and channel resources toward them.
2. Designate more properties as local landmarks and as listings in the State and National Registers.
  - Educate people about why designation is important.
  - Encourage public and private owners to seek designation for their historic properties.
  - Provide local training in how to designate a property.
  - Develop a system for identifying and protecting at-risk places, including modern architecture, cultural landscapes, cityscapes, and historic districts.
3. Implement existing preservation laws effectively, increase their scope, and expand them to all parts of Colorado.
  - Inform people about existing preservation laws. Increase law enforcement officials' awareness of current preservation laws.
  - Advocate new laws at local, state, and national levels with emphasis on the protection of places associated with the recent past, cultural landscapes, cityscapes, and historic districts.
  - Encourage local building code modifications that accommodate the special characteristics of historic properties
  - Encourage the use of conservation and preservation easements and covenants as a private means of protecting Colorado's important places.
4. Curb vandalism of historic and archaeological sites.
  - Support the development of plans by the Anti-Vandalism Task Force.
  - Develop strategies to protect remote sites.
  - Teach people about the fragility and vulnerability of heritage resources.
  - Develop and implement collaborative strategies to protect those segments of Colorado's important places lacking active protection programs.
  - Develop a system for identifying unprotected resources.
5. Partner with curators, conservators, archivists, and librarians to care for collections related to culturally, historically, and archaeologically important places.
  - Support responsible management for such collections through appropriate security, storage, and conservation.
  - Develop and distribute publications about proper curation and conservation.
  - Support appropriate public access to artifact and archive collections.
  - Encourage the development of local curation and conservation facilities.
  - Develop funding sources for local museums and archives.
  - Support curation and conservation projects associated with Colorado's cultural heritage.

**Goal G — Use Places Responsibly**

*Responsible heritage tourism offers a means of knowing and preserving important places from our past.*

**Success Stories**

“The Colorado Heritage Area Partnership”

The Colorado Heritage Area Partnership (CHAP) was created in 1996 through a Memorandum of Understanding entered into by Colorado State Parks, the Colorado Historical Society, the Colorado Scenic and Historic Byways Program, the Bureau of Land Management, the National Park Service, the Center for Community Development at the University of Colorado, the Colorado Chapter of the American Society of Landscape Architects, Colorado Open Lands, Colorado Preservation, Inc., and the USDA Forest Service. That agreement established a steering committee made up of representatives from each organization, with the shared goal of assisting local partners in establishing heritage areas, while producing tools, reference materials, and technical assistance for these partners. The Colorado Community Revitalization Association (CCRA) has become an important partner in CHAP, and is gearing up to provide many of these services, including staff support, advice, and training opportunities. The CHAP Steering Committee continues to grow, through the addition of partners from other local, state, and federal agencies. And the purposes of heritage tourism are served through CHAP’s support for responsible tourism and the preservation of Colorado’s culturally, historically, and archaeologically important places. For more information on CHAP, contact CCRA at (303) 628-5567.

“Awareness and Appreciation Yields Preservation”

For the past several years the Colorado Interagency Archaeological Education and Anti-vandalism Task Force has been committed to supporting and planning Archaeology and Historic Preservation Week. The group also continues to seek ways of supporting archaeology education in the classroom. Although no statistics are readily available, land managers have said that because of these educational outreach initiatives they have seen less casual vandalism on cultural resources than in the past. For more information on antivandalism programs, contact the Office of Archaeology and Historic Preservation at 303-866-3395.

“Volunteers monitor sites in southwest Colorado”

The San Juan Mountains Association’s Cultural Site Stewardship Program matches up cultural sites with community site stewards across southwest Colorado. The sites have high visibility and visitation, and managing agencies often do not have enough staff to adequately monitor the sites. Program director Amy Wise and federal land managers have identified 2,000 sites to be monitored. Wise believes the program will foster a sense of pride in local communities. The program is funded by the Colorado Historical Society’s State Historical Fund, the San Juan National Forest, the Bureau of Land Management, and the Four Corners Heritage Council. For more information on the Cultural Site Stewardship Program, contact Amy Wise at 970-533-1495 or e-mail: cocsp@frontier.net.

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Tourism is a major economic force in Colorado. The state's history appeals to both local and out-of-state visitors, and many efforts are enhancing the visitor's experience. Heritage tourism, however, challenges balancing promotion and interpretation with conservation. We need to manage carefully visitation at popular destinations. We also need to attract more people to under-visited places. Lesser-known locales languish, often lacking effective means for drawing visitors.

The National Park Service effectively combines resource access, interpretation, and protection. Each of Colorado's Scenic and Historic Byways informs visitors about the byway's unique history through a signage program that also asks travelers to respect the byway's historic places. Local tourism boards and chambers of commerce, while commercially motivated, are increasingly realizing the importance of preserving as well as promoting. Local historical societies and museums are recognizing the advantages of promoting and interpreting the resources that help tourists understand local heritage. The Colorado Historical Society has redesigned its roadside markers to improve interpretation and emphasize resource protection as well as education.

However, more protection and interpretation efforts are needed. The implementation of a Colorado Heritage Areas program has recognized the special cultural qualities of several important areas of the state. Heritage Area designation provides recognition while allowing continued use by residents and visitors. Established Heritage Areas to date include: South Park Heritage Resource Area, Lariat Loop Mountain Gateway Heritage Area; Silver Heritage Area of Upper Clear Creek; Colfax Avenue Heritage Corridor; Palisade Heritage Area, and the Plateau Valley Heritage Area. Other areas are under consideration.

## **Objectives and Strategies**

1. Balance promotion, interpretation, and conservation of important places from our past.
  - Teach people how to use cultural resources responsibly and without littering, vandalizing, or stealing objects or property.
  - Teach site and collection managers about the responsible use of important places.
  - Offer technical assistance to preservation partners.
  - Support management plans for historic byways and other heritage areas that balance promotion, interpretation, and preservation.
2. Communicate how preserving historic places enhances tourism and economic development.
  - Educate community leaders and the public about the link between historic preservation, heritage tourism, and economic development.
3. Assist local governments, public agencies, businesses, and individuals in developing heritage tourism in desired areas.
  - Support existing heritage tourism organizations with planning, technical assistance, and funding.
4. Improve interpretation of our important places.
  - Improve and expand interpretation in some museums and historic and archaeological sites.
  - Coordinate and publicize museums' collections and programs.
  - Provide easily recognizable signage for Colorado highways.
5. Identify and protect cultural sites that are tourist destinations.
  - Identify areas popular to tourists.
  - Compile a database of known cultural resources within popular tourism areas.
  - Survey tourist areas with few identified resources.
  - Implement interpretive and management plans for each Scenic and Historic Byway.

### **Information Exchange**

The importance of information sharing has been mentioned repeatedly throughout this plan. The goals and objectives just presented can only be achieved if historic preservation information is regularly exchanged, both within the historic preservation community and between this community and the public at large. This information may be generated by businesses, governments, organizations, associations, institutions, or individuals. The information is a product of the plans and work of all of the preservation partners. It includes current information on preservation planning, financial resources, successful projects, and preservation guidelines.

Efficient access to this information is a major goal of the statewide preservation plan. Historic preservation information must be:

- easy and inexpensive to access
- up-to-date
- dependable
- interactive

Many organizations provide this type of information in person as well as through the mail, by phone and fax, and increasingly, by means of the Internet. A short resource guide is provided in Appendix C.

## **PART V: How Will We Know When We Have Arrived? Evaluating Our Accomplishments**

*Colorado Preservation 2005* is a voluntary plan which will be utilized by many organizations in a variety of ways. No single organization can effectively monitor all the preservation activities that will occur statewide over the next five years. However, it will be important to provide opportunities to access information about accomplishments under the plan. Accomplishments may be recorded and publicized by means of existing local, regional, or statewide newsletters. Materials may also be posted on various Internet websites. The Office of Archaeology and Historic Preservation regularly posts project information submitted for dissemination.

An annual forum to discuss both specific accomplishments and the plan in general will provide the best medium to review the partner use of the plan. Such a forum is currently being proposed for the annual Colorado Preservation Inc. Saving Places conference.

### **Updating *Colorado Preservation 2005***

The annual *Colorado Preservation 2005* forum will help to keep the plan fresh. One result of the discussion may be a general agreement among those involved that the plan should be formally updated and revised. This could occur at anytime over the anticipated five-year life of the plan. Colorado's dynamic economy, environment, and population and the on-going achievements and challenges of each preservation partner make it necessary to regularly reevaluate and revise this plan. As trends emerge, we may alter the statewide plan to reflect the needs of Colorado's preservation community, the preservation challenges and opportunities, and the activities and plans of Colorado communities, agencies and organizations.

A formal revision of the plan will take place no later than 2005.

The plan will be revised through a process similar to that used for *Colorado Preservation 2005*:

1. Mail and Internet survey

Send questionnaires to individuals and organizations in the preservation community and other interested partners.

2. Public meetings

Public meetings will be held around the state to review accomplishments under *Colorado Preservation 2005*, to review the results of the mail and Internet survey, and to obtain comments on the direction for the new plan, *Colorado Preservation 2010*.

3. Team meeting(s)

The planning team will review the public comments, discuss possible revisions, and determine if and how the plan should be updated.

4. Public review

Updated drafts will be circulated among planning team members and their constituencies. Drafts will be distributed to local libraries, planning offices, and other public places for public review and comment. Press releases will also be issued inviting public comment.

5. Incorporation of public comments

The planning team will meet to review and incorporate the public comments into the plan.



## APPENDIX A

### Bibliography

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## APPENDIX B

### Plan Development Process and Participants

The Office of Archaeology and Historic Preservation (OAHP) in the Colorado Historical Society prepared *Colorado Preservation 2005* under the guidance of the citizens of the state of Colorado. Public input for the plan came from a mail- and Internet-delivered historic preservation survey in April and May 2000. In July and August a series of sixteen public meetings were held across the state to further explore issues raised in the mail survey. In October the *Colorado Preservation 2005* Planning Team met in Denver to review the mail survey and public meeting results and to provide direction to the OAHP staff for the preparation of the plan. The Planning Team reviewed two drafts of the plan before its release for public comment in December 2000. The Archaeology and Historic Preservation Committee of the Colorado Historical Society Board of Directors approved the draft plan in November 2000 as did the Colorado Historic Preservation Review Board. Final revisions were made to the plan in February 2001 and the final version was published and distributed.

#### *Colorado Preservation 2005 Planning Team*

<b>Name</b>	<b>Title</b>	<b>Organization</b>
John Albright	History Professor	Colorado State University
Susan Baird	Senior Landscape Architect	City of Denver
Duane Boyle	Command Architect	United States Air Force Academy
Devon Buckels	Planner	Denver Planning and Community Development
Steve Burke	Regional H.P. Officer	General Services Administration
Betty Chronic	President-Elect	Historic Boulder, Inc.
Susan Collins	Deputy State Historic Preservation Officer	Colorado Historical Society
Georgi Contiguglia	State Historic Preservation Officer	Colorado Historical Society
Monta Lee Dakin	Executive Director	Colorado Preservation, Inc.
Bill DeMaio	Architect	Bill DeMaio Architects (AIA Colorado)
Edna Frost		Southern Ute Tribe
Karen Harris	Architect	Architecture Matters
Shirley Harris	Council Member	Littleton City Council
Don Hefty	Local Preservationist	Town of Otis
Michael Holleran	Professor	UCD School of Architecture and Planning
Carol Hunter		Partners for Access to the Woods
Lane Ittelson	Executive Director	Colorado Historical Foundation
Al Kane	Heritage Resources Program Manager	Pike and San Isabel Natl. Forests
Betsy Kellums	Historic Preservation Specialist	City of Greeley
Jo Kent	Collections Manager	Koshare Indian Museum, Inc.
Rich Koopmann	Resource Planning Manager	Boulder Parks & Open Space
Chris Koziol	Assistant Professor	Dept. of Manufacturing Technology and Construction Management, CSU
Mary Jo Kraus	President	Colorado Archaeological Society
Thomas Lincoln	Archaeologist	Bureau of Reclamation

<b>Name</b>	<b>Title</b>	<b>Organization</b>
Ida Mallo		CU Health Sciences Center
Gary Petri	Architect	Slatter-Paull Associates (AIA Colorado)
Nan Rickey	Curator	Historic Georgetown Inc.
Linde Thompson	Member	Greeley Historic Preservation Commission
Wallace Yvonne Tollette	Executive Director	Black American West Museum
Gordon Tucker	President	Colo. Council of Professional Archaeologists
Rebecca Waugh	Town Historian	Town of Breckenridge
Jim White	Architect/Planner	Colorado State University
Mark Wolfe	Deputy State Historic Preservation Officer	Colorado Historical Society
Diane Wray	Consultant	

### **The Colorado Historic Preservation Review Board and the State Register Review Board**

Vincent C. de Baca	Thomas Noel
Stuart Dodge	Barbara Norgren
Maryjo Downey	Mary Lou O'Donnell
James E. Fell	Ann Pritzlaff
Richard Fike	Jon Schler
Barbara Hornby	Rodd Wheaton
James C. Maxon	Merrill Wilson
Elizabeth Morris	

### **Archaeology and Historic Preservation Committee, Colorado Historical Society Board of Directors**

Dana H. Crawford	Judge Robert W. Ogburn
Stuart P. Dodge	James H. Ranniger
Walter C. Emery	Bruce M. Rockwell
Ellen Fisher	John Schler
Dr. F.A. Garcia	James S. Sudler
William H. Hornby	M. Edmund Vallejo
Robert J. Mutaw	Eleanor V. Vincent

### **Office of Archaeology and Historic Preservation**

Staff in the Office of Archaeology and Historic Preservation in the Colorado Historical Society conducted and analyzed the mail and Internet survey; conducted the statewide public meetings; facilitated *the Colorado Preservation 2005* Planning Team Meetings; prepared drafts and the final plan; supervised the printing and distribution of the plan; and provided general support services for creation of the plan.

### **Additional Acknowledgments**

Several individuals provided invaluable assistance during the planning process by reading and commenting on draft plans; sharing expertise in particular aspects of preservation, familiarity with specific geographic areas, or knowledge of important facets of Colorado history; and assisting in the copying, editing and mailing of planning materials.

Andrew Gulliford, Professor, Fort Lewis College  
Kenneth G. Rowberg, El Paso County Planning Department  
Christine Whitacre, Historian, National Park Service

## **APPENDIX C**

### **Services and Resource Guide**

#### **Statewide Organizations**

##### **Office of Archaeology and Historic Preservation**

Colorado Historical Society  
1300 Broadway  
Denver, CO 80203  
303-866-3395  
[www.coloradohistory-oahp.org](http://www.coloradohistory-oahp.org)

The Office of Archaeology and Historic Preservation (OAHP) helps individuals, communities, and organizations to identify, protect, and preserve the State's cultural resources and to foster widespread appreciation of and respect for Colorado's cultural heritage. OAHP provides assistance with:

- Cultural resource surveys and site information
- National and State Registers of Historic Places
- Statewide archaeology activities
- Avocational Archaeological Certification
- Federal and state preservation tax incentives
- State Historical Fund grant program
- Intergovernmental services
- Local preservation ordinances and the Certified Local Government program

The OAHP website contains extensive links to local, state, and national sources of information and assistance related to historic preservation.

##### **Colorado Preservation, Inc.**

910 16th Street, Suite 1100  
Denver, CO 80202  
303.893.4260 Phone  
303.893.4333 Fax  
[www.coloradopreservation.org](http://www.coloradopreservation.org)

Colorado Preservation, Inc. (CPI) is a statewide nonprofit historic preservation organization founded in 1984 by citizens concerned about the preservation of Colorado's unique and irreplaceable heritage. Its Saving Places conference is the largest gathering of preservationists, architects, and industry people in Colorado. CPI's award-winning Colorado's Most Endangered Places program is a grassroots effort to recognize the buildings, landscapes, and streetscapes that are most threatened to being lost forever.

### **National Organizations**

#### **National Trust for Historic Preservation**

1785 Massachusetts Avenue, NW  
Washington, DC 20036  
800-944-6847  
[www.nthp.org](http://www.nthp.org)

#### **Mountain/Plains Regional Office**

910 16<sup>th</sup> St., Suite 1100  
Denver, CO 80202  
303-623-1504

The National Trust for Historic Preservation provides leadership, education and advocacy to save America's diverse historic places and revitalize our communities.

#### **National Alliance of Preservation Commissions**

PO Box 1605  
Athens, GA 30603  
706-542-4731  
[www.arches.uga.edu/~napc](http://www.arches.uga.edu/~napc)

The NAPC is organized to facilitate local preservation commissions in exchanging information and education.

#### **National Park Service Heritage Preservation Services**

1849 C. Street, NW  
Suite NC 330  
Washington, DC 20240  
202-343-9583  
[www2.cr.nps.gov](http://www2.cr.nps.gov)

#### **Rocky Mountain Region-Intermountain Support Office**

12795 W. Alameda Parkway (PO Box 25287)  
Denver, CO 80225-0287

Heritage Preservation Services, National Park Service, helps our nation's citizens and communities identify, evaluate, protect and preserve historic properties for future generations of Americans. Located in Washington, D.C. within the National Center for Cultural Resource Stewardship & Partnership Programs, the Division provides a broad range of products and services, financial assistance and incentives, educational guidance, and technical information in support of this mission. Its diverse partners include State Historic Preservation Offices, local governments, tribes, federal agencies, colleges, and non-profit organizations.