



# PRESERVATION MATTERS

Winter 2012

Volume I, Issue 1

## Upcoming Events

- **JANUARY 6, 2012**  
**PARK COUNTY HISTORICAL SOCIETY MEETING**  
6:30 PM  
SHAWNEE COMMUNITY CENTER, SHAWNEE  
WWW.PARKCOUNTYHISTORY.COM
- **JANUARY 9, 2012**  
**MOSQUITO RANGE HERITAGE INITIATIVE BOARD MEETING**  
6:00 PM  
ALMA TOWN HALL, ALMA  
WWW.MRHI.ORG
- **JANUARY 14, 2012**  
**PCHS DINNER AND MUSIC PERFORMANCE**  
6:30 PM  
SHAWNEE COMMUNITY CENTER, SHAWNEE  
WWW.PARKCOUNTYHISTORY.COM

## Inside this issue:

- Historic Preservation Grant Programs* **2-3**
- Derby Cabin Restoration* **3**
- Behind the Façade: Garo Store* **4-5**
- 2012 Saving Places Conference* **5**
- Threemile Gulch District Designated* **6**
- Glen-Isle Lodge Damaged by Storm* **6**
- Preservation Resources* **7**

## The Benefits of Historic Designation

In 1999, the Park County Board of Commissioners established the Park County Historic Advisory Commission (PCHPAC) to oversee the identification, designation, and preservation of historic structures and sites within Park County. Since that time, 35 properties within Park County have been designated as Local Historic Landmarks and 21 properties designated as contributing to the Shawnee Local Historic District, resulting in a grand total of 75 local, state and national designated historic properties in Park County. These designated properties represent the breadth of South Park's cultural heritage and include community buildings, churches, schools, commercial structures, ranches, mining and railroad structures, modest log cabins, and early residences. Each has been recognized by the community as worthy of preservation as visible evidence of the rich history that makes Park County such a unique and special place.

Buildings, structures, objects, cemeteries, individual burials, landscapes, sites, and districts can be eligible for historic designation if they are sufficiently old (generally 50+ years), retain much of their original material and appearance, and meet the designation criteria established by PCHPAC (more on the criteria in the next issue).

### Landmark designation provides a number of significant advantages for property owners:

- Designation officially and publically recognizes your property as an important piece of Park County's history.
- Owners of designated properties can

take advantage of **free** technical advice from local preservation professionals. PCHPAC Commission members and Park County Office of Historic Preservation staff can guide you through the process of repairing, rehabbing, or restoring a historic property, helping you to extend the useful life of your property while preserving those unique character defining features that make your property significant.

- Designation provides greater flexibility in meeting current building code requirements. Owners of historic properties can often significantly reduce the cost of rehabilitation by taking advantage of alternative requirements and exemptions exclusive to designated properties.

- Designated historic properties are eligible to compete for state and local grants, which can significantly reduce the costs associated with rehabilitating a historic property. Park County Office of Historic Preservation staff can assist you throughout the process of applying for and receiving grant funding.

- Owners undertaking a substantial rehabilitation of a historic property can take advantage of the Colorado Historic Preservation Income Tax Credit.

- Designation ensures that the efforts you have undertaken to restore your property will be preserved and recognized by future generations.

- Studies have shown that designated historic properties hold their value or increase in value over time.

- By encouraging preservation of the

*(continued on page 2)*



### Upcoming Events

- JANUARY 17, 2012  
SHAWNEE HISTORICAL SOCIETY MEETING  
6:30 PM  
THE SHAWNEE TEA ROOM, SHAWNEE  
WWW.HISTORICSHAWNEE.COM
- JANUARY 21, 2011  
PARK COUNTY HISTORIC PRESERVATION ADVISORY COMMISSION MEETING  
9:00 AM  
OLD PARK COUNTY COURTHOUSE/PARK COUNTY LIBRARY, FAIRPLAY
- FEBRUARY 1-3, 2012  
COLORADO PRESERVATION INC.'S SAVING PLACES CONFERENCE  
COLORADO CONVENTION CENTER, DENVER  
WWW.COLORADOPRESERVATION.ORG
- FEBRUARY 3, 2012  
PARK COUNTY HISTORICAL SOCIETY MEETING  
6:30 PM  
SHAWNEE COMMUNITY CENTER, SHAWNEE  
WWW.PARKCOUNTYHISTORY.COM
- FEBRUARY 18, 2011  
PARK COUNTY HISTORIC PRESERVATION ADVISORY COMMISSION MEETING  
9:00 AM  
OLD PARK COUNTY COURTHOUSE/PARK COUNTY LIBRARY, FAIRPLAY

## The Benefits of Historic Designation (continued)

significant visual features that tell the story of Park County as it has evolved over time, designation helps ensure that future generations will be able to understand and appreciate our shared cultural heritage.

### What designation does not do:

- Designation does not require that property owners restore or change their property in any way. After a property is designated, if repairs or improvements are planned, the Park County Office of Historic Preservation asks that owners consult with staff prior to beginning work. The technical assistance available from staff and PCHPAC can result in substantial savings for property owners and help ensure that the planned improvements are a good long-term investment. The assistance provided is advisory only and owners are not obligated to follow the recommendations of staff and/or PCHPAC.
- Designation alone does not increase property tax rates. Property taxes are

based on the assessed value of the land plus any improvements on the land.

- Designation does not affect the use of a property. Owners are free to use the property in any way they choose as long as that use meets current zoning requirements.

If you are interested in learning more about how historic landmark and district designation can provide access to financial incentives and improve the quality of life in your community, please feel free to contact Amy Unger in the Office of Historic Preservation at 719-836-4292 or [aunger@parkco.us](mailto:aunger@parkco.us).

### For additional information visit:

<http://www.preservationnation.org/resources/faq/historic-districts/what-are-the-advantages-of.html>

<http://www.historycolorado.org/oahp/economic-benefits-historic-preservation>

<http://www.historycolorado.org/archaeologists/financial-incentives>

## Historic Preservation Grant Programs

One of the most attractive benefits of designation is access to grant funding. Designated historic properties in Park County are eligible to compete for a variety of grants, including funds awarded by the State Historical Fund (SHF) and the Park County Historic Preservation Advisory Commission (PCHPAC). Here are just a few examples of recent grants awarded to individuals and organizations for projects related to the preservation and promotion of Park County's historical and cultural resources.

The SHF awarded a grant for preparation of Historic Structure Assessment report for the Trout Creek Ranch Headquarters, a privately-owned local historic landmark property. Rehabilitation of several ranch buildings



The restoration work at the EM/Santa Maria Ranch is funded in part by a State Historical Fund grant.

is currently underway based on the recommendations outlined in the report.

The SHF awarded over \$20,000 in grant funding to help defray the costs of restoring the historic wood windows and

brick chimneys at the EM/Santa Maria Ranch.

The Colorado Department of Transportation is providing \$100,000 for restoration and reuse of the Como Depot as a museum and visitor center.

Park County received a Certified Local Government grant to conduct the research necessary to designate the Tarryall Valley as a Rural Historic Landscape District. Designation will protect the valley's exceptional scenic beauty and qualify contributing properties within the district for historic preservation financial incentives.

Local PCHPAC grants awarded in

2011 included a \$1200 grant for emergency repairs to the South Park No. 10 International Order of Odd Fellows Lodge in Fairplay; a \$500 matching grant to the Mosquito Range Heritage Initiative (MRHI) for interpretive signage at historic sites along trails within the MRHI area; and a \$2100 matching grant to the Lake George Community Association to mark the graves of Park County pioneers in the Lake George Cemetery.

To learn more about grants available to local community organizations and the owners of historic properties in Park County, contact Amy Unger in the Park County Office of Historic Preservation.



### Upcoming Events

- **MARCH 2, 2012**  
**PARK COUNTY HISTORICAL SOCIETY MEETING**  
6:30 PM  
**SHAWNEE COMMUNITY CENTER, SHAWNEE**  
[WWW.PARKCOUNTYHISTORY.COM](http://WWW.PARKCOUNTYHISTORY.COM)
- **MARCH 3, 2012**  
**MOSQUITO RANGE HERITAGE INITIATIVE ANNUAL POKER GLIDE**  
**ALMA**  
[WWW.MRHI.ORG](http://WWW.MRHI.ORG)
- **MARCH 12, 2012**  
**MOSQUITO RANGE HERITAGE INITIATIVE BOARD MEETING**  
6:00 PM  
**ALMA TOWN HALL, ALMA**  
[WWW.MRHI.ORG](http://WWW.MRHI.ORG)

## Derby Cabin Restored with the Help of HistoriCorps

One of the many successful Park County preservation projects that took place in 2011 was restoration of the Derby Cabin located along County Rd 77 about two miles southwest of the Tarryall Reservoir near Lake George.

Over five days in June, volunteers with HistoriCorps went to work repairing and restoring the rustic log cabin built by rancher William Derby in the late 1880s.

Established in 2009, HistoriCorps is a community service initiative focused on preserving and rehabilitating historic places. Modeled after volunteer service programs such as the Peace Corps and AmeriCorps, the program is a public-private partnership between Colorado Preservation, Inc., the U.S. Forest Service, and Volunteers for Outdoor Colorado. The initiative brings volunteers and preservation professionals together to preserve historic sites for the public to experience and enjoy.

Under the supervision of expert craftsmen, volunteers made repairs to the foundation, repaired and replaced logs that had deteriorated, applied daubing between the logs, and installed reconstructed wood sash windows and rough sawn window trim.

The cabin, which is eligible for listing



The Derby Cabin prior to restoration in June 2011.

on the National Register of Historic Places, is a fine example of the type of early ranch dwellings commonly constructed by homesteaders in South Park during the late nineteenth century.

Small, one-room log homes like the Derby Cabin help tell the story of the early ranch settlements in South Park and remind us of the rustic conditions the early pioneers endured. The number of surviving log cabins has dramatically decreased in recent decades, making preservation of these log structures an important priority.

The next time you are in the area, stop by the Derby Cabin to learn more about the Derby family and early ranch life along the Tarryall Creek.

### SPNHA Management Plan Available for Public Comment Soon

The **South Park National Heritage Area (SPNHA) 10-Year Management Plan** will soon be available for public comment.

The 10-Year Management Plan will guide the projects and programs developed by the SPNHA staff to protect, preserve, and promote the rich natural and cultural heritage of South Park.

Check the SPNHA website at [www.southparkheritage.org](http://www.southparkheritage.org) or PCOHP Facebook page regularly for more details on when the draft plan will be available and how you can help shape the goals and priorities of the SPNHA by participating in the public review process.

## Behind the Façade: Garo Store and Post Office

Construction of the Denver, South Park & Pacific (DSP&P) railroad in the late 1870s and early 1880s caused a number of new towns to spring up across the ranchlands of South Park. In 1879, the railroad built the Garos depot on the south bank of the Platte River near the Adolph Guiraud ranch (est. 1862). The misspelled name “Garos” was intended to honor Guiraud, one of South Park’s earliest ranchers. The following year a post office and express offices were established at Garos. The station soon became a popular destination for sportsmen looking to take advantage of the fine hunting and fishing in the area and an important connection point for travelers headed west from Colorado Springs and Cañon City.



Alfred S. Turner and wife Mary took over operation of the store in the late 1890s. (Park County Local History Archives)

Garo, a modest town of a dozen homes, a school, store, and saloon, quickly grew up around the railroad station buildings.

In 1885, Robert “Chubb” Newitt loaded his Chubb’s Ranch store onto two flatbed railroad cars and moved the building from the west side of Trout Creek Pass to Garo where he reopened his store. For the next twelve years, Newitt served as Garo’s postmaster and storekeeper.

A tragic accident at the store led to Chubb Newitt’s death in 1891. The Garos station agent dropped by



The Garo Store and Post Office in 1917 (left) and today (right). The familiar landmark retains much of its original material and appearance. After the railroad ceased operations in 1937, the town of Garo slowly faded away. The store is one of the few surviving reminders of the once lively town. (Park County Local History Archives; Park County Office of Historic Preservation)

the store to pass the time with Newitt and the other locals who often gathered at the store. While they chatted, the agent aimlessly picked up one of the rifles Newitt had on sale and accidentally shot the storekeeper, reportedly in the rear. Newitt died weeks later from blood poisoning contracted as a result of his wound. Newitt’s widow Ellen advertised the Garo store for sale in 1897 and the Alfred Smith Turner family took over operations the following year.

Alfred’s father, Hiram, came to the Breckenridge area with the first wave of miners in 1859. Alfred was 12 years old when he moved to Colorado with his stepmother and half-siblings in 1860. According to a biography published in 1899, Alfred worked the mines as a teenager and later made his living as a mason and freighter. In 1882, he moved to a ranch on Tarryall Creek east of Como where he raised cattle for a short time before returning to the mining business.

In 1885, Alfred wed Mary Bunce and the couple moved to a 900-acre ranch outside Garo where they raised cattle and grew hay before acquiring the Newitt’s grocery and mercantile business in 1898. Mary helped manage the store while



raising four children to adulthood.

The A. S. Turner Grocery & General Store offered a wide variety of household goods as well as foodstuffs. By 1917, the Turners constructed a small wooden gas station near the store to service the growing number of automobiles in the area.

The Turner family continued to own and operate the store and post office after Mary and Alfred’s deaths in 1934 and 1939, respectively. Daughters Clara and Anne each served as postmaster for a time.

*A tragic accident  
at the store led  
to owner Chubb Newitt’s  
death in 1891.*

Garo remained an active town longer than many of the small railroad towns established in Park County during the late 1800s, but after the last of the Park County railroad lines shut down in 1937, the town slowly began to fade. The store remained active throughout the 1940s and 50s, adapting to serve the automobile traffic passing by on Highway 9. But by 1955, the

population of Garo had dwindled and the post office was closed.

In 1957, the development of the South Park City museum began. The Garo school building and a small log cabin from the town were moved to Fairplay, becoming part of the 1800s-era mining town created on the museum grounds.

Today, the 126-year-old Garo Store and Post Office stands alone as one of the few visible reminders of the once lively town of Garo. This meaningful piece of Park County history is just one of the many homes, buildings, structures, and objects eligible for landmark designation as significant reminders of the people, businesses, and towns that shaped the historical and cultural development of Park County.



Interior of the A. S. Turner Grocery & General Store circa 1900. (Park County Local History Archives)

## 2012 Saving Places Conference: February 1-3 at the Colorado Convention Center

The annual *Saving Places* Conference is the second largest preservation conference in the United States, featuring workshops, educational sessions, and special forums that address current and future trends in historic preservation as well as provide continuing education and networking opportunities.

The theme for the 2012 *Saving Places* Conference, ***The Power of Heritage and Place***, celebrates the newly established statewide preservation plan, *The Power of Heritage and Place: A 2020 Action Plan to Advance Preservation in Colorado*. The plan explores the fundamentals of historic preservation and what it means to identify, protect, and interpret the places that collectively comprise our rich and diverse heritage.

*Saving Places* also hosts the Preservation Marketplace, the largest exhibit of preservation



related products, services, and trades in the Rocky Mountain region. Exhibitors include businesses, craftsmen, nonprofit organizations, and government agencies.

Anyone interested in preserving Colorado's unique heritage is welcome to attend. The conference is a great opportunity to learn about preservation programs and initiatives, gain practical knowledge of preservation techniques, and spend time with others who value the historic buildings and sites that connect the present to the past and

make Colorado such a desirable place to live.

To learn more about the educational sessions, workshops and touring offered at this year's conference visit <http://coloradopreservation.org/saving-places-conference> or call 303-893-4260.

To access *The Power of Heritage and Place: A 2020 Action Plan to Advance Preservation in Colorado* via the web, <http://www.historycolorado.org/oahp/state-preservation-plan>.

*Hope to see you in February!*

## Threemile Gulch Prehistoric Archaeological District Added to the National Register

The Threemile Gulch Prehistoric Archaeological District was added to the National Register of Historic Places in September 2011. The district offers a rare perspective on how the mountain landscape was used over time by the ancient inhabitants of South Park. To view the National Register nomination and learn more about this important site visit [http://www.cr.nps.gov/nr/feature/weekly\\_features/2011/threemile\\_gulch.pdf](http://www.cr.nps.gov/nr/feature/weekly_features/2011/threemile_gulch.pdf).

The National Register of Historic Places is the official list of the nation's historic places worthy of preservation. Inclusion on the National Register is a high honor reserved for buildings, sites, districts, structures, and objects that retain their historic integrity, meet the designation criteria established



by the National Park Service, and are recommended by the State Historic Preservation Officer (SHPO) for national recognition.

Over 80,000 properties are listed in the National Register, including 20 properties within Park County. These sites include the Old Park County Courthouse, Fairplay Hotel, EM/Santa Maria Ranch, Glen-Isle Resort, Como Roundhouse,

Depot and Hotel, Tarryall School, Jefferson Depot, Salt Works Ranch, and Shawnee Historic District, to name just a few. Many more properties within Park County are eligible for inclusion on the National Register but have yet to be nominated.

Listing on the National, State or Local Register can qualify properties for financial incentive programs such as grants and tax credits.

Part of the mission of the Office of Historic Preservation is to help facilitate nominations to the national, state, and local registers. If you own a historic property and are interested in learning more about the designation process, contact Amy Unger at 719-836-4292 or [aunger@parkco.us](mailto:aunger@parkco.us).

## Historic Glen-Isle Lodge Damaged in Wind Storm

On Saturday, November 12, 2011, a severe wind storm caused major damage to the historic Glen-Isle Lodge in Bailey. Constructed in 1901, the lodge is listed on the National Register of Historic Places and is a designated Park County Historical Landmark. During the storm, high speed winds toppled two large pine trees near the building, destroying the existing front porch roof, porch railings, and stairway railings, as well as damaging the roof eaves and a number of window screens.

The unfortunate circumstances caused by the storm present a unique opportunity to strengthen the architectural and historic integrity of one of Park County's most significant historic structures by restoring the stairway railing to its original appearance as

documented in photographs from the early 1900s.

The existing stairway railings appear to have been introduced in the 1960s. Early photographs of the lodge building document a taller railing of a different design than the simple post and rail railing severely damaged by the fallen trees.

The Park County Historic Advisory Commission (PCHPAC) has awarded \$2,000 in grant funding to assist with extra costs associated with restoration of the front porch stairway railings to their original appearance.

When all repairs are complete, the front porch will once again appear as it did in 1901. Visit the PCOHP Facebook page at [www.facebook.com/parkco.preservation](http://www.facebook.com/parkco.preservation) for updates once the restoration project begins.



Fallen trees damaged the front porch at the historic Glen-Isle Lodge in November.



The front porch in the early 1900s.



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

**Linda Balough,**  
Director

**Amy Unger,**  
Preservation Planner

418 Main St. Phone: (719) 836-4292  
PO Box 1373 Fax: (719) 836-0863  
Fairplay, CO 80440 E-mail: [aunger@parkco.us](mailto:aunger@parkco.us)

Visit our website at:  
<http://www.parkco.us>

Follow us on Facebook for more news  
and event information.  
[www.facebook.com/parkco.preservation](http://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 (PCHPAC) 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 PCOHP 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](mailto:aunger@parkco.us). We look forward to hearing from you!

## Preservation Resources

### 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/oa hp>

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

**Colorado Historic Newspaper  
Collection**  
[http://  
www.coloradohistoricnewspapers.org](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](http://www.nps.gov/tps/tax-<br/>incentives.htm)

**Colorado Grants and Financial  
Incentives**  
[http://www.historycolorado.org/  
archaeologists/grants-financial-  
incentives](http://www.historycolorado.org/<br/>archaeologists/grants-financial-<br/>incentives)

### Practical Guidance

**Secretary of the Interior's Standards  
for the Treatment of Historic  
Properties**  
[http://www.nps.gov/tps/  
standards.htm](http://www.nps.gov/tps/<br/>standards.htm)

### Preservation Briefs

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

### Preservation Tech Notes

[http://www.nps.gov/tps/how-to-  
preserve/tech-notes.htm](http://www.nps.gov/tps/how-to-<br/>preserve/tech-notes.htm)

### Preserving Historic Wood Windows

[http://www.ci.sat.tx.us/historic/  
Docs/2009-Revised-Window-Tip-  
Sheet.pdf](http://www.ci.sat.tx.us/historic/<br/>Docs/2009-Revised-Window-Tip-<br/>Sheet.pdf)

**National Center for Preservation  
Technology and Training**  
<http://ncptt.nps.gov/>

**Sustainability and Historic  
Preservation**  
[http://www.nps.gov/tps/  
sustainability.htm](http://www.nps.gov/tps/<br/>sustainability.htm)