



PRESERVATION MATTERS

SUMMER 2013

Volume II, Issue 3

Upcoming Events

- JULY 16, 2013
SHAWNEE HISTORICAL
SOCIETY MEETING
6:30 PM
SHAWNEE TEA ROOM
SHAWNEE
WWW.HISTORICSHAWNEE.COM
- JULY 27, 2013
PCHPAC MEETING
9 AM
UTE TRAIL RIVER RANCH
WWW.PARKCO.US
- AUGUST 3, 2013
CLINE RANCH WORK DAY
9:00 AM
CLINE RANCH,
33255 HIGHWAY 285
WWW.SOUTHPARKHERITAGE.ORG/GET-INVOLVED

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Don't Miss the High Country Old House Fair on August 10

The Park County Office of Historic Preservation will host the High Country Old House Fair, a free regional event celebrating the timeless appeal of older homes on Saturday, August 10, from 9am to 4pm at South Park High School in Fairplay. Presenters and exhibitors will provide valuable information related to caring for older homes and preserving the historic character of Colorado's mountain communities. This is a great event for anyone interested in old houses and the Colorado high country.

Educational presentations will cover a variety of topics. At 9:30am, Erica Duvic, co-owner of the historic landmark Mary Gately House and mortgage officer Luke Conrad will discuss how HUD's 203k loan program can be used to purchase and renovate older homes like the 1930s-era Mary Gately House. Following their talk, Jonas Landes of HistoriCorps will provide insight on the repair and maintenance of historic log cabins and outbuildings. At 11:30, respected Colorado architect Gary Petri of Slaterpaul Architects will discuss how older homes can be made more energy efficient without compromising their unique charm. Mike Perschbacher of Older Than Dirt Construction will conclude the presentations with a demonstration session on repairing and restoring wood windows. The event ends with a free screening of the documentary film "The Greenest Building." The film examines the benefits of rehabilitating older buildings by asking the question, "Is a new building the most sustainable choice?" Exhibitors at the fair will provide additional information on appreciating

and preserving the unique charm of historic homes.

Additionally, skilled researchers will be on hand to offer advice on how to uncover the history of a home using public documents and online resources.



All participants will receive a free guide to historic house styles of the Colorado high country and a tote bag. Business owners, building professionals, and nonprofits interested in exhibiting at the fair should contact the Park County Office of Historic Preservation at 719-836-4292. A limited number of exhibitor tables are available free of charge.

For more information visit www.highcountryoldhousefair.com or call 719-836-4292. The High Country Old House Fair is sponsored by the Park County Office of Historic Preservation and the South Park National Heritage Area.



Upcoming Events

- **AUGUST 3-4**
HARTSEL DAYS
HARTSEL
- **AUGUST 10, 2013**
HIGH COUNTRY OLD HOUSE FAIR
9:00 - 4:00 PM
SOUTH PARK HIGH SCHOOL FAIRPLAY
WWW.HIGHCOUNTRYOLDHOUSEFAIR.COM
- **AUGUST 10-11, 2013**
LIVING HISTORY DAYS
9:00 AM - 7:00 PM
SOUTH PARK CITY FAIRPLAY
- **AUGUST 16, 2013**
PARK COUNTY HISTORICAL SOCIETY MEETING
6:30 PM
SHEPHERD OF THE ROCKIES LUTHERAN CHURCH
106 ROSALIE AVE., BAILEY
WWW.PARKCOUNTYHISTORY.COM
- **AUGUST 17, 2013**
BOREAS PASS RAILROAD DAY
9:00 AM - 3:30 PM
COMO
WWW.SOUTHPARKHERITAGE.ORG/
EVENTS/BOREAS-PASS-RAILROAD-
DAY
- **AUGUST 20, 2013**
SHAWNEE HISTORICAL SOCIETY MEETING
6:30 PM
SHAWNEE TEA ROOM
SHAWNEE
WWW.HISTORICSHAWNEE.COM

Letter from the Office of Historic Preservation

I'd like to thank the many volunteers who came from across the United States and from down the street to help preserve the Clesson Cabin in Alma in June. Volunteers Mary and David Martin came the farthest, traveling from their home in the mountains of North Carolina, and Amanda Malloy drove cross-country from Mississippi to participate in the project. The Martins and Malloy were joined by Kevin Finn, Mike Sinnwell, Sara Edinberg, and Alma locals Tim Balough, Matt May, Megan Potter, and Cheryl Kenady. The project would not have been possible without their hard work and can-do attitudes.

Under the supervision of HistoriCorps staff members Steve Harris of Salida and Ruth Guthrie of Missoula, Montana, the volunteer team restored and reinstalled historic windows and doors, chinked and daubed the cabin's log walls, and restored the original board-and-batten siding on the north addition. The Clesson Cabin is now one step closer to returning to active use as a visitor's center and offices for the Alma Foundation. Visit our Facebook page to see before and after photos as well as shots of the work in progress.

A collaboration involving the Park County Office of Historic Preservation, Town of Alma, Alma Foundation, HistoriCorps, and the South Park National



Heritage Area, this highly successful project demonstrates how organizations and volunteers can work together to preserve our historic resources, tangibly improve our communities, and have a lot of fun.

If you are interested in a similar experience, consider attending our wood window restoration workshop on September 7 and 8 at the Tarryall School. George McQueen of HistoriCorps will be leading this hands-on two-day event. (See page 7 for more information on this event.) Hope to see you there!

—Amy Unger



Whitten Ranch Named Park County Historic Landmark

On June 20, the Park County Board of County Commissioners voted unanimously to designate the Whitten Ranch as a Park County Historic Landmark. The history of the Whitten Ranch, commonly known as the Michigan Creek Ranch, illustrates

the way in which many cattle ranches in the Jefferson area evolved over time, shedding light on the history of cattle ranching and land development in the South Park from the 1880s to today.

From the original 160 acres homesteaded by Albert Whitten in 1883, the Whitten Ranch grew to great prosperity under the capable leadership of Clara Whitten, who divorced Albert in 1895 and took over as sole owner of the ranch. Subsequent owners further expanded the ranch, which eventually encompassed more than 2,000 acres. The economic pressures of the 1980s, however, prompted the sale of the ranch's water rights and the once vast reaches of the ranch were parceled off and sold in the 1990s. Luckily, the original 160-acre Whitten homestead and its associated buildings have remained intact, serving as a highly visible reminder of the history of cattle ranching in the South Park and the significant contribution that strong women like Clara Whitten have made to the history of Park County. You can view the full history of the ranch at our website.

The ranch consists of five historic buildings located within the 3-acre headquarters—a residence, bunkhouse, garage, log barn, and blacksmith shop—as well as a historic wood corral and cattle chutes. The garage building is particularly interesting due to its unique decorative features.



Owners Paul and Lorri McDaniel are committed to preserving the historic character of the ranch and have begun work on restoring the large log barn. Now that the property has been designated as a Park County Historic Landmark, the McDaniels plan to take advantage of Colorado's Preservation Tax Credit program which will reduce the overall cost of their restoration project. To learn more about the preservation tax credit program visit our website or call 719-836-4292.



Upcoming Events

- **AUGUST 24, 2013**
PCHPAC MEETING
9 AM
UTE TRAIL RIVER RANCH
WWW.PARKCO.US
- **SEPTEMBER 2, 2013**
PARK COUNTY OFFICES
CLOSED FOR LABOR DAY
- **SEPTEMBER 7-8, 2013**
WOOD WINDOW WORKSHOP
TARRYALL SCHOOL
WWW.PARKCO.US
- **SEPTEMBER 14, 2013**
PARK COUNTY HISTORICAL
HISTORY PRESENTATION:
LINDA BJORKLUND
5:30 PM
SHEPHERD OF THE ROCKIES
LUTHERAN CHURCH
106 ROSALIE AVE., BAILEY
WWW.PARKCOUNTYHISTORY.COM
- **SEPTEMBER 20, 2013**
PARK COUNTY HISTORICAL
SOCIETY MEETING
6:30 PM
SHEPHERD OF THE ROCKIES
LUTHERAN CHURCH
106 ROSALIE AVE., BAILEY
WWW.PARKCOUNTYHISTORY.COM
- **SEPTEMBER 21, 2013**
PARIS MILL COMMUNITY
WORK DAY
9:00 AM - 3:00 PM
PARIS MILL
ALMA, CO
- **SEPTEMBER 28, 2013**
PCHPAC MEETING
9 AM
OLD PARK COUNTY
COURTHOUSE
WWW.PARKCO.US

Opportunities Abound This Summer to Learn about Como's Rich History

Once the largest town in Park County, the picturesque community of Como retains much of its historic charm and boasts a number of significant historic buildings associated with railroading's early years. After the railroad reached Como in 1879, the town became the most important facility for the Denver, South Park & Pacific Railroad outside of Denver, with many residents employed by the company. The impressive stone Como Roundhouse, built by Italian masons circa 1880, serviced the steam engines that pulled heavy loads across the South Park and Boreas Pass, while the Como Hotel, constructed in 1897 on the site of an earlier hotel destroyed by fire, provided meals and rooms for travelers and railroad employees. The 1879 Como Depot, adjacent to the hotel, is currently being restored.

This summer, take advantage of the free tours offered by David Tomkins, owner of the Como Hotel and Depot, and learn more about Como's railroading past. David will share his vast knowledge of Como's railroad history while you tour the hotel, depot, and roundhouse. Tours are available every Friday, Saturday, and Sunday, starting July 12 until the end of September. Meet at the Como Depot at 3pm for the one-hour tour. For more information, visit <http://www.parkco.us/DocumentCenter/View/1445> or call Tomkins at 719-294-7042.

On August 17, Como celebrates Boreas Pass Railroad Day. This year's expanded event includes a tour of historic homes in addition to tours of the Como Roundhouse, Hotel, Depot, and Schools. After visiting Como, travel up



Take advantage of the opportunity to tour Como's historic railroad buildings this summer.

Boreas Pass Road and visit the Roberts Cabin, Swartz Cabin, Section House, and Rocky Point, where you can ride a narrow-gauge handcar and enjoy free pancakes and coffee while they last. This free, family friendly event begins at 9am and ends at 3:30pm. For more information contact Laura Van Dusen at the South Park Ranger District at lvandusen@fs.fed.us or 719-836-2031.

Heritage Area Expands Popular Colorado's South Park GeoTour with 25 New Sites

Colorado's South Park GeoTour is expanding this summer! Twenty-five new caches will highlight the rich history of Platte Canyon and the Guffey area as well as provide new ways to explore the South Park. The GeoTour is a joint effort between the South Park National Heritage Area and the Park County offices of Tourism and Historic Preservation. Geocaching is a high tech, outdoor adventure game that uses handheld Global Positioning System (GPS) receivers to find hidden treasures. The tour uses geocaching to bring visitors to unique places in Park County in out-of-the-way locations.



Participants can tour the county at their own pace, and, if they visit enough sites, earn special prizes. This project educates the public and brings heritage and recreational tourism dollars to local businesses.

With the addition of the Bailey, Shawnee, Grant, and Guffey communities, visitors will have even more to explore! The new geocaches will be available August 1st at <http://www.geocaching.com/adventures/geotours/coloradosouthpark>. Learn more about the GeoTour and how to claim a prize at <http://www.southparkheritage.org/south-park-geotour>.

Upcoming Volunteer Opportunities at Cline Ranch & Paris Mill

Volunteering is a great way to get involved in historic preservation, expand your knowledge of history, develop useful skills, and help others. Learn more about the historic Cline Ranch by helping us secure the ranch buildings and clear the surrounding grounds of debris or help us prepare the Paris Mill for winter and participate in the planning process for the development of the 16 acres surrounding the historic mill.



Cline Ranch Work Day August 3

Are you curious about the unusual Mission Revival-style residence visible from Highway 285 between Como and Jefferson? Learn about this unique

1930s-era home and the surrounding property as you help the South Park National Heritage Area and the Park County Office of Historic Preservation rehabilitate the historic Cline Ranch. We will be taking the first steps toward preserving the ranch by securing the buildings and clearing the main house of debris. Volunteers of all abilities and experience are welcome. Lunch will be

provided. To register, visit <http://www.southparkheritage.org/get-involved> or contact Erica Duvic, projects and grants manager for the South Park National Heritage Area at 719-836-4273.



Paris Mill Work Day September 21

We will be returning this fall to the Paris Mill to continue weatherization work begun at last year's community work day. Volunteers will help

secure the building to prevent rain, snow, animals, and people from entering its main interior spaces. In addition, volunteers are needed to explore the 16 acres surrounding the mill and help develop a plan for recreational use of the land.

Volunteers of all abilities and experience are welcome. Lunch will be provided. To register, visit <http://www.southparkheritage.org/get-involved> or contact Erica Duvic, projects and grants manager for the South Park National Heritage Area at 719-836-4273

Como Depot Restoration Underway, Work Expected to Be Complete in 2014

Restoration work has begun on the 1879 Como Depot. Mike Perschbacher, of Older Than Dirt Construction, Perschbacher will lead the project through the summer and fall. Work is expected to resume in the spring of 2014. After the restoration is complete, the depot will become a museum operated by the Denver, South Park & Pacific Historical Society. Built by the Denver, South Park & Pacific Railroad, the Como Depot was one of the busiest in the South Park, serving as a bustling hub for both freight and travelers. Depot owner David Tomkins has worked steadily to first stabilize, then restore the nearly 135-year-old building, which was listed as one of Colorado's Most Endangered Places in 2006. This phase of the restoration project is funded in part by grants from the Federal Transportation Fund, State Historical Fund, Denver, South Park & Pacific Historical Society and Park County Historic Preservation Advisory Commission.



General contractor Mike Perschbacher demonstrates how missing and damaged sections of historic siding on the Como Depot are being careful restored to match their historic appearance.

Behind the Facade: Hartsel Hot Springs Bathhouse

For centuries, people have visited the Hartsel area to take advantage of the relaxing, therapeutic qualities of the hot mineral springs located there. The Ute Indians bathed in the warm waters for their medicinal purposes. In the 1860s, South Park pioneer Samuel Hartsel took note of this and recognized a business opportunity. Hartsel's ranch was a popular overnight spot for weary travelers crossing the South Park, in part because of the springs. Hartsel purchased the site of the springs in the mid-1870s and erected a small bathhouse with three bath rooms and a waiting room. Shortly afterward he built a small hotel to accommodate the large influx of travelers seeking his hospitality and a quick dip in the soothing waters.

Throughout the 1880s and '90s, Hartsel leased the hotel and hot springs to a variety of proprietors including John Wisenstine, J. T. Graham, John M. Jones, Robert "Chubb" Newitt, and M. R. Hanlin. In 1880, Graham advertised the springs as "a certain and speedy cure for rheumatism, neuralgia, asthma, and all chronic diseases." Stagecoaches traveling between Leadville and Colorado Springs stopped daily at the hotel, and after the Denver South Park & Pacific Railroad reached Garo, stages ran between the depot and the springs regularly. In 1893 visitors could spend a week at the hotel for \$10, including baths, or enjoy a therapeutic bath for 25 cents.

Upon completion of the Colorado Midland Railway depot in Hartsel in 1887, it became even more convenient for visitors to travel to the springs for a respite from urban living. The railroad touted Hartsel as a vacation destination, boasting that, "Not a few persons who have come to these springs so badly crippled that they were unable to take a step have gone away walking as straight and firm as an Indian warrior."

In 1908, the Hartsel Hot Springs Improvement Company acquired the hotel and springs. The company



Visitors enjoy the Hartsel Hot Springs circa 1930. Park County Local History Archive/Georgia Daines.



The Hartsel Hot Spring Bathhouse today (top) and circa 1930 (bottom). Park County Local History Archives/Mills Family, Marguerite Mills Payne.

had grand plans for the development the springs. The hotel was expanded and plans were made for a new bathhouse and swimming pool with the hopes that Hartsel would someday become, "a perfect paradise for those seeking a summer's outing in the Rocky Mountains." The management company apparently ran into some difficulties and the large-scale plans were never realized. The hotel was leased to a series of proprietors who catered to the growing tourist trade in the early 1900s.

Completed in 1916 by Dr. Harlan E. Mize, the existing bathhouse continued to attract travelers and locals seeking a relaxing, healthful experience in South Park well into the twentieth century.

Unfortunately, the bathhouse has remained vacant for many years and is slowly deteriorating. The Hartsel Hot Springs Bathhouse is eligible for listing as a Park County Historic Landmark and is one of Park County's places worth saving.

Learn How to Repair Historic Wood Windows and Help Preserve the Tarryall Teacherage

The beauty and craftsmanship of wood windows contribute significantly to the historic character of a building or home, and studies have confirmed that repairing historic windows is the sustainable choice. Unlike vinyl windows, wood windows can be repaired and refurbished, and with a little time and elbow grease homeowners can avoid a costly investment in new windows by repairing their existing windows themselves.

SAVE THE DATE September 7-8

On September 7 and 8, the Park County Office of Historic Preservation and HistoriCorps will sponsor a free hands-on workshop for anyone interested in learning how to repair historic windows. The workshop will be held at the Tarryall Teacherage, the 1940s teacher's residence associated with the historic Tarryall School. Participants will learn how to safely remove existing paint and glazing, make minor repairs, and reglaze using traditional techniques. Hand-on workshops like this often cost hundreds of dollars to attend, so take advantage



of the opportunity to learn a highly useful skill free of charge and help preserve one of Park County's most cherished historic landmarks. All tools, supplies, lunch, and snacks will be provided. Register online at <http://www.southparkheritage.org/get-involved> or contact Amy Unger at aunger@parkco.us or 719-836-4292 to request a registration form.

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>



Park County Office of Historic Preservation

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Office of Historic
Preservation**

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with a Purpose*

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Follow us on Facebook for more news 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 allows the county to officially develop standards for the designation of local historic landmarks and establish a historic preservation advisory commission.

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. Staff assists with applications for local landmark designation; provides property owners with technical guidance and preservation expertise as they develop plans for their historic properties; assists with applications for preservation grants; and partners 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!