



PRESERVATION MATTERS

WINTER 2013

Volume II, Issue 1

Upcoming Events

- FEBRUARY 23, 2013
PCHPAC MEETING
9 AM
OLD PARK COUNTY
COURTHOUSE,
FAIRPLAY
[HTTP://WWW.PARKCO.US](http://www.parkco.us)
- FEBRUARY 23, 2013
ALMA FOUNDATION'S
ANNUAL THAI ONE ON
DINNER
6 PM & 7 PM
ALMA TOWN HALL
[WWW.ALMAFOUNDATION.COM](http://www.almafoundation.com)

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More Than 50 Attend Paris Mill Presentation in Alma

The Alma Town Hall was filled to capacity on January 26 with residents and visitors eager to hear mining historian Eric Twitty's presentation on the history of the Paris Mill. The public presentation was part of the process of nominating the mill to the National Register of Historic Places and included a discussion of future plans for the mill lead by Park County Preservation Planner Amy Unger and Erica Duvic, Projects and Grants Manager for the South Park National Heritage Area.

In February, Twitty completed a final draft of the nomination, which has been forwarded to the State Historic Preservation Officer (SHPO) for review. Once approved by SHPO staff, the nomination will be sent to the State Review Board, which will vote on whether



The Paris Mill is located on County Road 8 in Buckskin Gulch near Alma. (South Park Local History Archives, South Park Historical Foundation, 1685)

to recommend approval of the nomination on May 17. If approved, the nomination then goes to the National Park Service for final approval. If all goes well, we expect to see the Paris Mill officially

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Thank You to Former Park County Commissioner John Tighe

It is with a heavy heart that we say goodbye to Park County Commissioner John Tighe whose term ended on January 1, 2013. His enthusiasm for Park County history was evident and we greatly appreciate the support he lent to numerous preservation initiatives throughout the county. Tighe recognized the positive impact preservation has on communities and the ways in which landmark designation can benefit property owners without compromising personal property rights. We wish Commissioner Tighe well as he moves on to new challenges and look forward to his continued support for preservation efforts in Park County.



Commissioner Tighe joined PCHPAC at the 2012 Park County Preservation Awards, presenting certificates of appreciation to preservation leaders in the county.



Upcoming Events

- **MARCH 1, 2013**
PARK COUNTY HISTORICAL SOCIETY MEETING
 6:30 PM
PLATTE CANYON COMMUNITY CENTER, SHAWNEE
WWW.PARKCOUNTYHISTORY.COM
- **MARCH 9, 2013**
MOSQUITO RANGE HERITAGE INITIATIVE ANNUAL POKER GLIDE
 6 PM
ALMA TOWN HALL
WWW.MRHI.ORG
- **MARCH 11, 2013**
MOSQUITO RANGE HERITAGE INITIATIVE BOARD MEETING
 6 PM
ALMA TOWN HALL
WWW.MRHI.ORG
- **MARCH 19, 2013**
SHAWNEE HISTORICAL SOCIETY MEETING
 6:30 PM
SHAWNEE TEA ROOM, SHAWNEE
WWW.HISTORICSHAWNEE.COM
- **MARCH 23, 2013**
PCHPAC MEETING
 9 AM
OLD PARK COUNTY COURTHOUSE, FAIRPLAY
WWW.PARKCO.US

Letter from the Office of Historic Preservation

Preservationists from throughout Colorado gathered in Denver in early February for Colorado Preservation Inc.'s annual Saving Places Conference. Fairplay Mayor Fred Boyce and Park County Historic Preservation Advisory Commissioners Elissa Adams and Jerry Davis joined staff from the South Park National Heritage Area and the Park County Office of Historic Preservation for three full days of informative educational sessions and preservation related programs.

PCHPAC Chairwoman Elissa Adams had the honor of attending a Commission Assistance and Mentoring Program (CAMP) workshop presented by the National Alliance of Preservation Commissions. At CAMP, preservation commission members from across Colorado came together to discuss preservation commission best practices and share preservation strategies.

I particularly enjoyed the opportunity to spend a morning at the state Capitol learning about the important role grassroots lobbying plays in preservation. Grassroots lobbying helps ensure that our legislatures understand the positive economic impact that state preservation programs have on Colorado's communities, especially rural areas like Park County.

During our visit to the Capitol, South Park National Heritage Area Projects and Grants Manager Erica Duvic and I had the distinct pleasure of meeting State Sen. Kevin Grantham. We briefly talked with the senator about the important role heritage tourism plays in Park County and the positive impact that the State Historical Fund and state preservation tax credits have made in the county.

Over the conference's three days, I attended workshops on wood window and log building restoration, researching historic burial sites, building and fire codes, financial incentives for the rehabilitation of historic buildings, and encouraging growth in the preservation trades.

Finally, Duvic, Park County survey intern Hanna Eckroth, and I were honored to be chosen to deliver a presentation titled "Promoting Preservation on a Budget." Together we introduced three preservation initiatives undertaken by the South Park National Heritage Area and the County's Office of Historic Preservation—the Fairplay Cultural Resources Survey, the Fairplay Smartphone Walking Tour, and Colorado's South Park GeoTour. In our presentation, we shared the ways in which we creatively used low-cost technology to effectively promote preservation in Park County.



At the conference, Colorado Preservation Inc. announced its 2013 "Most Endangered Places List." During the presentation of these worthy sites, my thoughts turned to the endangered historic buildings in Park County and what can be done to encourage their preservation.

Buildings often become endangered due to deferred maintenance, animal infestation, vandalism, and, most often, long-term vacancy. Relatively simple repairs and temporary security measures can alleviate many of the problems that can endanger a building. However, the most effective means of preserving a historic building is to ensure its continued use. Many historic buildings can be adapted to a variety of uses with a little creativity and a willingness to think outside the box.

Do you know of a historic building in Park County that is at risk? If so, we'd like to hear about it. Contact me at historicpres@parkco.us or at 719-836-4292 with your suggestions. I look forward to hearing from you!

—Amy Unger, Preservation Planner

Fairplay's 1930s-Era Alskog Grocery Store Lost to Demolition

On February 19, 2013, the Alskog Grocery Store (Fairplay Family Store) was sadly demolished to make way for new development. Built by Ragner Paul Alskog in 1935-36, the rustic rubble stone building housed Alskog's store until 1964. Over the years, a number of other businesses operated in the building, including the Wood-N-Hammer hardware store. New owner Sam Mick plans to redevelop the property at the corner of Main and Fourth streets in Fairplay, but has no formal construction plans at this time.

A number of oral histories gathered by the Park County Local History Archives include memories of the once vibrant corner store. Longtime Fairplay resident Marie Chisolm remembered Alskog as a "very astute merchant" whose philosophy was, "You take care of the pennies and the dollars will take care of themselves." According to Chisolm, Alskog was a bit of a penny pincher, but she also remembered him as "very generous with the people," especially during World War II when rationing limited available supplies.

The "rock building," as it came to be known, began as a smaller structure, which Alskog expanded as his business grew. Chisolm remembered Alskog



(Mike Potter/Fairplay Flume)

expanding the building himself, using river rock hauled from the banks of the South Platte.

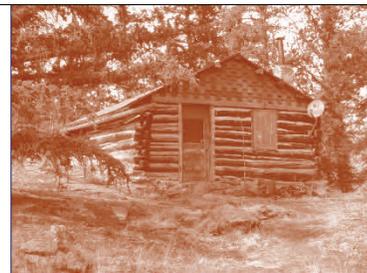
As a teenager in the 1950s, Park County Historic Preservation Advisory Commission member Jerry Davis worked at Alskog's store for a "princely 55 cents an hour," he said, selling groceries, meats, hardware, tools, cement and lime, glass, lumber, drywall, stovepipe and stove boards, feed, paint, horse/mule/burro shoes, carbide lamps, and more to area residents. Davis remembered the store staying open late on Saturdays, the day when many of the area ranchers came to town to do their shopping.

If you have photos or memories of the Alskog Grocery, we encourage you to share them with us. Email Amy Unger at historicpres@parkco.us.

South Park National Heritage Area Awards \$56,000 in Grants

At its January meeting, the South Park National Heritage Area board of directors recommended funding for \$56,126 in grants for projects that further the goals of the heritage area. The largest amount went to the Alma Foundation for volunteer construction work expected to take place this summer at the Clesson Cabin in Alma. Other notable projects include the South Park Symposium in June 2013, the 2013 Boreas Pass Railroad Day in Como, and a study of the culturally scarred Bristlecone pines at Windy Ridge. South Park's natural heritage is also a priority

for the heritage area and so the Mosquito Range Heritage Initiative was awarded funds for the continuation of its successful Rare Plants & Trails program as well as its community education initiatives. 2013 is the first year that SPNHA has awarded grants to local entities, but it hopes to see an increase in the amount of available funds after the approval of its management plan this year. Funding for SPNHA comes from the National Park Service and must receive congressional approval before it is disbursed. That approval is expected this spring.



Upcoming Events

- **APRIL 5, 2013**
PARK COUNTY HISTORICAL SOCIETY MEETING
6:30 PM
PLATTE CANYON COMMUNITY CENTER, SHAWNEE
WWW.PARKCOUNTYHISTORY.COM
- **APRIL 16, 2013**
SHAWNEE HISTORICAL SOCIETY MEETING
6:30 PM
THE SHAWNEE TEA ROOM, SHAWNEE
WWW.HISTORICSHAWNEE.COM
- **APRIL 27, 2013**
PCHPAC MEETING
9 AM
OLD PARK COUNTY COURTHOUSE, FAIRPLAY
WWW.PARKCO.US

Volunteers Needed for Clesson Cabin HistoriCorps Project, June 17-21 and June 24-

The Park County Office of Historic Preservation, the Town of Alma, the Alma Foundation, and the South Park National Heritage Area have partnered with the Denver-based nonprofit HistoriCorps to continue rehabilitation of the historic Clesson Cabin in Alma.

From June 17-21 and June 24-28, HistoriCorps staff will lead volunteers as they restore historic wood windows and doors and chink and daub the log portions of the circa 1871 cabin.

Volunteers of all abilities and experience are welcome. The project will be managed and supervised by HistoriCorps instructors and is designed to optimize learning opportunities. Camping space, tools, safety equipment, and meals will be provided by HistoriCorps.



The Clesson Cabin, one of the first permanent residences in Alma, reflects the spirit of the town's first settlers. The cabin is significant as an example of the type of buildings found in Alma during its early mining years. Few buildings from this era have survived, making preservation of the Clesson Cabin all the more important.

From the early 1900s, the

building was home to the Clesson family, who rented the cabin until the early 1990s. After the cabin stood vacant for several years, the Town of Alma acquired it in 2005 and requested it be designated as a Park County Historic Landmark. Soon afterward, the town received a grant from the State Historical Fund to stabilize the building, install a new roof, and remove two severely dilapidated rear additions. Once rehabilitation is complete, the building will be used as a visitor center and as offices for the Alma Foundation.

To volunteer and help bring new life to the Clesson Cabin, visit the HistoriCorps website at <http://historiccorps.org/clesson-cabin/> or contact Amy Unger at the Park County Office of Historic Preservation at 719-836-4292.

Staunton Ranch Named to the National Register of Historic Places

In early December, the National Park Service added the Staunton Ranch to the National Register of Historic Places, the official list of historic places in the United States. A portion of the historic ranch is located inside the eastern boundary of Park County.

The Staunton Ranch began operations in the early 1900s as the homestead of Rachel and Archibald Staunton, both of whom were medical doctors. Traveling to California from West Virginia, the Stauntons stopped in Denver and were deeply impressed with the natural beauty of Colorado.

Shortly afterward, the first 160 acres of the Staunton Ranch were homesteaded by Rachel Staunton.



The Staunton Cabin was completed in 1918. (Colorado Parks & Wildlife)

Mrs. Staunton lived at the ranch in the warmer months and provided medical care to area residents, including members of local Native American tribes.

Over the years, the Staunton Ranch grew to 1,680 acres. Frances H. Staunton, daughter of Archibald and Rachel, preserved and protected the Staunton Ranch throughout her life. In 1986, she gifted the land to the state with the understanding that the ranch would

someday be developed as a state park.

Today Staunton State Park includes 2,148 acres of land and a wealth of natural, historic, and scenic features for visitors of all ages to enjoy.

Staunton State Park is slated to open to the public on May 18, 2013. For more information about the park and its history visit <http://www.parks.state.co.us/parks/staunton/Pages/Staunton.aspx>.

Behind the Façade: Tarryall/Cline Ranch

About two miles east of Como sits one of the most unusual ranch buildings in Park County, the 1928 Tarryall/Cline Ranch residence built by prominent Denver attorney Foster Cline Sr. and his first wife, Martha Weisthaner.

The home's unique design reflected the enthusiasm in the late 1920s for revival styles inspired by regional architectural traditions. In the Southwest, the Pueblo Revival, Mission Revival, and Spanish Colonial Revival styles celebrated the Native American and Spanish heritage of the region. In the mountains of Colorado, the popular Rustic style drew from the traditional features of 1800s log mining cabins and homesteads.

The design of the Tarryall/Cline Ranch house exhibits a fascinating mix of Pueblo Revival and Rustic features. The home's simple rectangular form, stucco siding, parapets, and decorative vigas (projecting wood beams at the roofline) reflect southwestern Pueblo and Spanish Colonial building traditions, while the prominent rubble stone chimney, large front porch, and rubblestone skirting reflect Rustic style influences. The front parapet, now largely obscured by an unsympathetic gable roof installed in the 1980s, faintly echoes the curvilinear parapets typical of Spanish missions constructed in Southwest during the late 1700s.

The Tarryall/Cline Ranch house is particularly significant as the only known example of 1920s Pueblo Revival architecture in Park County. Though more common in the southwestern portion of the state, 1920s Pueblo Revival architecture is rarely seen in the high country. The extensive use of rubble stone for the large chimney, skirting, front porch



The Tarryall/Cline Ranch house circa 1950. Note the original roof parapet, now obscured by a 1980s gable roof. (Twila Hamilton Brompton Collection)

and entrance gate is more in-keeping with architectural styles typically seen in the mountains and may represent an attempt by the architect to adapt the Pueblo Style to a high mountain context.

After completing construction of the home in 1928, Foster and Martha Cline continued to live full-time in Denver, presumably visiting the ranch frequently for recreational mountain getaways. After Martha's death in 1938, Foster Cline married Mildred M. Corner. The couple and their two sons, Foster Jr. and Stephen, reportedly spent many summers on the ranch with Foster commuting to Denver for work.

A native of Virginia, Foster Cline attended the University of Kansas, where he received his law degree. He began his legal career in Walsenburg, Kansas, but soon moved to Colorado. By 1913, Cline was a Denver deputy district attorney. He established the firm of Rush and Cline and later served as the regional administrator of the U.S. Securities and Exchange Commission.

Rather than operate the ranch's hay and livestock business himself, Cline leased the house and pastures to a series of tenants, including the Don and Doris Hamilton family, who

managed the ranch from 1946 to 2001.

At the time the ranch was sold in 2008, the property encompassed over 4,200 acres. In 2011, 1,635 acres of ranch land on the west side of Highway 285, including the main house, a timber framed barn, a small bunkhouse, and a Quonset-type garage, were acquired by Park County with funding from a variety of sources, including Great Outdoors Colorado, the Park County Land and Water Trust Fund, Colorado Open Lands, and Colorado Division of Wildlife. The 1,635 parcel is owned by Park County but managed by Colorado Parks and Wildlife as the newly established Cline Ranch State Wildlife Area.

In 2011, the South Park National Heritage Area commissioned a Historic Structure Assessment of the property. Current plans for the property include designation as a Park County Historic Landmark, basic stabilization work, and a volunteer cleanup day this summer.

Working with a variety of partners, the Office of Historic Preservation hopes to someday restore this architectural gem and highly visible South Park landmark to its original 1928 appearance and prepare the building for a new use.

PCHPAC Grant Will Help Repair Roof, Save Historic Steiner Barn near Kenosha Pass

The Park County Historic Preservation Advisory Commission has awarded \$2,000 in matching grant funding to the owners of the historic Steiner Barn near Kenosha Pass. The grant will help defray costs to stabilize and repair the barn's deteriorating metal roof.

Thought to have been built in the late 1800s when the property was part of the David Baker Ranch and expanded over time, the impressively large log structure presumably was used for hay storage. The barn is worthy of preservation not only for its size, but for the unique timber-frame construction techniques used by its builders and for its association with prominent South Park ranching



families such as the Bakers and the Schattingers as well as its connection to the Steiner family, who owned the property until 2008.

The high winds and heavy snow loads typical in the South Park can be especially hard on historic buildings. When roofs begin to deteriorate, early intervention is

critical to preventing loss of historic material and avoiding costly damage to a building's structural components.

Often situated in highly exposed sites, historic barns and outbuildings can be especially vulnerable to the harsh weather conditions. The good news is that routine maintenance and relatively simple repairs can be highly effective in prolonging the life of a historic outbuilding.

If you are concerned about the condition of your historic outbuildings, consider contacting the Office of Historic Preservation. We will be happy to talk with you about the condition of your building and options for preserving your piece of Park County history.

Guffey Cemetery Ownership Options Discussed with Area Residents

On February 20, area residents gathered at the Guffey Community School to discuss potential ownership and management plans for the historic Guffey Cemetery. During the past several months, the Park County Office of Historic Preservation has been assisting the Guffey Community Association as it seeks to definitely determine who owns the cemetery. Until ownership of the cemetery is established, plans for historic designation and preservation of the cemetery as well as public access to the site remain on hold.

Following extensive research, Office of Historic Preservation staff determined the last recorded owner of the property to be Sports Enterprises Ltd., which merged with Black Forest Development Co. in 1972. Both companies are now defunct and representatives of the companies have not been located. The situation is further complicated by the fact that no taxes have been assessed on the cemetery property

for many years.

Despite the cloudy ownership situation, there are legal options that would allow Park County to acquire the cemetery. If Park County were to acquire ownership, a representative from Guffey would then be appointed to the Park County Cemetery Board, which would oversee management of the cemetery.

At the February meeting, Park County Preservation Planner Amy Unger and Park County Administrative Officer Tom Eisenman presented three options for the cemetery:

1) Continue the search for surviving heirs to Sports Enterprises and Black Forest Development in the hopes that representatives of the companies can be found. If owners are located, discuss donating the property to Park County.

2) Park County seeks legal ownership via a Quiet Title action.

3) Do nothing.

Each option has its pros and



cons, but it was clear from the feedback received at the meeting that action is necessary to protect the historically significant site and allow the public to experience this meaningful piece of Guffey history.

Our office will continue to seek a resolution to this complicated issue that is respectful to the wishes of Guffey community members and all interested parties. We welcome your comments and feedback, for more information email Amy Unger at historicpres@parkco.us or call 719-836-4292.

Paris Mill Presentation (continued)

listed on the National Register of Historic Places by the end of the year.

The National Register of Historic Places is the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. Listing on the National Register will be a great honor for the Paris Mill and Park County.

The nomination was funded by a Certified Local Government grant. Awarded annually, CLG grants are available to communities, like Park County, that have enacted a local historic preservation program.

The Park County Office of Historic Preservation has been privileged to help support the nomination and the South Park National Heritage Area, which oversaw much of Twitty's work.

After Twitty completed his presentation on the history of the mill, county staff members Unger and Duvic presented information on the issues related to future development of the Paris Mill site and asked attendees to share their vision for the mill.

The development of the mill site is governed by 1) a conservation easement established in 2006 between the previous owners, Chiwawa Mines Inc. and Colorado Open Lands; 2) an environmental covenant established as a requirement of the 2009 Paris Mill Voluntary Cleanup project funded by a state Brownfields Program grant; and 3) Park County Land Use Regulations. These factors somewhat limit potential uses of the mill but are intended to protect and preserve the historic character of the site and protect the surrounding

natural environment.

Potential uses for the Paris Mill include:

- Limited access tourist site
- Mining interpretation center
- Recreation outfitter
- Public meeting space
- Commercial enterprise

Based on feedback gathered at the public meeting, there is significant community support for redevelopment of the mill as a public tour site and interpretation center as well as a recreational area. This feedback will help inform the decision-making process as the county develops plans for rehabilitation of the building with a goal of bringing new uses to the historic Paris Mill site. If you have any questions or would like to share your thoughts on the mill, contact Amy Unger at the Park County Office of Historic Preservation.

Preservation Resources (for a complete list of resources visit our website at parkco.us)

Local Organizations

Park County Local History Archives
(719) 836-4153
<http://www.parkcoarchives.org/>

Park County Historical Society
<http://www.parkcountyhistory.com/>

State Organizations

Office of Archaeology & Historic Preservation
(303) 866-3395
<http://www.historycolorado.org/oahp>

Colorado Preservation Inc.
(303) 893-4260
<http://coloradopreservation.org/>

Colorado Historic Newspaper Collection
<http://www.coloradohistoricnewspapers.org>

National Organizations

National Trust for Historic Preservation
<http://www.preservationnation.org/>

Grants & Tax Incentives

Federal Historic Preservation Tax Incentives
<http://www.nps.gov/tps/tax-incentives.htm>

Colorado Grants and Financial Incentives
<http://www.historycolorado.org/archaeologists/grants-financial-incentives>

Practical Guidance

Secretary of the Interior's Standards for the Treatment of Historic Properties
<http://www.nps.gov/tps/standards.htm>

Preservation Briefs

Technical guidance on preserving, rehabilitating, and restoring historic buildings.
<http://www.nps.gov/tps/how-to-preserve/briefs.htm>

Preservation Tech Notes

<http://www.nps.gov/tps/how-to-preserve/tech-notes.htm>

Preserving Historic Wood Windows

<http://www.parkco.us/DocumentCenter/View/1321>

National Center for Preservation Technology and Training

<http://ncptt.nps.gov/>

Sustainability and Historic Preservation

<http://www.nps.gov/tps/sustainability.htm>



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**Park County
Office of Historic
Preservation**
*Preservation
with a Purpose*

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and event information.
www.facebook.com/parkco.preservation



In 1999, the National Park Service recognized Park County as a Certified Local Government (CLG), a designation that grants the county the ability to officially develop standards for the designation of local historic landmarks and establish an advisory commission dedicated to the preservation and rehabilitation of Park County's historic buildings and sites.

The Board of County Commissioners appointed and authorized the Park County Historic Preservation Advisory Commission to make recommendations for the identification, designation, and preservation of Park County's historic resources. The Park County Office of Historic Preservation was created to carry out this mission.

The Office of Historic Preservation staff is ready to help owners of historic properties extend the useful life of their property and preserve their piece of Park County history for future generations to enjoy. We can assist with applications for local landmark designation; provide property owners with technical guidance and preservation expertise as they develop plans for the repair, rehabilitation, or restoration of historic properties; assist with applications for preservation grants; and partner with organizations interested in preserving and promoting Park County's rich cultural heritage.

If you would like to learn more about what the Park County Office of Historic Preservation has to offer, contact Amy Unger, Preservation Planner, at (719) 836-4292 or email aunger@parkco.us. We look forward to hearing from you!