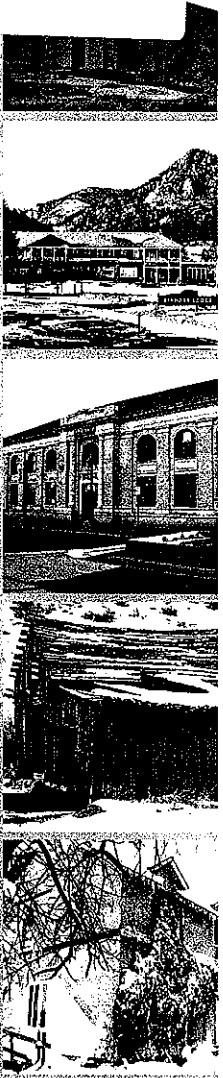


Colorado's MOST
ENDANGERED
PLACES 2010 

"The past has already paid its debt."

—George Zabriskie, "Window to the Past"



Dear Reader:

Historic Preservation is about more than saving "old" buildings. Study after study has shown that preservation of our historic building stock not only makes economic and environmental sense, but contributes significantly to that intangible "sense of place" which new communities simply can't replicate. Historic, walkable neighborhoods with a mix of residential and commercial uses continue to thrive as desirable places to live even in the recent housing downturn.


Armed with this evidence, we at Colorado Preservation, Inc. continue to pursue our mission of helping both individual property owners and communities preserve Colorado's historic built environment. Our approach is comprehensive, including a widely respected historic resources survey team, a dedicated grants specialist and project manager, holding the nation's largest statewide historic preservation conference, the new HistoriCorps initiative that provides hands-on preservation trades training on public lands, and of course the Endangered Places Program. Winner of the Stephen H. Hart Award and officially designated as a Save America's Treasures project by the National Trust for Historic Preservation, the Endangered Places Program has listed and provided direct preservation assistance to more than eighty sites across the State. This will be the 13th list of Colorado's Most Endangered Places, continuing the tradition of identifying significant historic resources within Colorado that are under some threat of being lost.

I think you will find that the 2010 List of Colorado's Most Endangered Places represents a wide variety of site types and identified threats. Producing this list is made possible due to a committed team of volunteers from across Colorado that nominate and review sites, and then continue to be involved as we develop advocacy and outreach strategies for each of the listed sites. Also crucial are our sponsors and donors, which you will find listed in this brochure - my sincere thanks to everyone who has committed time and/or financial resources to the Endangered Places Program during this past year.

With that I present the 2010 List of Colorado's Most Endangered Places. I am profoundly excited to begin work on preservation and rehabilitation plans for the sites, and hope that you will consider supporting this important work, either through a donation to the program or offering to volunteer your time towards helping preserve Colorado's unique historic legacy.



Patrick A. Eidman
Endangered Places Program Coordinator

Funded in part by:  STATE HISTORICAL FUND

Colorado's Most Endangered Places List
February 5, 2010
Published Annually
Colorado Preservation, Inc.
333 W. Colfax Ave., Suite 300
Denver, CO 80204
Issue No. 13

BROWN'S SHEEP CAMP

Las Animas County, Pinon Canyon Maneuver Site



Photo by Abbey Christman

Now located in Fort Carson's Pinon Canyon Maneuver Site, the land that comprised Brown's Sheep Camp was first purchased by Samuel Taylor Brown in 1882. Brown's business partner and eventual son-in-law was Julius Gunter, who is best known as Colorado's 21st Governor. Governor Gunter inherited Brown's Sheep Camp in 1917 and was active in the operation and management of the ranch until his death in 1940, by which time he and his wife Elizabeth had accumulated over 26,000 acres. Structures at the ranch headquarters includes several homes, a bunkhouse, a garage, working corrals, a large two-story adobe barn that is widely considered to be one of the finest of its type in the region, and a wood-framed barn with an interior covered in drawings, brands and names added over decades. This collection of rare and significant folk art is an important documentation of the story of Brown's Sheep Camp and of the ranching community in the Purgatoire River Region of Southeast Colorado.

In the early 1980s, The Department of Defense (DoD) started acquiring land in Southeast Colorado in order to develop a live fire maneuver site for the training of soldiers stationed at Fort Carson near Colorado Springs. The owners of Brown's Sheep Camp at the time refused to sell and the land was eventually condemned. The DoD has made an effort to protect the buildings by constructing a fence, but maintenance of the structures has been lacking. Many of the roofs are in poor condition, jeopardizing the structural integrity of the buildings and in particular the drawings on the interior of the wood-framed barn. Dense vegetation has been allowed to grow around the buildings, increasing the fire risk in an area that suffered from a devastating wildfire in 2008. Though determined eligible for the National Register of Historic Places, the DoD has been reluctant to allow a formal listing process to proceed.

Supporters of the preservation of Brown's Sheep Camp are hopeful that the DoD can be convinced to implement, in cooperation with Colorado Preservation Inc., a long range maintenance and preservation plan that will benefit all historically significant structures on the Maneuver Site. Furthermore, documentation of the folk art drawings in the wood-framed barn is a top priority.

COLORADO CAPITOL DOME

Denver County, City of Denver



Photo by Charles Outcalt, dreamstime.com

Colorado's gold-plated Capitol Dome is an iconic symbol of unparalleled historical significance in the state. Originally intended by architect Elijah E. Myers to be copper-plated, the citizenry of Colorado demanded something grander and more fitting for their statehouse. So with a hefty donation from mining magnates of the time, the Dome was first gilded in 1908 with 200 ounces of 24-karat gold. As one of only eleven capitol buildings in the nation to feature a gold-plated dome, the Colorado Capitol is an architectural and historical treasure.

Alas, the Capitol Dome has fallen into serious disrepair. The cast iron superstructure is rusting to the point that an architectural inspection team declared that "the potential loss of strength as a result of deterioration is a significant hazard to the building and its occupants." In 2007, a nearly ten-pound chunk of cast iron fell from the Dome, which prompted work crews to install netting in order to catch falling debris. The current economic crisis has seriously hampered the ability of the State Legislature to fund the needed repairs, which are estimated at between \$11 and \$30 million. In early 2009, the Colorado State Historical Fund approved a \$3 million grant, but the Legislature was unable to reach an agreement to contribute \$8 million in matching funds. As a result, the Dome's condition continues to deteriorate. The same architectural inspection team concluded by writing, "The entire Dome will require extensive work to repair current damage and preserve the feature for future generations. This work is time sensitive because the rate of decay is increasing with the passing of each winter."

Working in close cooperation with the Capitol Building Advisory Committee, Colorado Preservation, Inc. has recently agreed to lead an advocacy and outreach campaign to raise funds for, and awareness about, the Dome. The campaign will include working with the public, legislators, Colorado corporations and other preservation organizations on this important and desperately needed undertaking.

ELKHORN LODGE

Larimer County, Estes Park

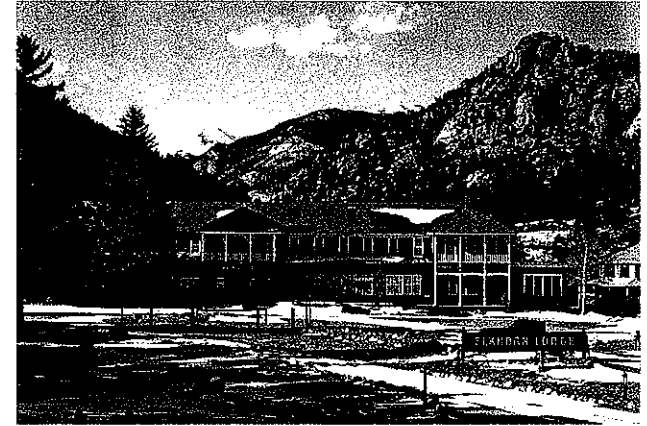


Photo by Michelle Chichester

Considered to be the oldest, continuously operated hotel in Colorado, the Elkhorn Lodge is a terrific example of a late 19th century hunting lodge that was built to serve the burgeoning demand from tourists for an immersive "Rocky Mountain" experience. Originally comprising several thousand acres that have since been deeded to the Rocky Mountain National Park, the Lodge, which has structures dating back to the 1870s, now includes 65 acres and 35 buildings completed in the rustic style. The buildings include the main lodge, Estes Park's first school building, the ranch house, the coach house that over time was both a stage stop and casino, a number of cabins, a horse barn, two dormitories and a small building in the rustic stick style known as the chapel. Elkhorn Lodge was listed to the National Register of Historic Places in 1978 and was recently discovered to be the site of one of the first golf courses built in Colorado.

Elkhorn Lodge faces substantial development pressure and is currently listed for sale. A recent proposal would have resulted in the construction of an intensive mixed-use development that required demolishing many of the historic structures and destroying the stunning and character-defining setting that the Lodge now offers to visitors. High maintenance and utility costs have caused the closure of several of the buildings and the Lodge now operates only seasonally. A high asking price combined with Estes Park's need for growth put the future of the Lodge in serious jeopardy.

The current operator of the Lodge is hoping to secure financing and grants so that he can purchase and rehabilitate the Lodge. Other ideas include working with a land conservation organization to protect and preserve the open space surrounding the Lodge in order to prevent unsympathetic development and updating the National Register nomination so that more of the buildings will be determined contributing.

GRAND JUNCTION DEPOT

Mesa County, Grand Junction

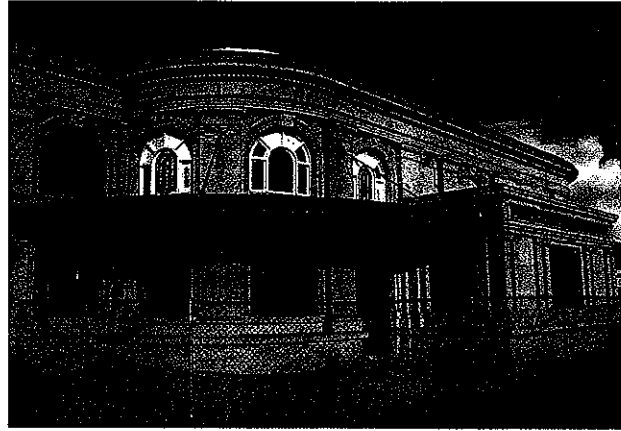


Photo by Patrick Edman

Built in 1906, the Denver and Rio Grande Western Railroad Depot in Grand Junction opened on September 18, 1906, the same day that the tragic earthquake struck San Francisco. In fact, the first people through the Depot were not rail passengers, but rather refugees fleeing the nearly destroyed city. Physicians attended to the ill and injured, while volunteers served food, set up cots and handed out clothing as needed. The Depot was a most magnificent refugee camp. Designed by famed Chicago architect Henry J. Schlacks in the Italian Renaissance style, the Grand Junction Depot was considered to be the finest depot of its size in the West. Constructed of white brick with fine terra cotta details, the Depot featured a glass passenger canopy, large arched stained-glass windows, and an interior with 22-foot ceilings, solid oak trim and plaster pilasters. The Grand Junction Daily Sentinel reported at the time of opening that the Depot was "...a credit to a city five times as large. The putting into service of this splendid railroad building marks an important era of local history." The Grand Junction Depot was added to the National Register of Historic Places in 1992.

Unfortunately, the Depot has fallen out of service and now stands vacant. The most recent owners of the Depot planned a full rehabilitation and restoration of the building with the intention of operating a brew pub; however, the economic crisis dashed those plans and as a result the Depot was foreclosed upon and is now bank-owned. Some time before 1930, the magnificent waiting room was converted to two levels in order to accommodate offices on the second floor. The second floor was subsequently removed, which has left vicious scars that will require substantial restoration of the original plaster details. In addition, electrical, plumbing and HVAC systems need complete updating in order to accommodate a new use for the Depot.

A "Friends of the Grand Junction Union Station" group has organized and recently applied for and received a grant from the State Historical Fund to complete a historic structures assessment. Colorado Preservation, Inc. plans to work with the friends group and the bank in order to assist in finding a preservation-minded buyer, while also collaborating with the City of Grand Junction in an effort to use the rehabilitation of the Depot as a catalyst for revitalization

OUTBUILDINGS OF LAKE CITY

Hinsdale County, Lake City

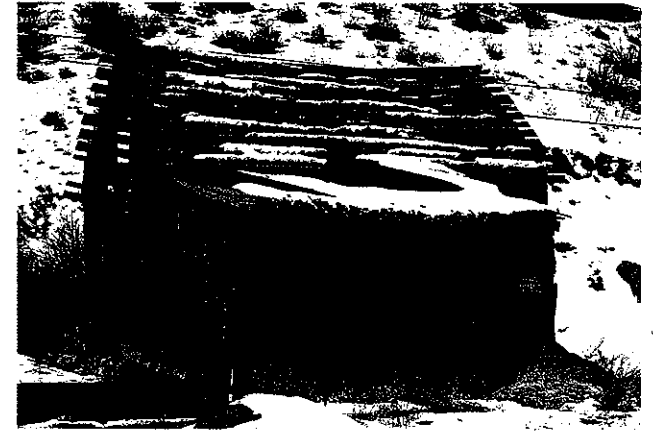


Photo by Michelle Pierce

Founded in 1874 as a supply and service center for hard rock mining, Lake City is now a community with a year-round population of less than 400 and a tourism-based economy. Key to Lake City's heritage tourism efforts are their beautifully preserved commercial district and residential neighborhoods, which feature many spectacular examples of Victorian and Italianate architecture. The Lake City Historic District is one of the largest, oldest and best-preserved historic districts in Colorado. Interestingly, 37% of the contributing structures to the historic district are ones that are often overlooked and forgotten: the outbuildings and accessory structures of the brightly painted high style buildings that line the streets. The outbuildings include a wide array of structures, including outhouses, mule barns, carriage houses, coal sheds, root cellars, chicken coops, and sheds. Though modest in size and style, these buildings help tell the story of a frontier town and how Lake City residents lived in the late 19th century.

Many of the outbuildings are obsolete in terms of their original use. As a result they are not being maintained and have reached a critical point of deterioration. Local preservation ordinances disallow the active demolition of historically significant buildings that contribute to the district, but to date, measures to prevent demolition by neglect haven't been exercised. Town officials and historic preservation advocates are concerned that if this trend continues the Lake City Historic District will be at risk of being delisted from the National Register of Historic Places. Lake City has a proportionately large percentage of significant accessory structures, but a number of communities across the state share this issue of threatened outbuildings. The story of early life in these towns will be incomplete if only the high style buildings are preserved.

Lake City officials are proposing to work with Colorado Preservation, Inc. and willing property owners on an innovative program that would provide funding and technical expertise so that the outbuildings can be stabilized and rehabilitated according to the Secretary of the Interior's Standards. The preservation of these buildings will not only protect Lake City's Historic Landmark District

WILLOWCROFT MANOR & FARM

Arapahoe County, City of Columbine Valley



Photo by James Hare

Added to the Colorado State Register of Historic Places in 1993, Willowcroft Farm is rich in both architectural significance and social history. Pioneer, politician and one of the most important early settlers in the Littleton area, Joseph W. Bowles, hired noted Denver architect Robert Roeschlaub (well known for the Central City Opera House, Trinity Methodist Church in Denver, and the Chamberlin Observatory) to design the main house in 1884. The house still stands, as does a bunkhouse, a smokehouse, the horse barn and a large two story barn that was originally built to house a dance hall and speakeasy in the 1920s. The main house, which is constructed out of rose-colored lava stone quarried in Castle Rock, was intended to be an architectural and technological showpiece. A newspaper article from 1884 reported that the house was "furnished with hot and cold water on every floor, heated by furnaces and lighted by gas made on the premises. Nothing has been omitted that could add to the comfort and convenience of the household." The article later added, "It is one of the most elegant residences in the state... and is a fitting home for pioneers who have built up the country and their own fortunes and a charming family." It is reported that Willowcroft Farm is the only remaining historically significant property within the city limits of Columbine Valley.

The Farm, at its height, included several thousand acres, but now just over nine acres remain. Willowcroft is surrounded on two sides by a neighborhood of multimillion dollar homes, which results in significant development pressure. While still livable, the main house is suffering from deferred maintenance, as are the barns and other outbuildings. The Farm sold at auction in the summer of 2009 to a buyer who has received a number of lucrative development proposals – most of which would include demolishing the buildings and subdividing the property into small, residential lots.

Colorado Preservation, Inc. has started a discussion with the owner, encouraging preservation of both the land and the buildings as an urban farmstead. The goal is to work in cooperation with a number of local government agencies, historic preservation groups, and land conservation organizations in order to develop a long term plan for preservation and reuse of this significant piece of Colorado history.

SPONSORS/DONORS

Colorado Preservation, Inc. gratefully acknowledges the following for their generous support in 2009:

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STATE HISTORICAL FUND
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Kimberly Field	Steamboat Ski & Resort Corporation
JoVonne Fitzgerald	Super 8 Motel - Cortez
Fort Garland Museum	The Claremont Inn
George's Drive Inn	The Great Frame Up
Marcelee Gralapp	The Historic Tabor Opera House
Grandote Peaks Golf Club	The Pour House
Friday Green & Harold Shatsoff	The Village Smithy Restaurant
Harding's Corner Bed and Breakfast	The Vineyard Wine Shop
Nancy Herzmark-Hegele	Deborah Uhl
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Historic Routt County!	Ute Trail River Ranch
Huerfano Journal Newspaper	Walsenburg Mining Museum
Patti Kinnear	Walsenburg Clubhouse
Kit Palmer	Watkins Stained Glass Studio
Kit Carson Carousel Association	Tom & Myra Westfall
Ray Koernig	Steve & Joy Wooten
Koshare Indian Museum	Yellow Pine Guest Ranch
La Plaza Inn	Belinda Zink

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 Patti Kinnear, *Director of Development & Public Outreach*
 Jonas Landes, *HistoriCorps Manager*

PAST LIST DESIGNATIONS/STATUS

SAVED

Bradford Perley House (2002) *Jefferson County*
City Ditch (2003) *Douglas, Arapahoe, and Denver Counties (Newly Saved!)*
Cripple Creek (1998) *Teller County*
Durango Power House (2001) *La Plata County*
Grandview Terrace Neighborhood (1999) *Boulder County*
Hangar 61 (2005) *Denver County (Newly Saved!)*
Lewis Mill (1998) *San Miguel County*
Lime Kilns (2001) *Pitkin County*
Manitou Springs Spa (2000) *El Paso County*
Original Gold Hill Townsite (2000) *Boulder County*
Preston Farm (1998) *Larimer County*
Red Mountain Mining District (1999) *Ouray and San Miguel Counties (Newly Saved!)*
Redstone Castle (2004) *Pitkin County*
Rock Creek Stage Stop (2000) *Routt County*
San Rafael Church (2001) *Conejos County*
Studzinski Block & Holden Block Buildings (2001) *Pueblo County*
Toltec Hotel (1998) *Las Animas County*

PROGRESS

Arkansas Valley Fairground Adobe Stables (2007) *Otero County (Moved from Alert!)*
Beaumont Home (2004) *Pueblo County*
Camp Amache (2001) *Prowers County*
Central City (1998) *Gilpin County*
Chimney Rock (2008) *Archuleta County (Moved from Alert!)*
Civic Center Park (2007) *Denver County (Moved from Alert!)*
Colona School & Grange (2006) *Ouray County*
Colorado Fuel & Iron Plant (1999) *Pueblo County*
Commodore Mining District (2006) *Mineral County*
Como Depot (2006) *Park County*
Daniels Schoolhouse (2006) *Weld County*
Downtown Greeley (2000) *Weld County*
El Corazon de Trinidad (2000) *Las Animas County*
Emma Store (2000) *Pitkin County*
Evans School (2000) *Denver County*
Fourth Street Commercial District, Saguache (2009) *Saguache County (Moved from Alert!)*
Georgetown School (2006) *Clear Creek County*
Grant Avenue Church & Community Center (2002) *Clear Creek County*
Hanging Flume (1999) *Montrose County*
Hugo Roundhouse (2002) *Lincoln County*
Hutchinson Homestead & Ranch (2003) *Chaffee County*
InterLaken Resort (2001) *Lake County*
Native American Arboreal Wickiup & Teepee Sites (2003) *Statewide*
Old Fruita Bridge (2002) *Mesa County (Moved from Alert!)*
Paris Mill (2004) *Park County*
Pillars of POW Camp 202 (2005) *Weld County*
Rialto Theatre Building (2008) *Alamosa County*
Riverside Cemetery (2008) *Denver and Adams Counties (Moved from Alert!)*
Satank Bridge (2003) *Garfield County*
Silver Dollar Saloon (2008) *Teller County*
Sixteenth Street Mall (2009) *Denver County (Moved from Alert!)*
Snowstorm Gold Dredge (2001) *Park County*
Soldiers & Sailors Home (2005) *Rio Grande County*
Windsor Mill (2002) *Weld County*

PAST LIST DESIGNATIONS/STATUS

ALERT

Alta Lakes (2000) *San Miguel County*
Bent County High School (2004) *Bent County*
Black Hawk (1998) *Gilpin County*
Craig Depot (2008) *Moffat County*
Dearfield Farming Colony (1999) *Weld County (Back on Alert!)*
Denver & Rio Grande Railroad Station (2007) *Conejos County*
Foxton Post Office (2002) *Jefferson County (Back on Alert!)*
Gianella Building (2004) *Las Animas County*
Goodnight Barn (2002) *Pueblo County (Back on Alert!)*
Greeley Salt Lake & Pacific Railroad Grade – Stout Branch (2009) *Larimer County*
Hispanic Cultural Landscapes of the Purgatoire River Valley (1998) *Las Animas County*
Historic Communities in the I-70 / Clear Creek Corridor (2005) *Clear Creek County*
Kit Carson Hotel / Elks Lodge (2003) *Otero County*
Leadville Mining District (1998) *Lake County (Back on Alert!)*
McLaughlin Building (2007) *Pueblo County*
Santa Fe Trail & Southeast Heritage Region (2007) *Baca, Bent, Las Animas & Otero Counties*
Shield Rock Art Site (2001) *Rio Blanco County*
Stranges Grocery (2001) *Mesa County*
Union Pacific Pumphouse (2005) *Cheyenne County (Back on Alert!)*
Walsen Power Plant (2009) *Huerfano County*

LOST

Christian Science Church, (1998), *Teller County*
Currigan Exhibition Hall, (2000), *Denver County*
Columbian Elementary School, (2004), *Bent County*

CRITERIA FOR SITE SELECTION

In order for a site to achieve "Saved" status, the *Endangered Places Program* of Colorado Preservation, Inc. has developed a review process that asks the following questions: Does the original threat to the site still exist? Has a new/different threat presented itself? Does the site retain its historical integrity? Has the site achieved its best possible outcome? Are the current and long-term outlooks for this site positive? Is there an individual/organization in place to continue to monitor preservation of the site?

Sites that have achieved the status of "Progress" have undergone one or more of the following: owner assurance that the site will not be demolished, owner cooperation in seeking a solution for the site, historic structure assessment, site cleanup, stabilization and/or protection, solid backing for site by network of supporters, acquisition of site by committed future caretakers, documentation of site, creation of a plan for future preservation of site, rehabilitation or restoration in process, threat to site is no longer imminent.

Sites in "Alert" status remain seriously threatened.

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Colorado's **MOST**
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