

2025 HISTORIC RESOURCES FUNDING PRIORITIES

TOTAL FUNDING: \$1,977,075 (\$1,349,575 WITH SHF GRANT AWARDS)

1. Site/Project: Miksch-Helmer Cabin (District III)

Background

In 2013, the cabin and 0.33 acres was donated to the County by Joseph and Mary Cronen. After securing ownership, the Board of County Commissioners landmarked the 1871 cabin due to its connection with events that have made a significant contribution to history, its connection to persons who are significant in history, and its distinctive architectural characteristics.

Since 2014, the County has invested in the stabilization and restoration of this property. In 2018, a \$131,035 State Historic Fund grant was awarded to focus on the replacement of the severely deteriorated sill logs, foundation restoration, and structural stabilization. The County self-funded site grading and the construction of a retaining wall to protect the structure from future erosion. The County applied for a SHF grant on April 1, 2024, for window and door restoration, recreation of the historic porch, siding repair and stabilization of the interior floor so that it is safe for public use.

The current funding request will focus on restoration work on the inside of the cabin by replacing the bead boarding and restoring the floors and ceiling.

Amount

\$250,000 SHF request, 25% cash match fund \$62,500

Alignment with BCC Priorities and Goals

- **Partnerships**
 - Roxborough Area Historical Society
 - Lamb Spring Archeological Preserve
- **Public Benefit**
 - This phase of work will allow the structure to be used for public tours in partnership with the Roxborough Area Historical Society and Lamb Spring Archaeological Preserve, which is a significant archeological site located near the cabin. Larger northwest Douglas County history tour opportunities can be created in partnership with these entities.

Consequences of not funding

The structure will continue to deteriorate, and the integrity of this County Landmark will be permanently lost. The opportunity to enable public access to the structure will be missed.

2. Site/Project: Evans Homestead (District II)

Background

In 1873, Thomas N. Evans filed a Homestead Application for a 160-acre parcel of land where this house is located. After he filed his homestead application, he constructed a one-story frame house and took up permanent residency with his family and began making improvements, which included a cellar, stable, corrals, cultivated fields, and irrigation ditches. Evans was officially granted a Homestead Patent on February 23, 1883.

On April 25, 2012, the Evans Homestead was listed on the National Register of Historic Places. The nominated homestead consists of buildings, structures, sites, and objects typical of ranching and homesteading on the eastern plains of Colorado. The earliest contributing structure dates from circa 1873, and the latest from 1960.

Today, the County owns the 155½ acres of the original homestead acquired in 1883 as part of the Lincoln Mountain Open Space. The County is currently self-funding approximately \$350,000 of work to rehabilitate the exterior siding, windows and doors.

The next phase of work will focus on the interior including reinstalling the floors, recreating the chimneys and other interior fixtures. This phase will also include recreation of the historic porch.

Amount
\$350,000

Alignment with BCC Priorities and Goals

- Partnerships
 - Douglas County Open Space and Natural Resources
- Public Benefit
 - The site is located on Lincoln Mountain Open Space and, in partnership with Open Space and Natural Resources, a trail will be built with interpretive signage along the outside of the structure for the public to enjoy and learn the homesteads history.

Consequences of not funding

The structure will continue to deteriorate, and the integrity of this National Registered and County Landmark will be permanently lost. The opportunity to enable public access to the structure will be missed.

3. Site/Project Prairie Canyon Ranch (District II)

Background

Prairie Canyon Ranch is significant because of its wildlife habitat and natural resources, its contribution to Colorado History and Douglas County history, its architecture and archeology, and its place as an example of ranching history in Douglas County.

The period of significance, through our research dates to an architectural period of significance is from 1887 – 1980 with emphasis on the years between 1887 and 1947 as this is when most of the buildings were constructed.

The architecture is significant because the buildings reflect the history of the ranching industry in Douglas County. The buildings are superb examples of vernacular ranch architecture with a strong German influence. The house is a rare construction type not well known in this area along with the two-story barn and “saloon”. The buildings have changed very little through the years providing excellent examples of ranching from 1887-1947. They also represent the transition of the historic ranch into a modern industry through modifications to the buildings as newer modern equipment and techniques were incorporated into the ranching industry.

The property contains several historic structures. These structures are in different stage of disrepair and require stabilization and restoration work. The property also has cultural resource sites including indigenous and historic sites.

The recommended next phase of work for the ranch is to complete a cultural resource survey of the entire property planned for public use. Begin work on the structures by prioritizing critical needs that need to be addressed before opening to the public which have been identified in the updated HSA by Scheuber + Darden in 2024.

Amount

\$250,000 SHF request, 25% cash match fund \$62,500

Alignment with BCC Priorities and Goals

- Partnerships
 - School group tours
 - Douglas County Open Space and Natural Resources

- Public Benefit
 - Open to the Public limited and guided tours

Consequences of not funding

The structure will continue to deteriorate, and the integrity of this County Landmark will be permanently lost. The opportunity to enable public access to the structure will be missed. The site is also threatened by vandalism and looting with increased public access.

4. Site/Project Sandstone Ranch (District II)

Background

Douglas County purchased the 2,038 acres of Sandstone Ranch in 2018. Sandstone Ranch is located approximately five miles West of Larkspur and is an excellent example of pioneer homesteading. The buildings and structures within the property boundaries of

Sandstone Ranch are representative examples of the farming and ranching heritage of Douglas County (1870-1950). Previous owners of the property have United State Patents for farm implements and contributed to the economic growth and land development of the vicinity of Larkspur, Perry Park, and Castle Rock. A number of area topographic features and USGS Quad maps carry the names of those pioneers (e.g., Gove, Starr, and Dakan). The family lineage of those pioneers continued to work, live and preserve the agricultural/ranching economy of Douglas County until it was sold outside the "pioneering family" in 1989 to Michigan Native, Frank Fazzio, who named the property Sandstone Ranch. Four Families (Gove, Robinson, Tuckers, and Palms) had a distinctive influence as businessmen in the new commercial agricultural industry of Douglas County.

The property contains several historic structures including three silos, loafing sheds, hay barn, stable barn, storage shed, chicken coop, and the ranch headquarters barn. These structures are in different stage of disrepair and require stabilization and restoration work. The property also has cultural resource sites including indigenous and historic sites.

The recommended first phase of work for the Sandstone Ranch is to finish the cultural resource survey of the entire property. Begin work on the structures by prioritizing critical needs and public facing structures that have been identified in the Historic Structure Assessment (HSA) completed by Scheuber + Darden in 2020.

Amount

\$250,000

Alignment with BCC Priorities and Goals

- Partnerships
 - Douglas County Open Space and Natural Resources

- Public Benefit
 - Open to the Public for limited access hiking
 -

Consequences of not funding

The structure will continue to deteriorate, and the historical integrity of the site will be permanently lost. The loss of these structures would take away from the look and feel of the ranch. The opportunity to enable public access to the structure will be missed.

5. Site/Project: William Converse Ranch (District II)

Background

William Converse Ranch is located at 3217 North State Highway 83 on Hidden Mesa Open Space approximately one mile north of Franktown on the west side of North State Highway 83. The ranch includes two houses, a chicken coop, granary, and pump house. It is adjacent to a trailhead making it a highly visible and active resource.

Currently, the County is stabilizing and restoring the chicken coop. The County is currently self-funding lead paint mitigation of the structures, exterior paint and window restoration. This current funding request would include construction documents to implement the needs of the Master Plan for the site written by the Open Space and Natural Resources Department.

Amount
\$60,000

Alignment with BCC Priorities and Goals

- Partnerships
 - Open Space and Natural Resources

- Public Benefit
 - This site is highly visible to the public from the Open Space trail and holds the potential for vibrant public programming in partnership with Open Space and Natural Resources. Once all phases of work are completed, then the site will be accessible to the public for tours and events.

Consequences of not funding

The consequences of not funding would lead to further deterioration of the structures and leave the site unused. The historical integrity of the County Landmark will be permanently lost.

6. Site/Project: Greenland Post Office (District II)

Background

The post office was a significant contributor to the growth and development of the Town of Greenland during 1927-1959. Citizens came to the post office to catch up on the local news and learn about what was going on elsewhere in the County. The post office was located in a rural town distant from other communities, serving Greenland and several large ranches in the area. The post office, along with its outbuildings, are some of the only remaining buildings in the Greenland Townsite that are considered to be historically significant.

The Greenland Post Office was listed as a local landmark in 2011. This structure began as a post office in 1927 with Lucy Taylor as postmaster. In addition to it being a post office, it also served as a personal residence and cafe. The mail was assembled and distributed out of the front of the building, while the family lived in the back portion of the home. Lucy's father, Fred Ingalls, and her husband, Malrie, ran an automobile repair shop at that location. Poor health forced Lucy to retire in 1955, at which time her daughter-in-law Dorothy Taylor took over the mail duties. In 1957, Julia Allis began handling the mail and moved the post office to her ranch directly west of town. She continued the post office until March 31, 1959, when residents began receiving mail out of Larkspur.

The proposed work will continue restoration on the post office accomplished with a State Historic Fund grant. Next phase will utilize State Historic Fund money to rehabilitate the exterior, windows, and doors. Funding should also address the dilapidated pump house, privy and stable. Addressing the dilapidated structures will increase safety of the site. The County is currently working with the Larkspur Historical Society on interpretive signage for Greenland to increase public access and historic knowledge of the site.

Amount

\$250,000 SHF request, 25% cash match fund \$62,500

Alignment with BCC Priorities and Goals

- Partnerships
 - Open Space and Natural Resources
 - Larkspur Historical Society

- Public Benefit
 - Once all phases of work are complete the site will be available for the public to tour and schedule events. In partnership with the Larkspur Historical Society, this site will be included in a future walking tour of the historic Greenland Townsite.

Consequences of not funding

The consequences of not funding would lead to further deterioration of the structures and leave the site unused. The integrity of this County Landmark will be permanently lost.

7. Site/Project: 5DA.265 Archaeological Site (District II)

Background

In 1977, staff from the Colorado Department of Transportation (CDOT) discovered artifacts at site 5DA.265 while surveying the northern part of the Palmer Divide in Douglas County. The artifacts date from 7,500 to 150 years old and the State considers this site “one of Colorado’s most remarkable archaeological finds”. The discovery led to extensive excavations in 1979 that produced 100,000 artifacts including projectile points, tools, ceramic sherds, and earth ovens. The collection is housed in the Douglas County History Repository and was reanalyzed by ERO Resource Corporation (ERO) in 2015 using funds from an awarded SHF Grant with contributing funds from CDOT, to catalogue the assemblage and prepare the collection for formal curation. ERO also used the funds to nominate the site for the National Register of Historic Places; it was officially listed in April 2020.

The site retains integrity of location, design, materials, workmanship, and association. The site remains in its original location where cultural materials were deposited over the course of about 10,000 years of prehistory. Reevaluation of the site in 2013 determined

that the site retains significant subsurface cultural deposits and could contribute additional information significant to the interpretation of the regional prehistory.

Additional artifacts found in undisturbed contexts within the site and recovered using modern methods would have the potential to contribute information important to the understanding of the prehistory of Colorado. Any intact features have the potential to provide more accurate chronology, and help to interpret site use, common access to food, and shelter activity.

The 2025 requested funds will help implement the findings of the 2024 non-competitive State Historic Fund grant for a site assessment. The outcome of the site assessment will determine the extent of slope stabilization in this phase and may include excavation and surface artifact collecting. Staff plans to apply for a competitive grant in Fall 2024 and the project could cost the County as low as \$62,500 for the cash match.

Amount

\$250,000 SHF request, 5% cash match fund \$62,500

Alignment with BCC Priorities and Goals

- Partnerships
 - Douglas County Open Space and Natural Resources
 - Potential relationships with local universities by providing fieldwork experience.
 - Indigenous groups

- Public Benefit
 - The project presents an opportunity for the County to create an active archaeological site for access by the public, like that of Magic Mountain. The Magic Mountain site is an archeological site, also listed on the National Register of Historic Places, which is periodically open to the public and managed by the Denver Museum of Nature and Science.

Consequences of not funding

Due to the extent of public access, the site is threatened by vandalism and looting. This site is listed on the State and National Register of Historic Places and the instability of the site threatens the archaeological integrity.

8. Site/Project: Crull Hammond Cabin (District II)

Background

The one-room cabin was built on land homesteaded by William Crull in 1870. It is considered to be one of the oldest log cabins in Douglas County. The log core dates revealed they were cut in the fall of 1873. John Hammond purchased the property in

1946, raised cattle and turkeys, and was also Sheriff of Douglas County beginning in 1946 and serving for 24 years.

This cabin is shown as an example of pioneer life to elementary school children as well as the general public with the Larkspur Historical Society members in period dress acting as docents.

In 2020, maintenance work was conducted which included linseed oil treatment to protect the outside part of the structure from the weather. Current project needs include restoring and reinstalling the windows, adding storm windows, and installing deadbolts and door sweeps to better protect the restored structure and increase building security.

Amount
\$51,075

Alignment with BCC Priorities and Goals

- Partnerships
Larkspur Historical Society
- Public Benefit
The public attends tours and events at the cabin held by the historical society.

Consequences of not funding

The structure will continue to deteriorate, and the integrity will be permanently lost. The opportunity to enable public access to the structure will be missed. The structure will deteriorate over time if not well maintained and the lack of security puts the structure at risk for vandalism. Significant money has been invested into this structure; therefore, maintenance is key to maintain its historical integrity.

9. Site/Project: International Archaeology Day Sponsorship

Background

The IAD event held in Colorado began in Roxborough State Park and was organized by state park volunteers. The event grew beyond the park to include exhibitors at Roxborough Elementary School along with site tours of local historic and archaeological sites. In 2022, around 500 visitors attended the event. State Park staff turned the organizing over to a new company called Community Connections LLC, that specializes in exposing the public to real life archaeology. In 2023, the was held at Red Rocks Amphitheater in Golden, Colorado. They set a new record of attendees of over 1,000 people attending the event and off-site tours.

Douglas County has promoted the event for years on the County website and the Curator has been a part of the planning committee, created displays, and hosted booths at the event for the County Repository and HPB.

IAD is a great opportunity to build relationships with the local community by educating them on local history, the importance of past cultures and real archaeology. It also provides opportunities for the Curator, Repository volunteers, and HPB to network with other groups like Colorado Archaeology Society, local historical societies, local cultural resource management companies, state parks, and History Colorado. The event is also an opportunity to display County artifacts and share recent project accomplishments with citizens.

Community Connections LLC applies for State Historic Fund (SHF) grant every spring to help fund the event. The SHF grant only covers specific items, requiring additional partner funds for other event related needs. Additional costs for items not covered by the grant include the Red Rocks Amphitheater event permit fee, vendor fees (\$500 each), and help covering costs for any additional items that may arise as planning proceeds.

A \$10,000 sponsorship for the event is a unique opportunity to partner with regional and state entities to promote historic preservation efforts in Douglas County.

Amount
\$10,000

Alignment with BCC Priorities and Goals

- Partnerships
 - State and federal groups
 - Local government groups
 - Historical Societies
 - Local colleges and Universities
 - Cultural Resource Companies
 - Indigenous groups
- Public Benefit
 - The IAD event is free public event providing an opportunity for citizens, students, teachers and professionals to network and learn more about archaeology. The majority of the archaeology presented at the event focuses on Colorado.
 -

Consequences of not funding

- The consequences of not sponsoring the event would lead to a smaller event with less exhibitors and vendors.

10. Repository Public Display and Artifact Care

Background

The repository collection continues to grow each year. Along with the growth of the collection the partners and requests for artifact displays is also increasing. Some artifacts are in need of conservation and restoration work before going on display. The more delicate and rare artifacts should not be on public display but instead replicated to protect the original so a display worthy replica can be enjoyed by the public.

A newer and critical partner to the Repository is working with tribes. The requested funds would help cover costs to work with tribes on display designs to ensure the indigenous groups are properly represented.

The requested funds would cover the cost of design and construction of displays, along with transportation of the artifacts.

Amount

\$30,000

Alignment with BCC Priorities and Goals

- Partnerships
 - Various Historical Societies, Douglas County Libraries, local entities, Parker Water and Sanitation's Rueter Hess facility, and indigenous groups.
- Public Benefit
 - The conservation and preservation of artifacts, and creation of public display would benefit the public by giving them a personal experience with the collection in absence of a County museum. Citizens can learn about Douglas County history in person through the public displays. These funds will also strengthen the relationship with indigenous groups.

Consequences of not funding

The collections should be shared with the public through displays and not just kept in storage. Without annual maintenance for conservation and restoration, there is the potential for more deterioration and loss of artifacts. Investing in the artifact care will reduce cost in the future and prevent loss. Including the indigenous groups ensures that there is no misrepresentation of these groups and adheres to Native American Graves Protection and Repatriation Act (NAGPRA).

11. Site/Project: County Owned Historic Properties Maintenance

Background

All of the County owned structures require annual maintenance, such as exterior paint, maintaining windows, doors, roofs, and pest mitigation. As part of the upkeep for the structures part of the maintenance plan will now include professional services to clean the interior of the historic structures including removal of any rodent activity. This work

is necessary to protect the investment of County and State Historic Fund money used to restore these structures and ensure they remain available for public benefit.

Amount

\$100,000

Alignment with BCC Priorities and Goals

- Partnerships
 - Various County Departments and Historical Societies

- Public Benefit
 - This varies depending on the property and availability of public access.

Consequences of not funding

The structures need to be maintained for physical appearance and protection for the structures from elements and wildlife. Without annual maintenance, there is the potential for more significant investments needed in the future to restore structures.

12. Vehicle

1 compact/mid-size pickup (Chevy Colorado or Ford Ranger) - One-time

This vehicle request is to support the necessary historic structure and site field work and support the general operations of the History Repository. A key responsibility of the position is to travel to properties across Douglas County for site inspections and field work. Having a dedicated vehicle for this type of work saves wear and tear on personal vehicles.

Amount

\$50,000

Fleet Maintenance

\$1,000 - Average Annual Maintenance Cost - Ongoing

The average annual maintenance cost for the Chevy Colorado, or similar vehicle.

Other Professional Services (Repository and Historic Architect)

Over the last seven years, the Historic Resources program has demonstrated a level of success that has outpaced the capacity of the Curator. Essentially, the program consists of two major categories: historic resources and properties maintenance and Repository asset management. The workload related to either one category has grown to a level where the Curator must focus on one at the neglect of the other. Over the past three years, work has either focused on the Repository or property maintenance of historic

structures in the County, which means priorities in either area is deferred from year to year.

Proper curation of the County's entire collection is grossly lacking in that close to 170,000 artifacts remain untouched. The Repository depends on a stable base of volunteers to do curation, and there is growing demand to add to the volunteer cadre. The Curator's capacity to manage and grow this program are hampered by the need to also be on site at multiple historic structure restoration projects. Without proper County oversight, the Repository volunteers are not able to work in a County facility.

Mounting success from multiple State Historic Fund grants, public interest, and partner agency attention means that expectations for proper property management of all historic properties in County will only continue to grow. Again, the Curator's capacity to manage these projects while also managing a County facility is untenable; she simply cannot be in two places at one time. Additionally, investment in new opportunities, like a growing partnership with Lamb Spring, the Metzler property in the Town of Castle Rock, and other partner agency interests is greatly hampered.

The addition of Historic Resources the Parks, Trails, Historic Resources, and Open Space tax fund creates increased opportunities for more projects to be accomplished. This further increases the need for contract management assistance to ensure tax funds are used appropriately and managed efficiently to the highest and best use given the intent of the tax.

Therefore, staff proposes the addition of contracted other professional services to support these needs. Staff also proposes using funds for contracted services for Historic Architects, which the cost was previously covered by the historic preservation general fund. This request supports the following Board of County Commissioners' Core Priorities:

- County Services: *"Provide resources to Elected Offices and Board Departments for the delivery of efficient, convenient, and high-quality services."*
 - Historic & Natural Resources: *"Practice and promote responsible stewardship of historic and natural resources in both rural and suburban areas."*

The consequence of lack of critical funding would be insufficient review of impacts to historic resources as required by state statute, inability to meet project deadlines, and negative impact to the high level of services expected of the County.

Amount

\$100,000