

City of Glenwood Springs, CO Preservation Plan



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Introduction

Purpose Statement

The preservation of historic sites, buildings, districts and broader cultural landscapes is an established priority across many communities in Colorado. This recognition of heritage is essential in understanding the unique identity of each settlement in the state. Recognition alone, however, is insufficient. To ensure that this individuality will be retained in the context of future economic and development activity and that it will fulfill a central role in the shaping and application of community policy, a coordinated preservation program is required. This document establishes a preservation strategy for the City of Glenwood Springs in the interest of heritage conservation.

THE ROLE OF THE PRESERVATION PLAN

This Preservation Plan serves several functions. It establishes the nature of the historic resources creating the character and individuality of the City. It also defines the administrative and agency resources available and key preservation issues faced by the community. The plan recommends a phased action program to build awareness and support, and proposes measures to safeguard and enhance the historic form and character of the community. The Preservation Plan will guide decision-making for public policy makers, preservation agencies, private investors and property owners in Glenwood Springs. It provides a framework to ensure that future development policies will be congruent with the community's goals for preserving and promoting the cultural and physical resources that comprise the heritage of Glenwood Springs. Organizations involved in heritage conservation will use the Plan for the reconciliation and coordination of actions and priorities in the community. Individual property owners also will be able to understand and define their roles in the preservation of the character of the city.

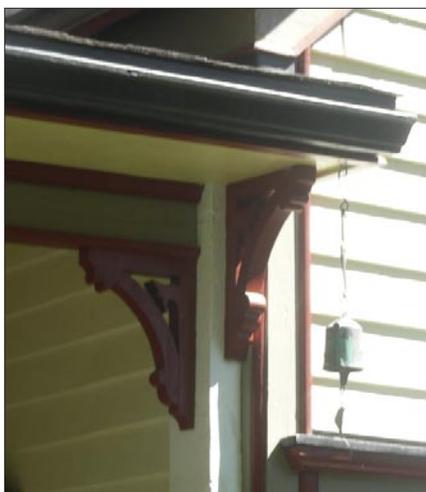
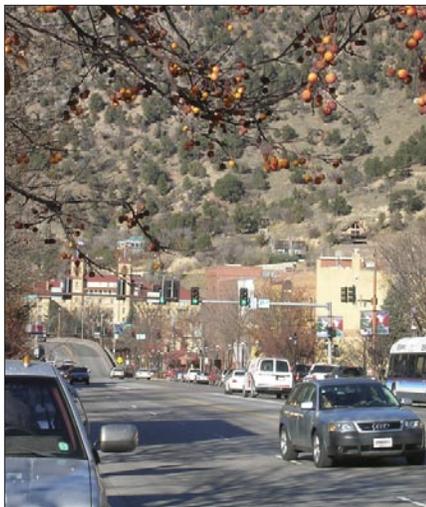
In this respect, the Plan places preservation objectives in the context of broader community policies. It firmly establishes preservation as a planning tool and outlines its central role in the network of community planning, economic development, culture, and recreation.

The Preservation Strategy for Glenwood Springs presented here engages in a comfortable, friendly, open and understanding process. It proposes education, team building, and networking as an ongoing and sustained long term goal. It assumes the emergence of essential preservation tools as support and awareness rises.

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Investment in the preservation and appropriate reuse of Glenwood's downtown buildings will strengthen the visual identity of the community and protect the character elements that are most important to its heritage.
— *Downtown Design Standards*



The unique character of the City relies upon a spectrum which ranges from the natural setting to architectural detail.

WHY THE PLAN IS IMPORTANT TO THE COMMUNITY - WHY PRESERVE HISTORIC RESOURCES IN GLENWOOD SPRINGS?

A community's historic buildings represent tangible links with its past and embody the unique character created by historic development patterns and events. Although historic preservation has long focused on saving buildings and districts, it has also become attractive for the economic benefits of economic development, community revitalization and heritage tourism. The scale and texture in the detail of historic buildings are important counterpoints to the anonymity of much contemporary development. The sense of longevity and knowledge of the unfolding of community history fosters important civic pride, that in turn encourages citizen involvement. This ranges from the improvement of personal property, to volunteering, to charitable contributions, and to active participation in decisions that shape the future of the place.

Communities now regard their historic downtowns as assets that attract businesses, residents, shoppers and tourists back into the heart of the city; assets that establish the identity, authenticity and visual attraction of the community. This results in the rehabilitation of neighborhoods, renewed economic activity in the downtown, and the opportunity to expand the existing economic base through tourism.

Glenwood Springs offers a highly desirable life-style in a uniquely attractive mountain setting. The form and character of the city are a direct result of the coincidence of the singular economic and recreational assets which prompted its establishment. These same assets have ensured that prosperity has been more sustained and stable, based upon a broader range of economic strengths than many settlements in the mountain region of the state. This can be traced in the unique settlement patterns and buildings of the present Glenwood Springs.

The setting of the community places it at a pivotal position in the Colorado Rocky Mountains. Development pressures already apparent will increase in intensity in response to the economic and residential demands of mineral resource exploitation and recreational resort development in the Aspen/Snowmass region. As a result, it is important to plan for the preservation of the community's cultural resources in a strategic way.

Project Overview

METHODOLOGY

The Preservation Plan identifies historic contexts, reviews administrative tools, local agency roles and resources, identifies local preservation issues, presents a series of goals and priorities for future identification, evaluation and registration, and proposes strategies to implement and achieve the stated goals. The project has been approached in three principal phases over a period of approximately 9 months.

Phase 1.0 of the project included a series of meetings with city staff, field survey and research, as well as a review of background documentation. It also involved a community workshop and focus group meetings. These meetings helped to establish and define community character and what are perceived as the principal issues facing preservation in the city. A policy Summary Paper identified the findings of this first phase, defined the anticipated plan goals and the directions for plan implementation.

Phase 2.0 concentrated on the first draft of the preservation plan, based upon findings from Phase 1.0 and upon discussion generated by the policy paper. The first draft included historic contexts, a set of tools to promote preservation, potential roles for key players, priorities for implementation, and a five-year work plan.

The final plan (Phase 3.0) includes revisions and refinements from Staff and Historic Preservation Commission. It is intended that the Preservation Plan be adopted by the Historic Preservation Commission, Planning and Zoning Commission and City Council as a detailed supplement to the Comprehensive and Land Use Plans for the City.

The Preservation Plan identifies avenues and a range of actions to change the current awareness and understanding of the potential of preservation as a central planning principle in the city. It assesses the current administrative process, planning policy and available tools, and proposes revision or supplement where appropriate. The plan assesses the current knowledge of the city's historic resources and proposes additional survey where needed. Initial suggestions for historic recognition and designation are made. It identifies the principal organizations and groups who directly or indirectly affect the preservation realm in the city, and suggests how the resources and coordination of these key players might be most effectively utilized. A detailed five year action program is defined to map the stages and coordination of the preservation plan.

“Preserve Cultural Resources.

Preservation and enhancement of the cultural resources of the community and its setting is another key vision element. By understanding, honoring and enhancing the historic settlement patterns of the area and supporting efforts to strengthen regional, community and neighborhood planning, events and organizations, the cultural resources of the community will be enhanced.”

—Glenwood Springs' Land Use Plan



Unexpected perspectives.



Residential character.

The Preservation Plan provides the policy base for preservation activities that may be integrated into other community improvement programs. It provides a framework for establishing short-term work program actions, and a long-range framework for enhancing and coordinating preservation in the community.

The Plan is organized as follows:

- Introduction
- Chapter 1: Historic Framework & Character
- Chapter 2: Preservation Benefits, Tools & Agencies
- Chapter 3: Preservation Issues
- Chapter 4: Program Implementation Action Plan

Also included are appendices that provide additional information and resources that can help in the implementation of the Plan. These include:

Appendix 1

- Coordination & Roles in Preservation Program Implementation Matrix

Appendix 2

- The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings

Appendix 3

- Historic Preservation Briefs

Appendix 4

- Online Resources
- Professional Organizations
- Journals & Periodicals

Appendix 5

- Historical Timeline

Appendix 6

- Workshop Summary

NATIONAL PARKS SERVICE STANDARDS & GUIDELINES FOR PRESERVATION PLANNING

The National Park Service developed the Secretary of the Interior's Standards and Guidelines for Preservation Planning. This plan adopts these as a basis for development of the preservation program for the City of Glenwood Springs.

Principles

Three Principles underlie the National Park Service methodology on preservation planning.

- Historic properties cannot be replaced if lost or damaged, and should accordingly be preserved.
- Effective planning for the preservation of historic properties must begin on the basis of existing knowledge and prior to all information being available.
- The preservation planning process must involve a forum for open community discussion in defining values and issues, and that early and continuous public participation is essential to the success of the planning process and the broad acceptance of preservation planning decisions.

Standards

The planning process defines three Standards.

Preservation Planning Establishes Historic Contexts. The historic context is defined as an organizational framework for all information relating to a cultural theme and its geographical and chronological boundaries. Contexts describe the broad patterns of development in an area represented by historic property types, and are considered to be the foundation for decisions about identification, evaluation, registration and treatment of historic properties.

Preservation Planning Uses Historic Contexts To Develop Goals and Priorities for the Identification, Evaluation, Registration and Treatment of Historic Properties. Goals are set for each context and are prioritized according to importance or threat. The goals are then integrated for all historic contexts and reconciled within the geographical preservation planning area. Goals and priorities should be re-evaluated as further information on each context becomes available, altering the overall goals and priorities for the area. Activities to meet the goals need to be designed to deliver a usable product, within a reasonable time and resource framework.

The Results of Preservation Planning Are Made Available for Integration into Broader Planning Processes. The plan and its information should form an early and central part of the larger planning processes. It should be available to other governmental planning bodies and private interests whose activities affect historic properties.

“Preservation is about deciding what’s important, figuring out how to protect it, and passing along an appreciation for what was saved to the next generation.”

— *National Park Service*



Historic and natural context.

Guidelines

Guidelines provide more detailed information on meeting the Standards. These cover six areas.

Managing the Planning Process. It should include:

1. an explicit approach to implementation,
2. a provision for review and revision of all elements, and
3. a mechanism for resolving conflicts,
 - a. within the overall set of preservation goals, and
 - b. between this set of goals and other land use planning goals.

Management of the process includes guidance on ‘Implementing the Process’, ‘Review and Revision’, ‘Public Participation’ and ‘Documents Resulting from the Planning Process’.



*Replacement chimney detail:
Glenwood Springs Hydroelectric Plant.*

Developing Historic Contexts.

Under ‘General Approach’ this guidance identifies the Historic Context as the cornerstone of the planning process, describing one or more aspects of the historical development of the area, and providing the framework for evaluation criteria. Contexts should be developed to the point of identifying important property types, which in turn provide the link between the theoretical historic context and the actual properties on the ground. ‘Creating a Historic Context’ defines five procedures,

1. ‘Identify the concept, time period and geographic limits for the historic context’,
2. ‘Assemble the existing information about the historic context’ (collecting and assessing information),
3. ‘Synthesize information’,
4. ‘Define property types’ (identify, characterize patterns and current condition), and
5. ‘Identify information needs’.

Developing Goals for a Historic Context.

Guidance is provided on ‘Developing Goals’ and ‘Setting Priorities’ for goals. The Goal is defined as a statement of preferred preservation activities to ensure greatest possible protection of context properties. It should include the goal statement and an explanation of, what it applies to, the activities, methods, schedule and efforts to achieve it, and ways to evaluate progress towards its accomplishment.

Integrating Individual Contexts – Creating the Preservation Plan.

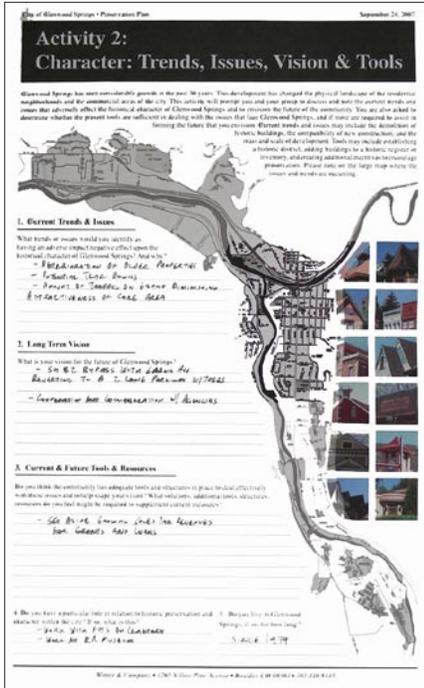
Reconciliation of competing goals and priorities within different and often overlapping contexts is essential. Avoiding competition and contradiction between goals provides an overall set of priorities for historic contexts. This forms the basis of the plan within the specific geographic area. Goal integration needs to include the explicit consideration of the relative importance attached to property types which may be shared by several historic contexts.

Integration with Management Frameworks.

Integration of preservation goals and priorities with other planning concerns must involve the resolution of conflicts with other planning priorities. The emphasis should recognize that historic properties are irreplaceable, and be weighted accordingly.

Recommended Sources of Technical Information.

The appendix of this plan provides a list of resources for additional information.

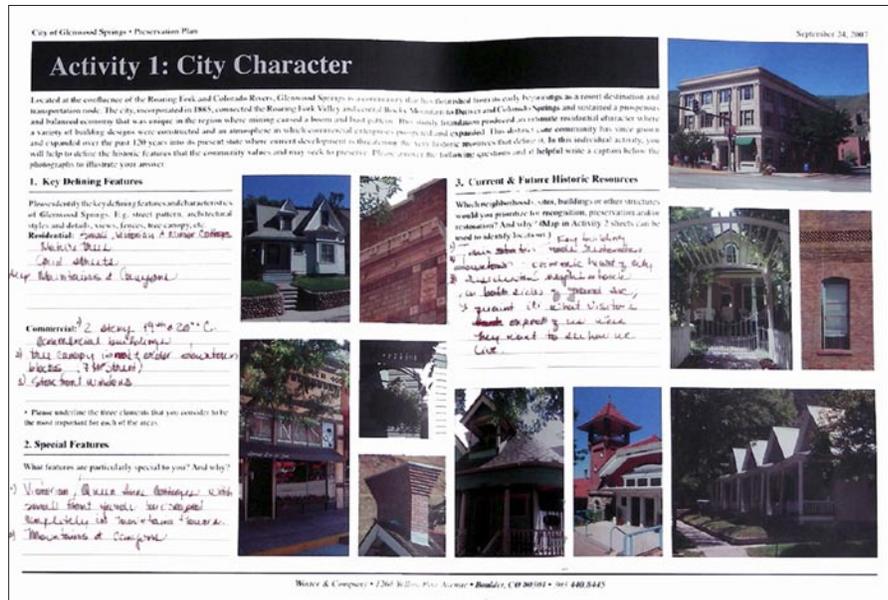


Community participants discussed issues and trends as well as a future vision for Glenwood Springs in Activity 2 of the workshop.

COMMUNITY INVOLVEMENT & PLAN PREPARATION

The preparation of the Preservation Plan relies upon close community involvement and discussion. The success of the plan relies upon its adoption as a coordinated program for future preservation action. Goals and priorities of the plan are identifiable and attainable only within a context of understanding and support within the community.

The process has included a range of meetings and discussions with key City staff, community workshop and focus group meetings. Workshop participants examined the character of the city, discussed the current trends and issues which affect the character of Glenwood Springs. They also envisioned the city's preservation future, identifying administrative tools and resources available, potentially available or needed. The focus group explored the key points discussed in the community workshop, focusing on priorities for action and potential roles and responsibilities for the key players within Glenwood Springs. The plan approach and its content also were addressed. A summary of the community workshop and focus group discussions is included in Appendix 6.



In Activity 1 of the workshop, participants defined the city's character,

Preservation Achievements to Date

The Glenwood Springs community has been active on several fronts in achieving goals for preservation over the last ten years. The key preservation components: Identification, designation, protection, interpretation, and implementation, are manifest in the “building blocks” or achievements listed below, giving the City of Glenwood Springs a solid foundation for this Preservation Plan.

“Downtown should maintain and strengthen its role as the historic center of the community and region - a retail/entertainment, office/government, and tourist hub.”

— *A Redevelopment Strategy for the Confluence Area*

GLENWOOD SPRINGS’ COMPREHENSIVE/LAND USE

PLAN

Written in 1996 and revised in 1998, a primary goal of the comprehensive plan is to establish a framework and manage development in way that retains the “small town” character of Glenwood Springs which first attracted residents. The Plan firmly establishes Historic Preservation as a key priority of City planning policy.

GLENWOOD SPRINGS DOWNTOWN PLAN

The Downtown Plan was created in 1998 and “presents the preferred scenario for development of downtown Glenwood Springs.” The Plan recognizes the special character of the historic core of the City and defines a series of policies to safeguard and enhance this.

HISTORIC PRESERVATION ORDINANCE

The Historic Preservation Ordinance, established in 1999, provides the administrative basis for preservation in Glenwood Springs, and establishes the Historic Preservation Commission.

DOWNTOWN DEVELOPMENT STANDARDS

The Downtown Development Standards were defined in 2001 to ensure that new development respects the historic context and special character of the central business district and the immediate area surrounding it. The standards provide a valuable tool to review development, but they were not designed specifically for historic buildings or areas, nor with the level of detail required by historic preservation guidelines. Furthermore, their area of application does not extend to cover all of the historic parts of the city with potential for designation.

CERTIFIED LOCAL GOVERNMENT DESIGNATION

The designation of Glenwood Springs as a certified local government in 2001 has enabled the approval of grant funds to develop the Preservation Plan. Other funding assistance may be sought and may be available.



Commercial character.

Reference Chapter 2, Current Administrative Tools & Resources section for more information on Historic Resources and Designation of Properties.



Historic and natural setting.

A REDEVELOPMENT STRATEGY FOR THE CONFLUENCE AREA

Created in 2003, the document establishes a redevelopment strategy for the underdeveloped area directly west of downtown. The re-routing of Highway 82, which is under active consideration, has significant implications for the future character of the Downtown area.

SURVEYS OF HISTORIC RESOURCES

The City of Glenwood Springs has conducted four separate surveys; in 1981, 1998, 2002 and 2003. These cover both buildings and areas, with some priorities identified for future surveys.

DESIGNATED PROPERTIES

Currently, there are eight properties in Glenwood Springs listed on the National Register of Historic Places. Three properties are listed on the State Register with one, the Glenwood Springs Hydroelectric Plant, being on the National Register as well. Three properties are locally landmarked.

PRESERVATION CLIMATE

The current preservation climate can be described as mixed. Although preservation efforts have been on-going for decades and preservation of the city's small town atmosphere is of significant importance, there remains some suspicion about certain preservation efforts. For example, resistance exists to landmarking and district designations. Similarly, there appears to be only partial understanding of the wealth of historic resources that underpin city character, and a limited understanding of the economic benefits of preservation. Finally preservation efforts are hindered by insufficient coordination between the various bodies, organizations and property owners.

There is significant understanding in city government and historic organization circles of the value of historic resources and the importance of their safeguard and promotion. A distinct and widespread civic pride can be readily developed and harnessed. The nature of this climate suggests an approach which is based upon building awareness, expanding consensus, and broadening support. Significant progress can be achieved by coordinating actions of the advocacy group. This includes facilitating best practices and celebrating achievement in stewardship of individual buildings and districts.

Chapter 1: Historic Framework & Character

Overview

The City of Glenwood Springs has played a unique and central role in the settlement of the Rocky Mountain West. Its location at the confluence of rivers and trails, its natural geologic attributes, and its early connection to rail networks secured the community a strategic advantage in regional development. Mineral wealth and coal resources combined with the railway and therapeutic assets of hot springs to ensure early prosperity. This background to a major extent enabled the city to avoid the extreme fluctuations or early decline experienced by many regional mining settlements. Today the city also serves the Aspen/Snowmass resort area. So far it has avoided the worst effects of much of the pressures they generate, such as the demolition of small residential homes and replacement with large, out of scale houses. In the years to come however, these pressures may threaten the unique character of Glenwood Springs.

Major Assets

NATURAL SETTING

The natural setting of surrounding mountains, the confluence of the Roaring Fork and the Colorado Rivers, and its situation at the western end of Glenwood Canyon help to establish Glenwood Springs as a setting of singular attraction.

TRANSPORTATION SETTING

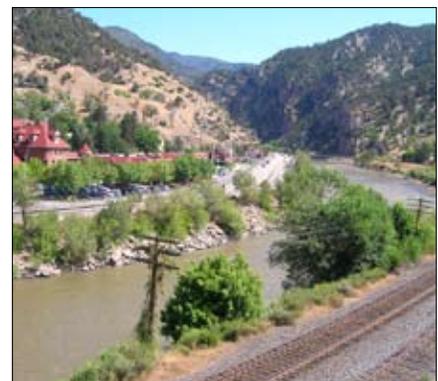
Glenwood Springs was established as a center of railway access and supply, and today retains this regional and national significance. The city also occupies a position of importance on the Interstate 70 corridor through the Rockies, and as the point of access from the Interstate to the Aspen and Snowmass resort region to the south. This strategic location will continue to bring benefits and will also ensure current and future development pressures.

SETTLEMENT PATTERNS

The industrial origins of the community and the stages in its economic evolution are still very evident within the city and its wider setting. This is defined in a range of sites and structures of national and regional architectural and archaeological importance. Early agricultural patterns and influences are readily apparent in the development of the city and in its rural context of mountain and valley. Historical circulation and transport patterns can still be traced. In certain cases these early transportation routes no longer serve their primary purpose but have been adapted as part of a local and regional trail network, thus becoming a valuable public amenity. The Hot Springs Pool and the Colorado Hotel continue to provide the focus of the character of the north side of the river, maintaining Glenwood Springs' pre-eminence as a spa resort.

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Glenwood Springs continues to be a major transportation node in central Rocky Mountains.



The natural setting played an important role in the development of Glenwood Springs.



Glenwood Springs retains a formal and informal street grid based off early growth patterns.



The original Denver and Rio Grande Railroad Station is an iconic building in the city.

URBAN CHARACTER

The city's origins have involved the adaptation of an orthogonal street network to the natural framework created by the river courses and mountain sides. This coincidence of formal and informal planning influences has created an attractive combination of intimacy and order. In every respect this is subject to the environmental conditioning of this spectacular natural setting. A strong sense of the integration of city and its setting is created by the character of tree lined residential and commercial streets. All views from within the town reach a backdrop of mountain and/or river. There is a distinct cohesion in the harmony of the varied commercial and residential buildings and townscape from the earlier periods of the city's development.

ICONIC BUILDINGS

Several individual buildings personify Glenwood Springs, yet in various respects depart from the character of the central urban area. The Hotel Colorado dominates the city in height, scale and grandeur. The Hot Springs Pool and its complex of older and recent buildings provides the complementary part of this early center of public attraction, effectively detached on the north side of the river from the town center. The railway station on the south side of the Colorado River is the third singular landmark and provides a flamboyant gateway to the city. All are prominent landmarks representing Glenwood Springs from both railway and roadway.

The town center and these buildings combine to create a unique identity and sense of place. All are resources which set the city apart and which form a basis for civic pride and for a coordinated preservation program for the city.



The Hot Springs and Pool have attracted tourists from Glenwood Springs' early beginnings.

Historic Contexts

The history of the city can be defined using several historic contexts, which describe the chronological sequence and development types within the community. Three major phases of development are identified here, preceded by a Pre-Settlement period, and concluding with the period from the 1960s. Distinct development types predominate in each phase, and provide the basis for analytical survey and future recognition. Types range from early industrial and mining settlements and structures to early commercial and residential development. A detailed historic timeline is provided in Appendix 5.

Historic information adapted from the 2002 & 2003 Glenwood Springs Survey Reports.

PRE-SETTLEMENT (BEFORE 1879)

The area that is now Glenwood Springs was first inhabited by the Ute peoples who occupied the land that encompassed most of present day Colorado, Utah and northern edges of Arizona and New Mexico. The Utes were a hunting and gathering people who, as a collection of tribes, traded throughout the area. Miners began to trickle into Colorado by the mid 19th century, initiating hostilities with the established Ute Tribes. In 1860, Richard Sopris and a group of prospectors entered the valley with the expectation of finding mineral deposits. Although disappointed in their efforts Sopris, with the assistance of the Ute Indians, traveled to the hot springs which he termed “Grand Springs.” Others made efforts to prospect and settle but many were discouraged by the extreme winter climate and resident Ute Indians. In 1868, a treaty was negotiated between Chief Ouray, who represented the Ute Indians and John Evans, the governor of the Colorado Territory. The treaty removed the tribe from the upper areas of the Roaring Fork Valley, but allowed them to remain west of the 107th meridian, ten miles to the west of modern day Aspen. This left the area of Glenwood Springs the protected domain of the Ute Indians.

Despite the removal of the Ute Tribes from the mineral rich areas of the Roaring Fork Valley, it took another ten years for sufficient interest to be generated to attract serious mining activity. After the Civil War, focus on exploring west renewed and the US Geological Survey was established. In 1873, led by Ferdinand V. Hayden, a team began to carefully document the central Rocky Mountains. This detailed survey of the area created considerable interest in the mineral deposits, the ranching opportunities, and in the scenic grandeur of the mountains.

This context can only effectively be defined in geographical terms by the immediate region of the Roaring Fork Valley and mountain confines of the Colorado River, encompassing Native American sites in the area. Archaeological evidence across the region may be evident.



Colorado Hotel



City of Glenwood Springs and its natural setting.

EARLY SETTLEMENT & ESTABLISHMENT OF THE CITY (1880 – 1915)

In reaction to the Meeker Massacre in 1880 Ute lands were opened up to white settlement. In 1881, John Landis filed a claim for 160 acres of land at the confluence of the Roaring Fork and Colorado Rivers, and invited his mother to move out from Kansas and settle with him there. By 1882, others moved to the area, including Isaac Cooper, who is credited along with his wife, Sarah, with naming Glenwood Springs after his hometown of Glenwood, Iowa. In 1883, Glenwood Springs began to grow. John Blake built the first house in the town and stores appeared, as did the St. James Hotel and a laundry service that utilized the hot springs. A formal toll road connected Glenwood Springs with the upper valley's mining camps offering recreational opportunities in the emerging town. The town was officially incorporated in 1885.

Although the Rocky Mountains, and Glenwood Canyon in particular, presented a formidable challenge to railroading concerns, by 1885, there was enough at stake to make the risk worthwhile. Two competing groups of investors undertook the railroad projects. One was the Denver & Rio Grande, laying track by blasting and tunneling their way through Glenwood Canyon. The other was the Colorado Midland, laying track down the Roaring Fork Valley from Basalt. The Denver & Rio Grande entered Glenwood Springs on October 5, 1887, a full 68 days ahead of the Colorado Midland. The railroad's arrival provided an economic route to market the valley's assets and as a result the communities in the Roaring Fork Valley expanded dramatically.

Even before the arrival of the train, Glenwood Springs had become more than just a frontier town. The upper valley provided a source of income for thousands of workers who ventured to Glenwood Springs to spend their earnings at the saloons, gambling houses, "sporting houses", laundry facilities and bath complex. Along with banks, doctors, a pharmacy, churches and local goods, Glenwood Springs prospered and became the official county seat in 1883.

In 1886 Walter Devereux, a mining engineer who two years earlier established the Grand River Coal and Coke Company, along with his brothers and English investors formed the Glenwood Light and Water Company. It brought hydroelectric power to the community and created the hot springs pool complex. In addition to the pool, the vapor caves and bathhouse were part of the plan. Devereux employed the Austrian architect Theodore Von Rosenberg to design the Natatorium. Once completed Devereux turned his attention to the Hotel Colorado. Designed by Boring, Tilton and Mellon from New York City, the hotel used local stone and roman brick in a design, which is said to have been inspired by the Villa de Medici. Begun in 1892 and completed in 1893 the complex sustained the community through the Silver Panic of 1893.

The year 1904 saw the completion of the Denver & Rio Grande Railroad Depot and Taylor State Road. Named after Glenwood Springs resident Senator Edward Taylor, who pushed through the bill that funded the wagon road, the route, which ran through Glenwood Springs, connected Denver with Grand Junction. It would ultimately become part of the transcontinental highway.

The events and influences that combined to create Glenwood Springs are unusual in the Roaring Fork Valley. Silver drove a huge accumulation of wealth, some of which was reinvested in Glenwood Springs. Those investments in turn attracted more wealth and the buildings that remain express a complex society. It was one that mixed locally available materials and an entrepreneurial spirit, with stylistic influences and investment from the East Coast and Europe. The survival of the community beyond the Silver Panic is reflected in the variety of architectural styles and the significant buildings that went on to be built. Styles included Late Victorian, Queen Anne, Shingle Style, Italianate, Tudor Revival, Craftsman, and Colonial and Classical Revivals. These styles can be seen on a variety of levels, from simple worker housing, to middle class interpretations, and upper class high style examples.

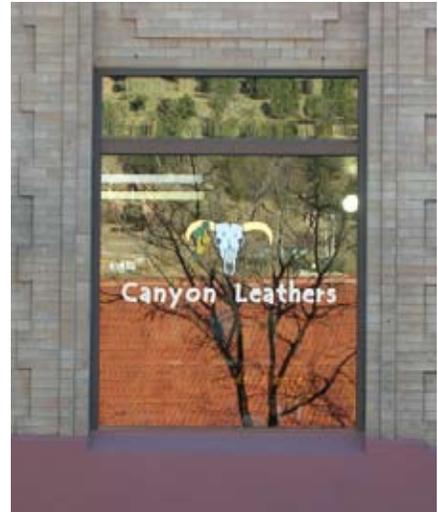
Although Glenwood Springs' economy was sustained through the Silver Panic, World War I changed the splendors of the pre-war era. The refocus of the country's wealth and expansion of transportation options left Glenwood Springs to join the rest of the valley in "The Quiet Years," when ranching and farming were the mainstays of the town's economy.

The development of the city over this period focused upon the confluence of the rivers and the intersection of road and rail routes east and west with those to and from the south. Early development took place on both sides of the Colorado River with the resort hotel and springs focus facing the early commercial core of the settlement to the south of the river. This concentration of commercial and residential buildings was confined by mountainside to the east, west and north and had extended to the south to 11th Street by the early years of the 20th Century. The west side of the Roaring Fork River was not developed at this stage except for industrial activity in mining and coke ovens.

EARLY AUTOMOBILE ERA (1915-1945)

By the end of the war, it was clear that the nature of tourism was changed and the days of high society would not return. The days of brothels and saloons were also at an end. In 1920, Prohibition was enacted; this put an end to the legal saloons in town. Throughout the country bootlegging soon emerged as the next prosperous industry. Glenwood Springs had its share during the 1920s and became a popular destination and hideout for many gangsters who had grown wealthy from the profits on illegal activities in the eastern states.

Life in Glenwood Springs continued in moderate prosperity. Automobiles were prevalent and major road improvements were ongoing in the canyon. Congressman Taylor was instrumental in bringing the first Federal Building to town in 1918. It housed the post office and land office, which administered



Commercial and scenic context.

General Intent - As growth continues to pressure Glenwood and its downtown, the City must protect the most visible evidence of its rich heritage, its historic structures.

—*Downtown Design Standards*

one third of all land in Colorado. The town continued to pursue institutions and infrastructures that would carry it to modernity. During the Depression employment dipped but remained adequate with the construction of the Garfield County Courthouse and installation of street lights and street trees. In 1932 however the Citizens National Bank closed and unemployment rose. Glenwood Springs utilized the Workers Progress Administration (WPA) to fund projects and a Civilian Conservation Corps (CCC) chapter was established. CCC work crews built road and trails in the National Forest as well as campsites and restrooms. They cleared a site on Red Mountain and established the first ski run, also constructing the city’s first runway for the new municipal airport. Congressman Taylor once again played a pivotal role in the progress of the community as five hundred thousand dollars was dedicated to more improvements to the road through the canyon. This work was completed in 1938.

During World War II, the Hotel Colorado was converted to a naval hospital and the Hot Springs Pool and Vapor Caves were closed to the public for the convalescence of soldiers. Glenwood Springs also hosted a prisoner of war camp.

POST WWII GROWTH & EXPANSION (1945-1960)

When World War II ended life returned to normal for much of America, but the country was focused on the emergence of new technology advancements. Televisions and automobiles both became widely available and affordable. Car dealerships were constructed and new residential subdivisions were platted expanding the original town site. The modernization of Glenwood Springs took on two distinct forms. Residential construction preferred a romantic view of styles including rustic cabins and revival styles with extensive development of ‘ranch’ style properties. Many commercial buildings took a modernist approach, utilizing new materials.

Although much of the wealth once invested in Glenwood Springs increasingly moved to the upper valley where ski resorts thrived, Glenwood Springs would continue to serve as a spa resort in its own right and as the transportation node to the valley, providing goods and services for the communities in the region.

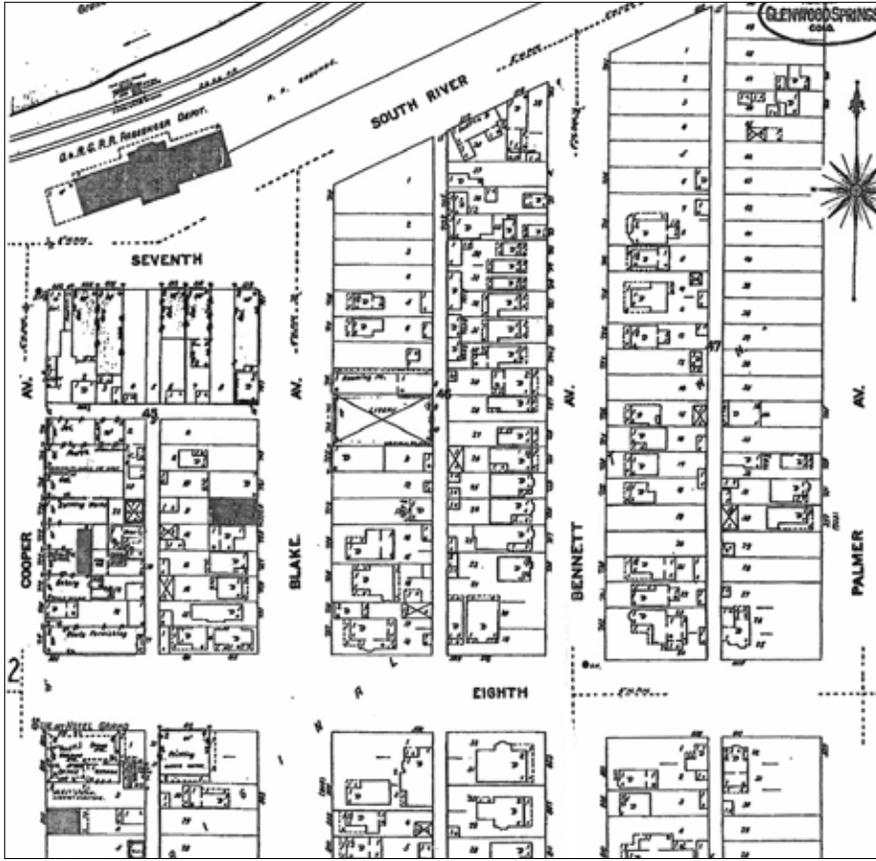
Development over the period extended south and west with consolidation and rebuilding within the core area, and further development on the immediate north side of the river. The addition of notable civic buildings, street lighting, planting and the paving of Grand Avenue provide focal events.

PRESENT STATE (1960-PRESENT)

Glenwood Springs, like other Colorado mountain communities, is experiencing increasing pressures for growth. The population is expanding rapidly, and property values are rising from development in and around the city as well as pressure from the Roaring Fork Valley.



Traditional detailing and materials.



The Sanborn map on the top dates to 1907 while the lower Sanborn map dates to 1956. The comparison of the two maps displays a consistent growth in the residential blocks east of downtown. The mass and scale of the houses built in this period remained relatively constant. Current building regulations and rising property values have increased the pressure on the historic fabric in this area. Larger houses, built to the front, rear, and side setback lines and to the maximum allowed height are now replacing smaller historic structures.





Historic context.

Historical Surveys

The City carried out a series of surveys between 1981 and 2003. These identify the principal architectural resources and make recommendations for protection of individual buildings and areas. They also highlight areas of research recommended for future survey attention. Recommendations include:

- The establishment of a preservation program.
- Consideration and inclusion of more recent buildings.
- Future recommendations for local and national districts.
- Promotes the understanding of the importance of the historic commercial areas for the vitality of the city.

SURVEY INFORMATION & DEVELOPMENT

MANAGEMENT

The importance of full information and adequate development management tools must be emphasized. Comprehensive survey information is essential as a planning tool to identify the unique historical resources which the community may seek to protect. It is also essential to providing adequate development management tools in the Zoning and Historic Ordinances, to include standards, guidelines and incentives tailored to specific property types, areas and development issues and threats. Subject to specific development pressures decisions will be needed on the prioritization of designations. Although preservation policy anticipates the need for protection prior to complete historic knowledge, its availability will ensure that fully informed decisions on prioritization can be made. Such information on the range of historic resources also ensures more informed and sensitive development review, based on more complete knowledge.

Architectural Styles

The distinct and attractive character of Glenwood Springs derives from the rich tableau of architectural styles and forms which represent the phases, types and patterns of development, from the earliest days of the community. An understanding of the principal characteristics of these diverse styles is important to understand. The principal architectural styles have been identified in surveys and are summarized here.

ART DECO

The Art Deco style is characterized by a sculptural use of abstract ornamentation and geometric forms. It was a break from traditional and classical styles and ornamentation. Vertical elements soaring to the full height of a facade often formed dynamic silhouettes.

Characteristics:

- Smooth wall surface (usually stucco)
- Zigzags, chevrons and other stylized and geometric wall ornamentation
- Towers, piers and other vertical projections above the roof line
- Vertical emphasis
- Flat roof, usually with parapet

ART MODERNE

Often closely related to the International Style in appearance, the Art Moderne was devised as a way of incorporating the machine aesthetic into architecture, in the sense that buildings could emulate motion and efficiency. It is also referred to as the Streamlined Moderne, and carried the aura of the futuristic.

Characteristics:

- Asymmetrical facade, with combination of rounded corners and angular shapes
- Flat roofs with coping at the roof line
- Horizontal lines and grooves in the walls
- Horizontal balustrade
- Windows continue around corners



Art Moderne style



Craftsman style

CRAFTSMAN

Beginning as simple bungalows, the Craftsman style was known as the “ultimate bungalow.” Influenced by the English Arts and Crafts movement and oriental wooden architecture, elements such as low-pitched, gabled roofs, wide eaves, exposed roof rafters and porches with tapered columns were common.

Characteristics:

- Low-pitched gabled roof
- Decorative beams or braces under gables
- One-over-one, double hung windows, or
- One-light, fixed window; with fixed transom
- Prominent lintels and sills
- Full or partial, open porch with square posts and tapered arched openings
- Gabled dormers
- Exposed rafters
- Wide eaves
- Outside siding: wood clapboard
- Concrete or brick foundation

MISSION REVIVAL

Most commonly, typical Hispanic design elements were adapted to the style (such as shaped parapets, arches and quatrefoil windows).

Characteristics:

- Traditionally shaped mission dormer or roof parapet
- Red tile roof covering
- Widely overhanging eaves
- Porches supported by large, square piers
- Smooth stucco finish
- Quatrefoil windows
- Little decorative detailing



Neoclassical style

NEOCLASSICAL

The neoclassical style incorporated simple decorative details, smooth, plain walls and simple moldings, this style was still grandly assertive.

Characteristics:

- Classical columns and pediment over the entrance
- Low porch rails with turned balusters
- Hipped or gabled roofs
- Eaves with simple dentils, modillions, frieze
- Paneled doors surrounded by side lights, pilasters and a pediment
- Palladian window (usually on front elevation)
- Narrow, clapboard or stucco siding
- Double hung windows

NORMAN COTTAGE

Also known as the English Cottage, the style is modest in scale and a simplified version of the Tudor Revival. The distinguishing feature is the steeply pitched roof.

Characteristics:

- Composed of brick, stucco, wood, and occasionally stone
- Modest in scale
- Decorative brickwork
- Small paned windows
- Steeply pitched roof form



Norman Cottage style

RANCH

The mid-century modern style, with its roomy interior and “easy living” connotation, appealed to the post-World War II generation.

Characteristics:

- Flat or slightly pitched roof
- Prominent, built-in garages
- One story
- Asymmetrical massing and forms
- Metal or wood window frames



Ranch style

RUSTIC

The Rustic style can also be described as log cabin style. Generally, simple rectangular plan with gable or hipped roof forms. Exterior cladding is most often wood logs.

Characteristics:

- Gabled or hipped roof forms
- Exposed stone chimneys
- Exposed rafter tails
- Rectangular window form
- Front door marked by arch



Rustic style

TUDOR REVIVAL

As with many styles, the Tudor Revival does not adhere to the source of its inspiration - 16th century English architecture - but instead is a mixture of elements from an American image of medieval forms that resulted in something “quaint.” The development of the Tudor Revival style was associated with the Arts and Crafts movement, in which medieval architecture and crafts were valued as a rejection of the industrial age.

Characteristics:

- Asymmetrical with irregular plan and massing
- Steeply pitched roof with rolled edges to imitate thatch
- Gable or cross-gable roof
- Decorative half-timbering
- Decorative masonry on exterior walls or gables
- Recessed entry
- Groupings of tall, narrow casement windows, often with leaded, diamond panes
- Combined use of stucco and brick



Tudor Revival style



Victorian/Queen Anne style

VICTORIAN/QUEEN ANNE

Proponents of the style found their inspiration from medieval art and architecture of its namesake's reign (1702-1714), growing out of recognition of vernacular, modest, pre-industrial structures and a desire to bring about a close relationship of architecture to ornamentation.

Characteristics:

- Irregular, asymmetrical massing
- One to two stories
- Bay windows, towers, turrets, oriels, dormers, gables
- Window with leaded or stained glass
- Tall brick chimneys
- Multi-gabled roof with predominate front gable
- Ornamental wood work, especially on gables and porches
- Double-hung wood sash windows in tall narrow openings

CONSIDERATIONS

The City has developed southward from its initial focus on the river and the railway. Commercial and institutional buildings occupy this core area, centered upon Cooper and Grand Avenues, and on the immediate river setting on the north side of the river. Commercial styles are mixed and often dominated by the stability associated with the classical styles. Immediately surrounding this commercial core the early residential districts include a wide range of house styles and scales, from miners' cottages to larger corner residences.

Outside of the tighter urban street lines of the commercial core, the buildings are associated with open space on each lot, in the form of front, rear and often side yards. This space and the related building scale are distinctive characteristics of these largely residential areas, and in such residential districts converting to office use. The trees within individual lots and lining the streets are also distinctive features.

Later phases of residential and commercial development are less well documented and understood, yet help to create a distinctive character in parts of the City moving south from the core. This includes areas of 1950s and later residences.

Rural and industrial structures play a key role in defining the City and need to be readily understood in relation to the expanding commercial and residential settlement. The rich variety of building types form the foundation for an extended series of future historic guides, walks, articles and leaflets. They provide stylistic structure to the range of key architectural elements which help to create the special character of the city.

Chapter 2: Preservation Benefits, Tools & Agencies

Benefits of Preserving Historic Resources

Across the nation, thousands of communities promote historic preservation. Doing so contributes to livability and quality of life, minimizes negative influences on the environment and becomes a very effective engine for economic development. Understanding these benefits is essential in a successful preservation program.

This section summarizes the benefits which preservation can bring, together with the principal tools and resources available to the city, and other key agencies with roles in the preservation program. It will be of specific value to the Historic Preservation Commission, the Planning and Zoning Commission and City Council. This information will also be valuable to the Downtown Development Authority, the Downtown Business Association and the Glenwood Springs Chamber Resort Association. It will also be important to the property owners within the city, whether residential, business or institutional. This section sets out the breadth and the holistic nature of preservation benefits to help establish a framework for the plan.



Preservation projects are generally more labor intensive than many new construction projects, increasing employment, especially skilled employment, levels.

In this Chapter:

- Benefits of Preserving Historic Resources 23
 - Economic Benefits of Historic Rehabilitation Projects 24
 - Heritage Tourism 24
 - Construction Quality 25
 - Livability & Quality of Life . . 25
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“Tourism remains an important part of the economy, and the community must invest in the preservation of its unique resources and continue to tell the story of the unique series events that formed Glenwood Springs”

— 2002 *Historic Resources Survey Report*



Heritage tourists are important because they spend more on travel and stay longer than other visitors.

ECONOMIC BENEFITS OF HISTORIC REHABILITATION PROJECTS

There are “direct” and an “indirect” economic benefits of rehabilitation projects. Direct benefit refers to the actual purchases of labor and materials, while indirect benefit refers to expenditures ancillary to the rehabilitation project, such as the number of nights contractors stay in hotel rooms, the amount of groceries they purchase while in town, or the amount of money spent at restaurants. These can be added to create the “total” benefit. A study of ‘The Economic Benefits of Historic Preservation in Colorado’ states that, “Rehabilitation activities create jobs and enhance the local economic climate; they also result in greater tax revenues for state and local governments by increasing the revenues collected from income and sales tax.” The multiplier effects are considerable.

Preservation projects are generally more labor intensive, with up to 70% of the total project budget being spent on labor as opposed to 50% in new construction. This means that more of the money will be spent in the local community and not on materials and other costs manufactured or sourced outside the area. Furthermore, a rehabilitation project provides functional and usable space for new and existing businesses. This is especially pertinent in Glenwood Springs where many types of businesses operate in historic facilities.

HERITAGE TOURISM

Heritage tourism is another benefit of historic preservation as people are attracted to the cultural heritage sites within an area. The National Trust for Historic Preservation defines cultural heritage tourism as, “traveling to experience the places, artifacts, and activities that authentically represent the stories and people of the past and present. It includes cultural, historic, and natural resources.”

Glenwood Springs has many cultural heritage sites, including historic commercial buildings on Grand Avenue, residences, schools, mining and industrial facilities. The train station, Hotel Colorado and Hot Springs Pool and Spa are prime examples, as they provide visitors with a glimpse into Glenwood Springs’ history. “Heritage tourists” are important because they spend more on travel and stay longer than other visitors. They are also likely to think about their experience and encourage others to pursue a similar vacation. Additional benefits include the generation of employment in hotels, bed and breakfasts, motels, retail stores, restaurants, and other service businesses.

CONSTRUCTION QUALITY

The quality of early construction and materials is often higher than that of today. Building craft and skill, usually drawn from many centuries of tradition in Europe, were employed to creative effect in this individual mountain setting. Lumber used in early Glenwood Springs came from mature trees, was properly seasoned and typically was milled to “full dimensions,” yielding stronger framing. Early buildings were thoughtfully detailed and finishes were generally of high quality — features that owners today highly appreciate. The high quality of construction in historic houses is therefore a significant value for many people.



Cohesive residential variety.

LIVABILITY AND QUALITY OF LIFE

A physical sense of identity can reinforce desirable, essential, community patterns and sense of individuality and cohesion. Historic properties exude a sense of community stability in time and place. Kept intact for daily utilization and function, these resources increase the quality of life in a variety of ways, as well as providing space for housing, business, and other uses.

ADAPTABILITY

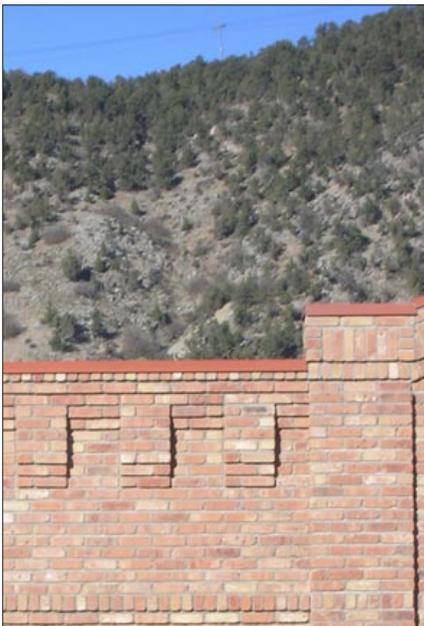
Owners also recognize that the floor plans of historic buildings easily accommodate comfortable lifestyles and support a diversity of occupants. Rooms are frequently large, permitting a variety of uses while retaining the overall historic character of each structure. Open space often exists on the site to accommodate an addition, if needed.



Early buildings were thoughtfully detailed, using intricate skills to create an attractive and unique range of buildings

“Buildings are vast repositories of energy. It takes energy to manufacture or extract building materials, more energy to transport them to a construction site, still more energy to assemble them into a building. All of that energy is embodied in the finished structure—and if the structure is demolished and land-filled, the energy locked up in it is totally wasted. What’s more, the process of demolition itself uses more energy—and, of course, the construction of a new building in its place uses more yet.”

— Richard Moe, President, National Trust for Historic Preservation



Preserving a historic structure is sound environmental conservation policy because “recycling” it saves energy and reduces the need for producing new construction materials.

ENVIRONMENTAL SUSTAINABILITY

Sustainability is a principle that ensures that we take no more from the earth and environment than we put back, thereby enabling future generations the ability to sustain themselves. Ideally we put back more than we take, enabling some healing from previous damage. Sustainability is primarily thought of in environmental and ecological terms. In reality the definition is just as essential to human psychological, cultural and economic sustainability. Sustainability can be achieved much more effectively through careful stewardship of and investment in existing building stock, than in any proposal for replacement.

Investment in the Development of the Community

The sustainability case for the conservation of the city’s historic resources should be presented in terms of investment and energy, and sustaining both. It can be summarized as a series of interrelated points.

The previous investment in building shelter and identity for the community should be regarded as a collection of individual investment decisions in the incremental development of the community. Nowhere else is this shelter expressed in this combination of forms, and in the patterns found here in the city.

This investment in building form used the best building practice and materials the community and the particular individual could afford. In many cases an expression of local building craft and skills, using local timber, sound technique and individually created or combined details. Where buildings were imported in kit form the material and construction quality was also high, ensuring that each decision to build took place in a sustainable manner – witnessed by buildings enduring until today and, with basic care, well beyond.

This is investment in the incremental creation of the identity of the community, where each building is rich in the quality of design and in the composition and detailing of inherently enduring and consequently sustainable materials. The inspirational image of home and sense of place nurtures and enriches the human spirit.

It is also investment in robust and enduring building forms, which can be adapted, remodeled and extended by successive tenants and generations. The range and combination of building type, form and size in which the community has previously invested, continues to sustain a rich variety of commercial and residential groups. Little waste need be created in the adaptation and in the incremental upgrading of these buildings. Land fill demands are low. What is not wasted is reinvested.

This investment in building fabric is inherently energy rich in creation and energy sustaining in form, be this stone, brick, or wood construction. A sound and enduring structure and cladding can be readily supplemented to enhance energy retention, and natural energy advantages.

Sustainable Practice and Preservation

To demolish such a building is to scrap these inherent long term investments and lose these energy advantages. It frequently also means that they are replaced with lower quality, mass produced, high energy manufacturing-dependent, synthetic alternatives.

Most synthetic materials themselves are by nature unsustainable, in the one-time nature of extraction of raw materials, the high levels of energy involved in production, the toxic materials and waste produced and the inherently short life span envisioned for the material and its component. ‘Maintenance free’ usually means ‘unmaintainable’, with a mass market-driven consumerist objective of short-term obsolescence.

The current building range available to the city has been created using substantial levels of energy in the past to source, cut, cure, dress or fire the materials. Wood, stone, brick, glass all manifest the energy investment of their creation and use as building materials, as well as the energy invested in transportation and in their construction as frame and shelter. If demolished, this ‘embodied energy’ is lost and significant new energy is required to replace it. Energy demands will be expended in an alternative, with few assets of durability or adaptability, and many negative by-products.

Sustainability, should be defined in its broader and more important sense of maintaining the community through its building stock which provides a wide range of shelter for all sections of commercial and residential society. Affordable accommodation is an essential ingredient in a healthy balanced city and regional economy.

There are few if any respects in which older existing buildings cannot be enhanced to meet “carbon footprint” targets for energy consumption. More often, there are inherent energy saving and storage advantages in the robust and durable materials comprising the existing range of city buildings. Energy saving enhancements can be made without sacrifice of any of the special characteristics of the historic building.



Preservation projects retain the “embodied” energy already invested in a historic structure.

“Reinvestment in historic business areas generally reduces vacancy, enhances the local economy, attracts new and expanding businesses, and can help to revitalize depressed areas. These same types of benefits occur in historic residential areas, as homes are updated and property values are enhanced.”

— *Economic Benefits of Historic Preservation in Colorado*



Residential character.

FINANCIAL INCENTIVES

Many financial incentives are available at federal, state and local levels, in the form of tax credits and grants.

Federal Incentives

The most notable federal incentive is the Rehabilitation Tax Credit. This program is managed by the National Park Service and Internal Revenue Service in partnership with state historic preservation offices. The federal government makes available a 20% income tax credit for certified rehabilitation projects that are National Historic Landmarks, are listed on the National Register, or that are certified as contributing to a National Register Historic District and certain local historic districts. The tax credit is available to properties considered to be income producing, such as the rehabilitation of a commercial, for-profit business, or rental home.

From 1981 to 2003 the Federal Historic Rehabilitation Tax Credit program has been used in 334 projects in Colorado for a combined total of \$493.8 million. The National Park Service confirms that, “The program fosters private sector rehabilitation of historic buildings and promotes economic revitalization.”

State Incentives

The State of Colorado has made incentives available for particular types of historic rehabilitation projects. There are two main avenues, the Colorado State Tax Credit and the State Historical Fund.

Colorado State Tax Credit

Started in 1991, Colorado offers a 20% state income tax credit for certified historic rehabilitation projects up to a maximum of \$50,000 per qualified property. Unlike the federal program, in Colorado private owner-occupied residences qualify for the credit.

State Historical Fund

Established in 1990, the State Historical Fund (SHF) provides grants to projects that demonstrate public benefit. Only public or non-profit entities can apply for grants, but private or for-profit organizations can have public or not-for-profit entities apply on their behalf. A minimum of 25% cash match of the total cost of the project is necessary for application; a minimum of 50% cash match is recommended for private or for-profit organizations. The SHF supports three types of projects:

- Acquisition or Development (e.g. rehabilitation, restoration, and archeological excavation)
- Education (e.g. publications, videos, signage, and exhibits)
- Survey and Planning (e.g. historic resource survey)

The fund might be considered for specific rehabilitation and restoration projects within the city, e.g. the railway station, historic houses, downtown commercial structures.

Local Incentives

A local incentive for designating a building used for residential purposes on the local historic landmarks list is a rebate of the City's general operating mill levy. The rebate does not include fire bonds and occurs after the property owner presents a receipt from the County Treasurer's office showing that the property taxes have been paid for the year the rebate is requested.

A range of other financial incentives have been implemented across the State in various historic ordinances. These include waiving application fees, rebate of local sales tax, zoning and dimensional relaxations, etc. Further incentives may form part of a package to promote preservation activity within the city. Knowledge of and support for these incentives is an area of policy improvement.



Natural residential context.

Current Administrative Tools & Resources

A working preservation program requires that a community identify its historic resources through survey work, then designate them on an official inventory, and take steps to protect the resources from future damage or inappropriate modification. This section outlines the means of identifying the buildings through surveys, then discusses the status of surveys in Glenwood Springs, and makes recommendations for future survey action. Finally, it outlines potential community policies, legal steps, and regulations, which would ensure that designated historic sites, buildings, and areas will be preserved.

RESOURCE IDENTIFICATION

Three key concepts—historic significance, historic integrity, and historic context—are used in evaluating a property for historic designation. Once a property has been evaluated as significant, either architecturally or historically, formal recognition of its historic value is accomplished through the designation (registration) process.

The primary means of designation are the National Register of Historic Places, State Register, and Local Register. In all cases, nomination forms are prepared under the direction of preservation staff, then examined by a review board, composed of experts and citizen members. The State Historic Preservation Office (SHPO) comments on all state and national designations. Designation of properties at the various levels acknowledges and publicizes their significance. Their preservation is thereby promoted generally, while specific legal and procedural protections are created as well.

Historic resources such as Glenwood Springs’ need to be evaluated in a systematic manner. Tools identifying resources include placing buildings within an historic context, taking a reconnaissance survey, and performing an in-depth, property-by-property survey.

Historic Contexts

Historic contexts are the framework within which surveys are taken and are factors in identifying, evaluating, and prioritizing historic resources. Contexts provide “the big picture” in history. They combine social, economic, and physical phases during which certain types of properties and buildings are established. The site itself reflects the context.

The Historic Contexts of Glenwood Springs are detailed in Chapter 1.

Windshield Survey

Many communities complete windshield surveys of their properties that are over 50 years old. Basically, these surveys require driving around a town and identifying and listing properties which are of the required age and seem to possess historic significance. While that effort usually reveals some important buildings, there is little historic information about the architecture, or about residents or businesses occupying the buildings.

Intensive Survey

By contrast, an intensive survey is a method of identifying and gathering data on a community's historic resources in great detail. An inventory, one of the basic products of a survey, is an organized compilation of information on those properties that are evaluated as significant. Evaluation, the process of paring the survey data to produce an inventory, requires determining whether identified properties meet defined criteria of historical, architectural, archaeological, or cultural significance.

These tools are necessary parts in a preservation system, as they enumerate what needs to be saved, and begin to identify means and agents for protection.

Glenwood Springs' Historic Surveys

The City of Glenwood Springs has conducted four separate surveys. The surveys have examined historic resources of all types including residential, commercial and other important sites. In 1998, an intensive survey of 40 properties was conducted; this was followed by two surveys in 2002, a windshield survey of 431 properties and an intensive survey of 53 properties. An intensive survey of 40 properties was completed in 2003. These surveys make recommendations for potential designations and further survey to improve the information base for prioritization of protection for specific buildings and areas.

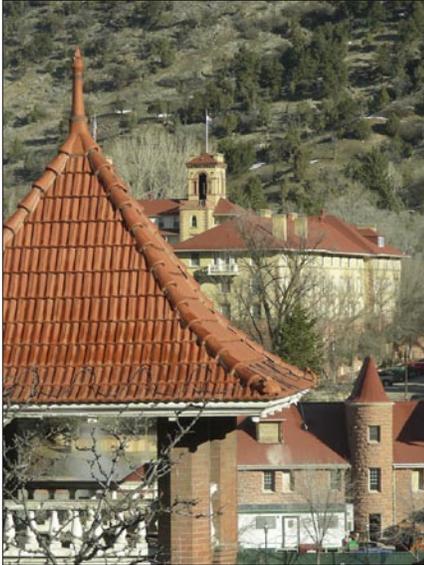
In 2003, a Coal Seam Fire Emergency Rehabilitation and Fire Suppression Cultural Resource Inventory was produced in partnership by the Forest Service, Bureau of Land Management, City of Glenwood Springs, Garfield County, and the State of Colorado. The report details the state of cultural and historic resources after the 2002 Coal Seam Fire. The report recommends that surveys should be conducted "to test whether unknown sites have been affected by the burn, uncovered and exposed to the elements."

Future surveys should build upon those previously completed, utilizing the 2002 windshield survey to choose appropriate properties. They should include the following:

- Later historic properties and neighborhoods should be examined, including the post war ranch home districts to the south of Downtown.
- The industrial resources important to the historic success of the city.
- Log built structures which are currently a distinctive element of the residential city.
- An update and examination of surveys conducted that are over ten years in age.



Iconic historic skyline.



Train Station, Hot Springs Pool, and Hotel Colorado.



Hotel Colorado

DESIGNATION OF RESOURCES

National Register of Historic Places

The National Register of Historic Places is the official list of the nation’s historic and archaeological resources worthy of preservation. The register is a national inventory to which public agencies as well as private citizens may refer. It contains buildings, districts, historic and prehistoric sites, structures, and objects which are significant on a national, state, and local level.

The National Register is administered by the National Park Service under the Secretary of the Interior. In each state, a state preservation office, guided by a State Historic Preservation Officer (SHPO), conducts the program and related preservation activities. In Colorado, the Office of Archaeology and Historic Preservation (OAHP), a part of the Colorado Historical Society, administers these programs.

The National Register is intended primarily for use as a planning tool to encourage preservation without restraint upon private property interests. Listing of a property does not impose any responsibilities upon the private property owner for maintenance or restoration. A private owner may alter or demolish a National Register site without consultation with the OAHP or the National Park Service. However, the result of any such action that compromises the historic character of a site may cause the property to be removed from the register, and no longer eligible for financial incentives.

The National Register formally recognizes properties possessing a documented level of significance that contributes to the understanding and appreciation of the history and prehistory of a community, the state, or the nation. By honoring such important sites, the National Register:

- Increases pride of ownership and expands community interest and appreciation of its cultural resources.
- Stimulates local preservation planning.
- Develops local interest and support of neighborhood and commercial revitalization.
- Creates a body of information available for community promotion purposes by such local and state agencies as chambers of commerce and tourism departments.
- Encourages the renovation of income-producing properties and revitalization of historic commercial districts and residential neighborhoods through tax incentives. These incentives include investment tax credits toward approved renovation costs of listed commercial, industrial, or rental residential buildings.
- Qualifies a property to compete for grants from Colorado’s State Historical Fund. These grants may be used for acquisition and development, education, and survey and planning projects.

- Permits easement donations. Buildings, structures, and open spaces listed on the National Register qualify under the Federal Income Tax Regulations and the Collard conservation easement statute as certified properties for the donation of a conservation easement. Such a donation enables the property owner to protect a property in perpetuity and allows for a charitable contribution deduction.
- Provides limited protection to listed or eligible sites from adverse actions by federal agencies or agencies using federal funds. Such agencies must request the comments of the SHPO as well as the Advisory Council on Historic Preservation before beginning projects affecting historic properties. The purpose of this consultation is not to impede or halt development, but rather to assure that the value of historic properties is given direct consideration in federal project planning decisions.
- Qualifies a property to receive federal assistance for historic preservation, when funds are available.



Citizens National Bank Building

Uniform criteria for designation across the country apply to sites considered for listing on the National Register. Sites must be over 50 years old with their historic character well-preserved and the integrity of setting and materials intact. Sites must possess one or more of the following areas of significance:

- Association with events that have made a significant contribution to the broad patterns of Glenwood Springs' history.
- Association with the lives of persons significant in Glenwood Springs' past.
- Embodies the distinctive characteristics of a type, period, or method of construction, or represents a significant and distinguishable entity whose components lack individual distinction, such as a local historic district.
- Has yielded, or is likely to yield, information important in prehistory or history.

Cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years are generally not considered for the National Register unless they meet special criteria available from the National Park Service. Nomination procedures for Colorado sites are available from the Office of Archaeology and Historic Preservation in Denver.

State Register of Historic Places

The State Register of Historic Properties is a listing of the state's significant cultural resources worthy of preservation for the future education and enjoyment of Colorado's residents and visitors. Properties listed in the State Register include individual buildings, structures, objects, districts, and historic and archaeological sites. The State Register program is also administered by the Office of Archaeology and Historic Preservation within the Colorado Historical Society. The Society maintains an official list of all properties included in the State Register. Properties that are listed in the National Register of Historic Places are automatically placed in the State Register. Properties



Cardiff Schoolhouse

may also be nominated separately to the State Register without inclusion in the National Register. Information about the State nomination process is available from the Office of Archaeology and Historic Preservation in Denver and is applicable to Glenwood Springs.

Local Designation

Local designation is established through the regulatory powers of a city's historic preservation ordinance. Under state legislation, cities, towns, and counties in Colorado may adopt a local preservation ordinance. Most of these ordinances include a formal process whereby an individual historic property or district can be locally designated. The ordinance usually specifies criteria for designation. Local designation affords degrees of protection for historic structures or districts, with review of proposals for alteration, demolition or development.



Cardiff Coke Ovens

Designated Properties in Glenwood Springs

National Register Properties:

- Cardiff Coke Ovens
- Citizen's National Bank Building
- Glenwood Springs Hydroelectric Plant
- Hotel Colorado
- South Cañon Bridge
- Starr Manor
- Sumers Lodge
- Edward T. Taylor House

State Register Properties: (properties listed in the National Register are also included in the State Register)

- Shelton-Holloway House

Local Landmarks:

- Linwood Cemetery
- 1st Presbyterian Church
- Cardiff Schoolhouse

It is important to distinguish the city's designation of historic districts through its local ordinance process from designation to the National Register. Properties listed on the National Register may have national significance, but they may also may be listed if they are determined to have significance at a state or local level. Nominations are submitted through the State Historic Preservation Officer, using criteria adopted by the Secretary of the Interior.

Properties listed on the National Register are eligible for federal and state income tax credit incentives and federal actions that may affect these properties must be reviewed for their potential impact. Alterations are not reviewed if the property owner is not seeking the income tax incentives or if no federal or state actions are involved.

LOCAL PRESERVATION ORDINANCE

One way to protect historic resources is to establish a local preservation ordinance. The purpose of the ordinance is to promote preservation of historic and cultural resources. At the community level, a city's historic preservation ordinance is usually established under the provisions of local zoning regulations. The ordinance may provide a process for designating historic properties as well as for the review of rehabilitation plans and designs for new construction and demolition. Other legal tools may include preservation easements, covenants, and sign codes.

Colorado's state legislature has authorized towns, cities, and counties to enact historic district ordinances. Such ordinances serve two functions: They provide for the designation of significant historic districts and they also provide for the maintenance of a district's visual attributes by requiring that all development be reviewed by an appointed board (see design guidelines).

Usually, a preservation commission is appointed to administer the ordinance and to review specific historic properties applying for designation. The committee may be composed of planners, lawyers, designers, preservationists, and others who have knowledge of issues applying to historic properties. Terms of service for committee members, methods of selecting committee members, and meeting procedures are also addressed.

In reviewing properties considered for historic designation, the commission should use criteria similar to those established for national historic designation (see above). In most cases, a property is significant because it represents or is associated with a particular period of history. Frequently, this begins with the construction of the building and continues through the peak of its early occupation. Building fabric and features that date from the period of significance typically contribute to the character of the structure.

In addition to being historically significant, a property also must retain its integrity, in that a sufficient percentage of the structure must date from the period of significance. The majority of the building's structural system and materials should date from the period of significance and its character-defining features also should remain intact. These may include architectural details, such as dormers and porches, ornamental brackets and moldings and materials, as well as the overall mass and form of the building. These elements allow a building or district to be recognized as a product of its own time.

Many communities include design review procedures in their historic preservation ordinances. These powers have been upheld in numerous court decisions. Many of these decisions also hold that for an ordinance to be legally enforceable, reasonable standards must exist, upon which the review board bases its decisions.



Historic association.



Historic masonry and detail.

Some people are concerned that property rights may be infringed. To protect personal property rights, proper procedures, such as reasonable, quantifiable standards should exist, design guidelines must be written in the public interest, decisions must be consistent, and taken following due public process.

Local preservation ordinances are often part of the zoning code. A community's zoning code has designated, legally enforceable functions:

- It establishes appropriate land uses, such as commercial, high or low density residential, industrial, etc.
- It delineates base site development patterns by outlining building setbacks, requirements for access or service, and for parking.
- It may establish maximum building sizes through height or floor-area-ratio (FAR) limits.



Tree-lined streets.

Glenwood Springs' Historic Preservation Ordinance

Created in 1999, the historic preservation ordinance establishes the local government basis for preservation and the Glenwood Springs Historic Preservation Commission. The Commission may designate landmarks, individual structures or groups of structures, with proper review and approval by both the Community Development Department and City Council. The ordinance allows for nomination of a historic district by the Historic Preservation Commission, City Council, property owners, or any organization with a recognized interest in historic preservation. The district nomination must include a petition signed and supported by owners of at least 50% of the land area within the district. The ordinance also details procedures for landmark nomination, structure relocation and demolition, alteration of a landmark, and the criteria for designation of a landmark or district. Additionally, economic incentives in the form of a rebate from the City's general operating mill levy (excluding fire bonds) are made available. The Secretary of the Interior's Standards for Historic Preservation are the base for reviewing historic building rehabilitations.

The Historic Preservation Ordinance is reviewed in the subsequent sections of this Plan. Recommendations are made for enhancing the degrees of protection and review afforded.

ZONING CODE

Zoning codes may have various requirements that also affect neighborhood character. Depending on how the zoning code is written, there is a potential for either conflict with or support of preservation objectives. Zoning regulations, for example, may allow greater building area than is compatible with an the setting. Most historic buildings have a smaller, more human scale and current technology, economic pressures and ‘suburban perceptions’ often seek larger buildings. A specific proportion of building to open space is usually an important aspect of neighborhood character, as is a consistency in building scale. Insensitive new development may threaten these essential characteristics. Regulations may also require increased parking on a site that is out of character with historic buildings. This is often the case when historic buildings are used as offices.

When establishing a preservation ordinance for districts or individual sites, it is important to evaluate other zoning regulations to make sure that they are compatible with the historic character of the area. Codes should allow for the flexibility necessary to preserve the scale and integrity of historic districts.

Glenwood Springs Zoning Code

Residential Zoned Districts

Permitted new building sizes can be substantially larger than historic structures in the Single Family Residential (R/1/6) and Limited Multi-Family Residential (R/2) Districts. This could potentially lead to the demolition of historic buildings and their replacement with homes or multi-family structures that are out of character. As property values rise this pressure will increase.

Commercial Zoned Districts

The maximum height allowed under special review in the Commercial Core District (C/2) of 60 feet may be too high for the historic character of the city without adequate design standards related to mass and scale. With the exception of a few four to five story structures the majority of the commercial buildings are two to three stories. Current regulations may encourage incompatible scale.

Accessory Dwelling Units (ADU)

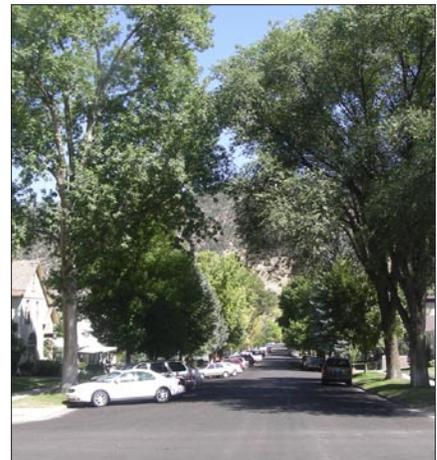
ADUs can provide a means of adding accommodation within an historic area without the loss of existing buildings or area character. The current zoning code may allow incompatible ADUs because of the lack of specificity in the “compatibility” section. The Code states that “colors, materials and design of the accessory dwelling unit shall be substantially the same as the principle dwelling unit.” Additional design guidance tailored to the preservation of historic character should be created.

Parking Requirements

Current off street parking requirements require a greater number of spots than can be easily accommodated, especially on small historic lots. This often leaves the owner with no other option but to pave over their yard to accommodate parking needs and requirements. This has the potential of severely disrupting the overall character and rhythm of a residential neighborhood.

“Residential areas zoned for densities much higher than those represented by the existing buildings frequently suffer from disinvestment, since owners of the existing houses may be reluctant to maintain them without any assurance that a large apartment building will not be built on a neighboring property.”

— *Zoning and Historic Preservation by Cultural Resources Partnership Notes*



Street trees are important historic elements of Glenwood Springs.



Residential variety.

Landscaping Requirements

The current code requires the replacement of street trees if their removal is proposed in a development project. It states that street trees within the planting strip must be planted at a rate of 1 per 50 feet or one tree on a lot that is 75 feet wide or less. Maintenance and removal of trees are matters covered in the code but provisions are drafted assuming that trees are nuisances. The parking code requires city approval when a live 14+ inch tree is to be removed, however, the review is only conducted when the tree is removed for parking or travel lanes. Code provisions currently afford no protection for trees during a development within the site. Because trees are a significant part of the residential and commercial character of Glenwood Springs further protection should be provided.

BUILDING CODE

Building codes have a measurable impact on historic preservation. In Colorado, the basic code used by many communities is the International Building Code (IBC). The IBC includes a chapter that the city can adopt that gives the building official flexibility in interpreting the standards when they are applied to a property that is officially designated as an historic resource. Generally, such a section provides that when work is proposed for an historic structure, it is not necessary to bring all portions of the building up to code. An historic door, for example, might be too narrow to meet code requirements. The work proposed must meet code, or at least must not cause a decline in code compliance from the existing condition. The philosophy behind this flexibility is that “it must be safer than it was.” Basic life safety concerns must be addressed in any case. Many “code problems” that property owners encounter may be associated with fire, electrical, and plumbing codes rather than the building code itself. These code problems usually occur with commercial uses and are less likely for residential properties that are owner inhabited.

Glenwood Springs Buildings Code - Existing Buildings

The City of Glenwood Springs adopted the International Existing Building Code for reviewing construction projects in older or historic buildings. From time to time, depending upon the level of construction, the City also may utilize the International Building Code (IBC) for commercial projects and the International Residential Code (IRC) for residential projects.

DESIGN GUIDELINES & STANDARDS

Design guidelines and standards help preserve historic districts as records of our heritage in a fair and consistent manner. Design guidelines provide for unbiased and uniform review of proposed work in historic districts. They establish criteria by which all projects can be evaluated objectively. Design guidelines identify the key features of the historic resources that should be respected when planning repairs, alterations, or new construction. They therefore provide a context within which individual design solutions may be developed.

Design guidelines also can establish a climate for investment for businesses, residents, and property owners. The associated review process provides assurance that alterations and new construction by others will preserve the character and reinforce the preservation goals for the district. Similarly, where historic properties have been maintained, communities frequently adopt design guidelines to protect property values and their local architectural qualities.

Design guidelines give local residents that are interested in retaining the distinct historic identity of the neighborhood a strong protection tool. They provide a framework for insuring compatible new construction that enhances, rather than undermines, a community’s unique character.

Design guidelines also can serve as educational tools, providing useful information about rehabilitation procedures and design concepts that are appropriate for an historic district. They often provide practical guidance, helping property owners make well-informed design decisions.

A weak link in many design review systems is in enforcement. At the initial stage, regulations should clearly state that all relevant building permit applications affecting historic properties require the specific approval of the historic preservation commission. Ordinances should also clearly define the responsibility for monitoring construction to ensure that it complies with the approved plans. Penalties for non-compliance should be specified in the municipal code.

Glenwood Springs Downtown Design Standards

The Downtown Design Standards establish a series of requirements for future development, to ensure that aspects of the character of the core are respected in development proposals. They cover residential, transitional residential, commercial and civic development, and encourage the preservation of historic residential structures. However, these standards were not designed to protect the historic resources of the city. Provisions concentrate on new construction and lack the historic precision and detail required for preservation objectives and application. Additionally, the area to which they apply excludes some historic parts of the city. Furthermore, as standards they lack the flexibility frequently required in historic preservation decisions, and readily provided by historic design guidelines.

Such guidelines would also define particular property types and architectural styles, providing the owner, contractor and review authority with the information on a building’s historically important features.

GLENWOOD SPRINGS COMPREHENSIVE PLAN/LAND USE PLAN

A key recommendation of the Comprehensive Plan is the development of an Historic Preservation Program. Several steps to date have been taken to fulfill this goal, including the adoption of the Historic Preservation Ordinance, Downtown Design Standards, Certified Local Government designation and several surveys of historic resources.

Vision Statement

The community of Glenwood Springs desires to maintain its small town character and preserve its cultural and natural resources by implementing a proactive plan to achieve balanced and directed development, social and economic diversity ad to address our transportation needs.

—Glenwood Springs’ Land Use Plan



Care and attention to design detail.



Historic residential character.

Key Agencies - Current Roles

A variety of organizations can be considered as ‘key agencies,’ with a direct stake in preservation in Glenwood Springs. Current roles are summarized below. Their future roles in this preservation plan and program are defined in detail in Chapter 4.

GLENWOOD SPRINGS HISTORIC PRESERVATION COMMISSION

Established in 1997, the commission administers the Local Landmark Program, initiates historic resources surveys, and provides assistance to property owners in the preservation of historical buildings. The commission is charged with promoting preservation in the city through education and advocacy programs.

THE CITY OF GLENWOOD SPRINGS

The City of Glenwood Springs plays the central role in the city’s preservation program. It promotes preservation through regulations established in the Municipal Code and resulting design review program. It also establishes other regulations that directly influence preservation practice. The Zoning and Building Codes for example create the foundation of a property development management process which can help or hinder preservation policy and practice.

GARFIELD COUNTY

Glenwood Springs has held the county seat of Garfield County since 1883. Currently, the Courthouse, Sheriff, Clerk and Recorder (administers all of the county’s land transfer records), and the Building and Planning Departments are housed in Glenwood Springs. Policy for the surrounding area directly impacts the development issues and character of the city, and a comprehensive understanding of the area’s historic resources.

PROPERTY OWNERS

Preservation begins with the property owners of Glenwood Springs. They are the ones who most directly control the future of the historic resources. As residential, business and institutional owners, they have most to gain from a coordinated preservation program. They are the essential stewards of the city’s historic buildings and areas.

GLENWOOD SPRINGS CHAMBER RESORT ASSOCIATION

The Glenwood Springs Chamber Resort Association coordinates promotions throughout the county, including Glenwood Springs. The Chamber has considerable influence in the promotion of city business and in particular the coordination of a comprehensive heritage tourism program.



Historic residential character.

DOWNTOWN DEVELOPMENT AUTHORITY

The Downtown Development Authority (DDA) was established in 2001. The DDA serves the city by implementing a proactive plan of balanced and directed development, incorporating social and economic diversity, while emphasizing constructive transportation solutions. Their success in economic development promotion depends upon the attraction of a historically rich and well cared for city core.

DOWNTOWN BUSINESS ASSOCIATION

The Downtown Business Association represents business and property owners in the downtown core and is responsible for coordinating promotional events and business support. As business and property owners, the Association has a potentially significant role in this preservation program.

LOCAL BANKS

Pursuant to the Community Reinvestment Act, most financial institutions are charged with supporting their local communities financially. This can be accomplished through a number of programs, including support for and sponsorship of historic preservation activities.

LOCAL BUSINESSES

Local business owners are the “front line” ambassadors for Glenwood Springs’ historic resources. In many cases, they provide information about historic resources “over the counter.” Sometimes, this occurs in a formal way, with walking tour brochures available at the cash register, for example. In other cases, sales personnel provide ad hoc interpretations of historic resources located nearby.

FRONTIER HISTORICAL SOCIETY, INC.

The Frontier Historical Society and Museum was formed in 1964. It’s purpose is “to collect and preserve artifacts and materials relating to the history of Glenwood Springs and Garfield County.” The Society has a collection of over 5000 photographs, holds educational lecture series, conducts guided tours of Linwood Pioneer Cemetery and provides information for walking tours. They are a central resource for research, publicity, promotions and tours.

NATIONAL RAILWAY HISTORICAL SOCIETY, WESTERN COLORADO CHAPTER

The Glenwood Rail Museum has operated since 2003. It is run by the Western Colorado Chapter of the National Railway Historical Society and occupies a part of the train station. The museum conducts school tours and serves as the “point of first contact” for Amtrak visitors. The museum collection houses a number of railroad artifacts, photographs and books. The Society, in conjunction with the Union Pacific Railway and Amtrak, has the potential to promote and establish the city as a premier heritage rail tour destination.



Historic residential character.



Historic residential character.

FRIENDS OF RED MOUNTAIN

“The corporation is an organization established to save, protect, restore, or relocate artifacts, buildings, sites, and natural resources with significant historical value in the community. The Corporation will provide fund raising, grant writing, research, public awareness, and networking to promote historic preservation.” The Friends already have several success stories and provide valuable organization for the implementation of the plan.

GLENWOOD SPRINGS POST INDEPENDENT

Local newspapers provide excellent opportunities to disseminate preservation and educational information to a wide audience. Regular articles can highlight specific historical sites and buildings, and cover a rich tapestry of personal histories.

Coupled with the local press, TV and radio promotion and features complete an effective historic communications media for events, awards, preservation success stories, regular updates and broad historical information.



Downtown.

OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

The state historic preservation office in Colorado is named the Office of Archaeology and Historic Preservation (OAHP). OAHP helps individuals, communities and organizations to identify, protect and preserve the State’s cultural resources and to foster widespread appreciation of and respect for Colorado’s cultural heritage. The State Historic Preservation Officer (SHPO) is responsible for administering the program as defined in the National Historic Preservation Act of 1966, as amended. The SHPO also administers state historic preservation laws. The office provides grant funding in the form of CLG grants for a variety of preservation activities, and is a valuable future funding source for the preservation plan action program.

ROARING FORK VALLEY CHAPTER, COLORADO ARCHAEOLOGY SOCIETY

The Roaring Fork Valley Chapter of the Colorado Archaeology Society supports policies and educational programs designed to protect our cultural heritage and Colorado’s antiquities. The chapter produces a newsletter and meets monthly. The Society’s purview helps to link historical and archaeological resources within the city, with those in the surrounding area, providing a more coherent historical landscape.

COLORADO HISTORICAL SOCIETY

The Colorado Historical Society is an agency located in the Colorado Department of Education. Its mission is “To Collect, Preserve and Interpret.” The Society preserves Colorado’s past through a variety of mediums including museums, highway markers, exhibits, manuscripts, photographs, publications, historical and archaeological preservation services and educational programs. The Society has a valuable role in the preservation plan through the provision of technical assistance and training.

STATE HISTORICAL FUND OF COLORADO

The State Historical Fund (SHF), administered by the Colorado Historical Society, was created by the constitutional amendment allowing limited gaming in the cities of Cripple Creek, Central City and Black Hawk. The amendment directs that a portion of the gaming taxes be used for historic preservation throughout the state. Approximately \$10 million is available for distribution annually, and funds are distributed through a competitive process. All projects must demonstrate strong public benefit and community support.

The Fund assists in a wide variety of preservation projects including restoration and rehabilitation of historic buildings, architectural assessments, archaeological excavations, designation and interpretation of historic places, preservation planning studies and education and training programs. The fund has a central support role in the City’s preservation program, which would include grants for the restoration of historic building (eg the railway station), a re-grant program and historical surveys. The Historic Preservation Commission, as the lead organization in the implementation of the plan, becomes the principal advocate for the fund.

COLORADO PRESERVATION, INC.

Colorado Preservation, Inc. (CPI) is a statewide nonprofit grassroots organization that promotes historic preservation. Founded in 1984, CPI has established a network of information and provides education, training, expertise and advocacy for preservation throughout the state.

DOWNTOWN COLORADO, INC.

Downtown Colorado Inc. (DCI), previously named the Colorado Community Revitalization Association, is a non profit membership organization that works with local governments, downtown development authorities, urban renewal authorities, business improvements districts and other private and non-profit groups in the revitalization of downtowns and commercial districts. DCI provides education, advocacy, and information. DCI oversees four primary programs; the Colorado Main Street Programs, Community Revitalization Partnership (CRP) Reports, Development and Improvement Districts Forums, and membership services.



Downtown.

THE NATIONAL TRUST FOR HISTORIC PRESERVATION

The National Trust for Historic Preservation (NTHP) is a private non-profit organization that was established to support history and preservation projects on a national level. Although much of the effort of the Trust is directed towards historic properties and sites it owns, the Trust regularly supports heritage tourism and preservation organizations and initiatives around the country.

The Mountains/Plains Regional Office of the Trust located in Denver assists local organizations with technical expertise and provides financial assistance for preservation planning to municipal and non-profit agencies through its mini-grant program. It is a valuable source of advice and preservation success stories across the country.

NATIONAL PARK SERVICE

The National Park Service (NPS) administers the National Historic Preservation Act. Several buildings and sites in the city are on the National Register, with business tax credit incentives available. For these and further designations the NPS role in promoting and establishing best practices in historic preservation and preservation planning provide a foundation for this plan. Their technical guidance documents provide detailed restoration advice, while the Secretary of the Interior's standards form the basis of historic design rehabilitation and review, until these are replaced by design guidelines that are specifically written for the special character of the city.

FOREST SERVICE

Established in 1905, the Forest Service is an agency of the U.S. Department of Agriculture. The Forest Service manages public lands in national forests and grasslands holdings in the vicinity. Glenwood Springs is a part of the White River National Forest agency. It is a partner in the access to and interpretation of historic and archaeological sites within these public lands in the vicinity of the city.

BUREAU OF LAND MANAGEMENT

The Bureau of Land Management (BLM) was formed in 1946 through the combination of the General Land Office (1812) and the U.S. Grazing Service (1934). The BLM is responsible for carrying out a multitude of programs for the management and conservation of resources on 258 million surface acres, as well as 700 million acres of subsurface mineral estate. The Glenwood Springs' BLM field office, is responsible for an area that includes parts Routt, Eagle, Pitkin, Garfield, and Mesa Counties. Here again, the Bureau has a partner role in the historical and cultural landscapes comprising parts of the wider setting of the city.

Chapter 3: Preservation Issues

City Preservation Issues

A lack of appreciation for historic resources is an underlying issue in Glenwood Springs. The effects of property values and the economics of preservation are dynamics which are not understood as well. These and other key issues are summarized in this chapter.

AWARENESS & UNDERSTANDING OF CITY HISTORY

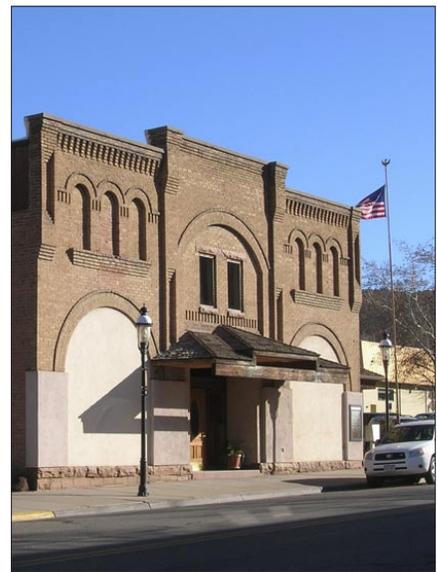
During focus group meetings, participants cited a general lack of awareness and understanding of the Glenwood Springs' history and its existing historic resources as perhaps the biggest single impediment to creating a successful preservation program. Other preservation-related issues identified by meeting participants include:

- Preserving the unique and varied types of homes is important, from the point of view and city character and a range of property prices.
- Restoring or rehabilitating the historic commercial buildings downtown is a priority.
- Protecting and preserving the architectural elements of historic buildings in general is significant to City identity.
- Maintaining the high level of architectural details seen on historic buildings is integral to this process.
- Compiling a list of qualified contractors with experience in preservation is much needed.
- Providing preservation education and marketing materials is a priority and should be developed. These include publications, historic markers, surveys, and technical classes, focusing on the architectural history of city buildings and structures, settlement patterns and townscape.
- The holistic nature of all the resources within the city, its setting and the region needs to be widely understood.
- Education is required for the community and property owners in general, and for practitioners in the development and property industry in particular.

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"Glenwood remains Glenwood."
—Quote from participant of
Workshop #1



Understanding the proper manner to restore or rehabilitate a historic resource is an important issue.

The population growth alone, combined with a substantial increase in property values and limited supply of available vacant land, places extreme pressure on the city's older neighborhoods.

— *Glenwood Springs' Certified Local Government Grant Application*



Rising property values will affect future development patterns.



Reducing traffic congestion will enhance the experience of heritage tourists and city residents.

LAND & PROPERTY VALUES

Rising land and property values is at the core of development pressure in the City. The influence of the effectively 'global' property price scale evident in the Roaring Fork Valley is spreading. The city and the community are acutely aware of the trends and many of the implications for the future character of Glenwood Springs.

- Rising property values are being widely felt.
- Historic neighborhoods are more affordable but because they tend to have small houses on larger lots they are likely to be under threat.
- Relative prices towards Aspen (residential and commercial) and rising property values across the region are impacting the city.
- The rising recreational attraction of region and the city add to this pressure.
- Residential pressures are being felt from the lack of 'affordable' alternatives and additional oil and gas industry employment expansion.

KNOWLEDGE OF ECONOMIC BENEFITS & INCENTIVES

It seems widely acknowledged that the community and the development market have limited understanding of either the economic benefits which flow from successful preservation policy, or the financial incentives available from various sources for preservation related projects. Education, coupled with technical advice and support, are regarded as extremely important. Issues identified include:

- An urgent need to market the current financial incentives available and to develop further incentives to encourage preservation projects.
- Financial incentives are insufficiently known, and often wrongly perceived as complex and time consuming.
- There is insufficient knowledge or available technical preservation grant, tax incentive or design advice and support.
- The community economic benefit role is unknown or not well understood by the public, the development industry, government departments and many private agencies. Education and support are needed.

CURRENT ADMINISTRATIVE TOOLS & POLICY

The City has made significant achievements in establishing the basis for the preservation of the best of the historic resources, in response to Comprehensive Plan goals and policies. A foundation for a thorough preservation program, at the heart of planning policy in the City, has been partly laid. Several of the administrative tools at the City's disposal however have not been designed with preservation policy in mind or have weaknesses which will stand in the way of successful plan implementation. During plan preservation discussion, the focus group identified the following issues:

- Zoning code requirements should be tailored to support the restoration and rehabilitation of historic buildings.
- The Historic Preservation Ordinance should be supplemented with stronger enforcement tools.
- The lack of parking is an issue in some areas.
- Understand the need to balance property rights objectives with the goals of historic preservation.
- Recognize the need to alter historic structures for modern requirements.
- The zoning ordinance allows pressure on existing older residential fabric in central area of the City.
- ADU provisions should be able to help with central area development pressure.
- Enforcement is identified as an issue by many.
- Currently the City has very few individual national or local landmarks, and no designated historic districts. There is no effective protection.



The current zoning ordinance allows for pressure in the existing older residential fabric.

HERITAGE TOURISM

Heritage tourism is widely identified as an under-realized economic resource for the City. Founded in part as a spa resort settlement the evolution of the community has reflected this in the wealth of its economy and its building stock. The majority of this survives intact, not because of public policy and diligent preservation support, but by virtue of a combination of careful stewardship and luck. Issues and points identified include:

- Promote the primary tourist attractions of the hot springs, vapor caves, and the railway station.
- Expand and market heritage tourism as a viable source of income.
- Conserve the mountain and canyon setting that is vital to the area's character and appeal.
- Reduce traffic congestion on Grand Avenue and the overflow to surrounding residential streets, through the provision of much debated State Highway 82 bypass.
- The City needs to be perceived for its local and regional importance, as well as national and international significance.
- More coordination and marketing is required.
- More access and interpretation programs and resources are required.



Natural and architectural detail.

HISTORIC CONTEXTS

The historic contexts of the city are interesting and diverse, but some need to be expanded and updated. Existing historic surveys should be updated and supplemented. These can then serve as the complete database for the identification and prioritization of future preservation support and designation programs. Specific points include:

- Expand the survey efforts to create a comprehensive list of the historic resources in Glenwood Springs.
- There is insufficient recognition and knowledge of more recent resources, such as 1950's residential development and log construction buildings.
- Supplement the current knowledge of particular property types.
- Coordinate and supplement survey coverage to improve the understanding of all property types.

VOLUNTARY RESOURCES

The voluntary resources available for preservation support in the community are generally recognized, although the coordination and teamwork has not been realized at this point. Better organization is a primary objective.

- A sense of teamwork between the various City departments should be attained.
- Coordination is an immediate requirement.
- A series of directions for the coordination is also required.

The issues identified in the development of the preservation plan are used as the basis of the implementation program which is described in the following section.

Chapter 4: Program Implementation

Action Plan

This section sets out the Action Plan for implementation of the preservation program. After confirming the Goals for the Plan, the section is arranged in accordance with the Principles of the Plan. Each Principle is subdivided into a series of objectives under specific headings. A series of Actions are then identified to accomplish each Objective.

Goals

The following goals are key to the success of a preservation program for the City of Glenwood Springs. They are necessarily complementary and to an extent sequential.

1. **Create a supportive climate.**
2. **Place historic resources and preservation at the center of development policy and practice in the city.**
3. **Use the expanded support for presentation to safeguard identified buildings and areas.**

Principles of Plan Approach

The following principles apply to the preservation program. The principles are complementary and largely sequential in nature. The first is however an ‘over-arching’ principle which embraces the others. These are explained later in this chapter:

- Consensus & Coordination
- Advocacy
- Education
- Facilitation
- Administrative Tools & Regulations

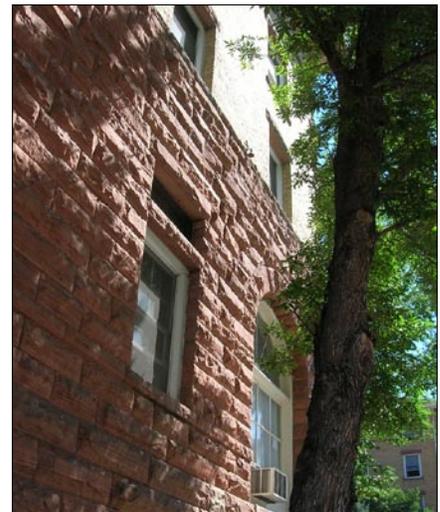
OBJECTIVES & ACTIONS

A series of more detailed objectives are defined for each of these principles. Actions to achieve the objectives and implement the plan are identified, with a designated phase proposed for implementation. Phasing is scheduled over a five year plus period, and is defined as:

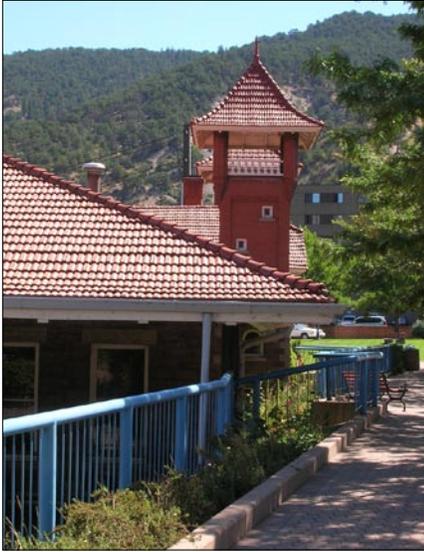
- Phase 1 (Ph.1): 1-2 Years
- Phase 2 (Ph.2): 3-4 Years
- Phase 3 (Ph.3): 5+ Years
- Ongoing (OG): Commences at noted phase and continues through all subsequent phases.

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Hotel Colorado.



The Western Colorado Chapter of the National Railway Historical Society is a key agency.

CONSENSUS & COORDINATION

The coordinating role of the Historic Preservation Commission is essential. Each member of the Commission is at the center of his/her own network of wider influence and has the opportunity to convey the preservation message. They should possess the knowledge and the enthusiasm to carry the program forward and into a broader realm. Coordination of the program is set out in detail in the Implementation Program Summary table. A range of Key Agencies, identified in greater detail in Chapter 2, should be involved in building this consensus.

Key Agencies

Glenwood Springs Historic Preservation Commission
The City of Glenwood Springs
Garfield County
Property Owners
Glenwood Springs Chamber Resort Association
Downtown Development Authority
Downtown Business Association
Local Banks
Local Businesses
Frontier Historical Society, Inc.
National Railway Historical Society, Western Colorado Chapter
Friends of Red Mountain
Glenwood Springs Post Independent
Office of Archaeology and Historic Preservation
Roaring Fork Chapter, State Archeology Society
Colorado Historical Society
Colorado Preservation, Inc.
Colorado Community Revitalization Association
State Historical Fund of Colorado
The National Trust for Historic Preservation
National Park Service
Forest Service
Bureau of Land Management

ADVOCACY

Building a base for preservation throughout the community is an imperative and attainable principle. The following objectives and actions apply.

Build an advocacy coalition

The basis of effective advocacy for a preservation centered policy depends upon the effectiveness of the 'coalition,' its coordination and the strength and enthusiasm of its constituents.

ACTIONS:

- Create an advocacy coalition, with the Historic Preservation Commission holding the central coordinating role. (Ph. 1)
- Define primary and support roles for key organizations and individuals. (Ph.1)

Build on widespread community pride

Community pride is widely held and forms a foundation for building support for preservation.

ACTIONS:

- Celebrate special achievements and improvements with regular news, articles, talks, and special events. (Ph.1/OG)
- Design a 'Doors Open Glenwood Springs' annual tour event to provide access to buildings not normally open to the public. (Ph.1/OG)
- In conjunction with the 'Doors Open Glenwood Springs,' create historical fact sheets for each property included on the tour and distribute to all tour participants. (Ph.1)

Build in business involvement

A clear appreciation of the economic benefits of preservation is essential. A regular discussion forum for exploring economics and preservation is imperative. This should involve all sections of the business community, including real estate.

ACTIONS:

- Establish a regular education forum. (Ph.1/OG)
- Acquire business sponsorship for awards and special events. (Ph.1/OG)
- Have preservation advocates participate in other business development meetings. (Ph.1/OG)



Property and business owners are key participants in the preservation effort.



Building consensus and awareness among property owners is important.

Build broad understanding of financial benefits – general & individual

The community wide mutual benefits of good stewardship need to be widely recognized and understood by government, business and the public. The potential for using tax incentives and grant funds should be universally available, with avenues for personal support and assistance as required. City and state financial incentives should be widely discussed. Consideration also should be given to expanding available city financial incentives.

ACTIONS:

- Create a brochure or fact sheet detailing the benefits to historic preservation and landmarking properties. (Ph.1/OG)
- Conduct periodic presentations on benefits to build understanding, enthusiasm and momentum. (Ph.1/OG)

Build awareness

Real awareness will be achieved through education and a growing understanding of the unique resources which establish the character of the city. Awareness should be community wide, involving all sectors of society and all generations, including school programs and projects.

ACTIONS:

- Enhance awareness through special and regular events. (Ph.1/OG)
- Prepare a regular newsletter and post it on a preservation commission website. (Ph.1/OG)
- Write a regular column to be published in the local newspaper. (Ph.1/OG)
- Hold periodic special events at historic sites. (Ph.1/OG)
- Establish a schools program on local history and architecture. (Ph.1/OG)

Build consensus

Achieving consensus relies upon widespread community understanding and awareness of the importance of what makes Glenwood Springs, Glenwood Springs. Building consensus will be incremental and will crystallize from community-wide discussion and promotion of resources, benefits, incentives, sensitive development practice, preservation projects and achievements.

ACTIONS:

- Establish a regular forum for historical interests. (Ph.1/OG)
- Involve the press in the organization of preservation projects and events. (Ph.1)
- Involve businesses – all sectors. (Ph.1)
- Involve schools, from an early age group. (Ph.1)

Build team working

Defining and expanding the ‘team’ is critical to ensuring that a strategic preservation approach embraces all sections of the community. Regular formal and informal meetings and contact amongst the ‘players’ will be essential, as well as pooling resources and voluntary time. The ‘team’ will gather strength and knowledge from networking beyond the city boundary. Key team members, for the range of program actions, are identified in the Implementation Summary table at the end of this section.

ACTIONS:

- Establish regular contacts between all preservation organizations. (Ph.1)
- Establish regular contact with businesses and commercial organizations. (Ph.1)
- Establish contacts with groups in the region and state. (Ph.1)

Build preservation ethic across all roles & players

City government, local and regional press, TV and radio media should be coupled with regular leaflets covering preservation achievements. Bringing the discussion back to the universal benefits accruing from stewardship of city historic resources will help to foster understanding and to create and reinforce the preservation ethic.

ACTIONS:

- Ensure that preservation is presented in terms of other interests. (Ph.1/OG)
- Regular Historic Preservation Commission and advocacy group attendance at other community group meetings. (Ph.1/OG)
- Provide regular reports to Planning Commission and City Council. (Ph.1/OG)



Building a preservation ethic in all players is critical to the success of preservation in Glenwood Springs.

Education should be considered in all realms and at all levels, and be the responsibility of all of the key players within an agreed coordinated program.



Tours of historic buildings can stimulate heritage tourism. Both residential and commercial buildings can be utilized to display the varying historic resources.

EDUCATION

Educating the community of Glenwood Springs is initially as important as practical preservation efforts. Methods for learning about historic resources are diverse and creative. Educational tools, such as historic tours, markers, and workshops, interpret the importance of the chosen site or area to the community's history. They make it possible for people to appreciate and help to protect their resources, while building a stronger base of awareness through publications and educational programs. The 'fear of the unknown' can have a negative effect upon a preservation program. The 'ownership' of the known and understood, however, will have a positive effect upon the sense of civic pride across the city, the universal nature of potential benefits and in the progress of plan implementation.

The educational audience should be broad. It should include all 'players' from city government, through business interests and groups, to property owners, renters, school groups and promotional and community interest groups. A program should include specific target audiences playing a key role in the city property market, with particular attention to the real estate players.

Historic Walks & Property Tours

Tours should take several formats. A guided walking tour focuses on a certain historic area, site, or building, and is usually led by paid or volunteer guides who are well-versed in an area under discussion. Tours should be supplemented by written materials and that require a cost to cover expenses, including written material, advertisement, staff cost, research, etc.

A self-guided walking tour with a brochure requires the same level of research and written communication but is formatted so that the tourist may obtain whatever information about the historic area is known by reading the information and following a map. This kind of tour saves costs and time in finding guides or scheduling specific times, and allows the tourist to take the tour at his or her convenience. The only disadvantage is that tour promoters cannot as easily field questions or suggestions.

House tours are usually one day or weekend events which allow tourists to enter houses and learn about the history of the homes and architecture, the original inhabitants, and how current owners have adapted the buildings to fit their modern lifestyles while maintaining the historic integrity of the home.

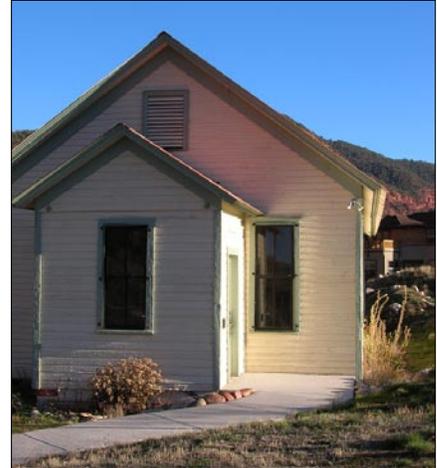
House tours are often operated as fund-raisers and require a considerable amount of organization and promotion to be successful. They are effective educational tools because they demonstrate the enjoyment of a high quality of life in an historic building without infringement on personal property rights or lifestyle.

Historic Sites and Building Museums

Some historic buildings and sites in Glenwood Springs could be restored and renovated to be used as public museums. The intent of these sites is to allow the public to view artifacts representative of the past and to provide interpretation of landscapes, townscapes and buildings to show how they were originally used. This kind of “hands-on” preservation experience appeals to both adults and children. The Glenwood Springs Train Station is an example of this type of interactive museum, as it provides historical information within a building that is still utilized for its original purpose.

ACTIONS:

- Select a few historic buildings and/or sites to teach about Glenwood Springs history and appropriate renovation or restoration techniques. (Ph.1/OG)
- Create interpretive displays for historic sites and building museums. (Ph.1/OG)
- Market historic sites and building museums. (Ph.1/OG)
- Organize self-guided walking tours. (Ph.1 or Ph.2/OG)
- Organize house tours and provide hospitality at chosen venues. (Ph.1 or Ph.2/OG)
- Design walking tour leaflets. (Ph.1 or Ph.2)
- Investigate using new technologies for educational tours, such as interactive CD, MP3, cell phone. CD/MP3/cell phone commentary for educational tours. (Ph.2)
- Organize cultural and social events at historic sites. (Ph.1 or Ph.2/OG)



The Cardiff School is marked by a historic marker. A marker or plaque should educate and distinguish a historic resource.

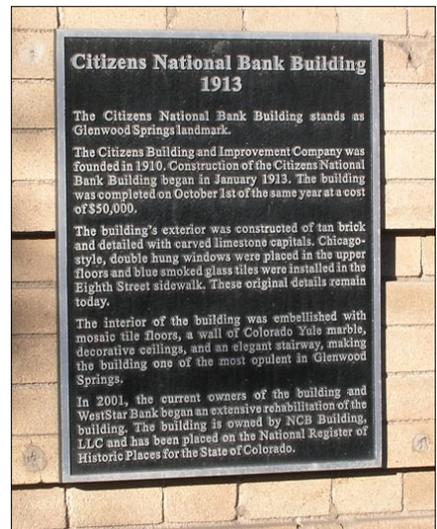
Interpretation & Historic Markers

Markers may take several forms. A permanent plaque describing the significance of a structure may be attached to it. Given that plaques are a relatively low-cost investment with a high return on visibility, a plaque program should be an integral part of a historic education program.

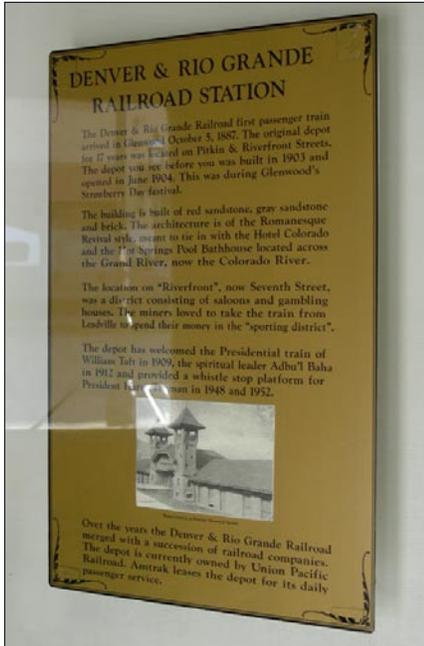
An interpretive or historic marker provides additional information about a site. A photograph or drawing may be included. Boundary or district markers also may be in a plaque program. These are most effective when they conform to a uniform design that falls within the guidelines of the district and reinforce to the visitor that the area is “special.” Again, the intent of all markers is to educate and instill community pride and awareness at a low cost.

ACTIONS:

- Establish a historic marker program. (Ph.1)
- Identify historic resources to be included in marker program. (Ph.1)
- Acquire sponsors/grant funding for marker program. (Ph.1)
- Integrate marker sites with historic walks. (Ph.1 or Ph.2)
- Integrate marker sites with existing and proposed trail networks. (Ph.1 or Ph.2)
- Integrate with wayfinding and informational signage. (Ph.1 or Ph.2)
- Develop and implement an interpretive program, including historic markers. (Ph.2)
- Select a company to make plaques and markers. (Ph.2)



An interpretive or historic marker provides additional information about a site, such as the marker on the Citizens National Bank Building.



Media efforts should bring awareness to Glenwood Springs' history

General Education & Awareness

One of the most important tasks of a preservation program is to take the initiative in portraying historic preservation in a positive light. Preservation efforts often labor in relative obscurity until a controversy arises, which can often create negative publicity. A proactive approach demands making creative use of the many types of media, programs, institutions, and other communication devices available to inform the community of their historic resources and the positive aspects of preservation in the community.

The print and broadcast media, including newspapers, radio, and television stations comprise an existing communication outlet whose purpose is to disseminate information. Media efforts should include:

- Public access cable television listings and interviews;
- Radio station public service calendar announcements and interviews;
- Newspaper community calendar listings;
- Press release for events of interest to the media, followed up with a telephone call to the appropriate editor or reporter;
- Letters to the editor;
- Invitations to the media for special events;
- An historic column in contemporary context in one of the local papers;
- Interviews on the media with persons active in preservation efforts.

ACTIONS:

- Establish and write column on historic preservation, city history and personal histories in Post Independent. (Ph.1/OG)
- Interview persons involved in preservation efforts and post on the television, internet or newspaper. (Ph.1/OG)
- Create a historic preservation commission web page. (Ph.1)
- Create position(s) of publicity officer(s) in advocacy group. (Ph.1)
- Contact regional and statewide preservation organizations to advertise/promote local preservation efforts and to benefit from preservation, experience and practice elsewhere. (Ph.2/OG)

School Programs

Any preservation effort will rely on reaching younger generations to appreciate and continue the preservation effort, simultaneously reaching the families of the students and teachers. The Glenwood Springs Historic Preservation Commission and the City of Glenwood Springs, with input from the community and other “key players,” should undertake an outreach program to grades K-12 in the local schools. The extent of this effort would be dependent on the cooperation of individual teachers, administrators, and special education experts such as librarians and media people. Special topics from Glenwood Springs history should be worked into existing curricula and special programs should be developed for National Preservation Week and Glenwood Springs anniversary dates. Schools should work with Colorado Mountain College to create a link. Events could include a collaborative preservation project with college and young students, or a field trip to attend a college course on preservation. Middle and high school students should be encouraged to write preservation related articles in the school newspaper or local newspaper.



A school program could focus on local history, architecture and preservation issues.

ACTIONS:

- Create a preservation curriculum focused on city and local history. (Ph.1)
- Design projects to include historic sites and themes. (Ph.1)
- Organize volunteer groups and publicity to maintain and decorate historic sites and buildings. (Ph.1)
- Establish a preservation day and/or week at school. (Ph.2)
- Establish an award ceremony for best school preservation project. (Ph.2)
- Establish a connection with, and field trips to the Colorado Mountain Colleges. (Ph.2)
- Conduct field trips to important historic resources. (Ph.2)

Historic Database & Information Library

A computer database of historic information could provide user-friendly access to historic archives in Glenwood Springs. Together with a reference shelf of technical and educational material, the database should be set up at the Glenwood Springs’ branch of the Garfield County Public Library system for use by local citizens, students, design professionals, and other people interested in learning more about preservation in Glenwood Springs. Making much of this available on-line would enhance universal access.

ACTIONS:

- Research and create an information database. (Ph.1/OG))
- Create a brochure that directs a person to the database. (Ph.1)
- Make information available online, including a feedback system. (Ph.2)
- Establish and publicize a preservation resource section in the Garfield County, Colorado Mountain College, and/or public school libraries. (Ph.2)
- Establish a city government source of historic and preservation materials. (Ph.2)



Technical training would provide advice on preservation repair techniques for a variety of building types and materials.

Historic Education & Technical Training

A key segment of an education component is to provide training in technical restoration procedures. Property owners need information about renovation procedures and materials that are available to them, and they also need help in learning how to research the histories of their properties.

The community can provide technical training on best practices in the following ways:

How-to renovate and repair workshops

Participants learn repair and renovation procedures through workshops and demonstrations. These may include case studies, in which a property in town is the laboratory for the renovation work. They may also include lectures and video presentations of projects elsewhere.

How-to research workshops

In these classes, participants learn techniques for discovering the history of ownership of their properties. They also learn methods of discovering the history of alterations to their buildings by learning how to read the evidence of changes that may have occurred.

Technical publications

In addition to live classes, the community can make publications available that provide technical renovation information. This may include distributing media produced through national organizations, such as the National Trust for Historic Preservation, as well as producing special publications locally that are custom-tailored to restoration issues in Glenwood Springs.

Hands-on renovation projects

In a variation of how-to repair and renovation workshops, participants “learn by doing,” when actually helping with renovation work on a property in Glenwood Springs. While this provides a very effective educational opportunity, it also may be a means of renovating a property at reduced costs and a cause for community celebration and publicity.

ACTIONS:

- Either create or make technical publications available to the public. (Ph.1 or Ph.2/OG)
- Conduct hands-on, how-to workshops on historic research, repair and renovation. (Ph.1/OG)
- Design and implement a program of professional development for realtors. (Ph.2)

Historic Components

Using survey information, education programs should promote the understanding of the character and quality of what is here.

An education program should identify the ‘holistic’ nature of historic assets within the city and the wider regional setting, from the point of view of the potential for heritage tourism.

The economic benefits of the stewardship of historic resources have been extensively researched, and need to be widely understood throughout the region.

The specific financial benefits associated with tax incentives and grant funding should be widely promoted, with specialist assistance from city and state government sources. Both written material and periodic educational sessions should be included.

Education programs should involve networking within the community, and with peer groups and cities, on experience and best practice.



A coordinated marketing campaign should highlight such sites as the Frontier Historical Museum and the city and regional sites and buildings it records.



Waiving certain permit fees can be an effective incentive when rehabilitating a historic house.

FACILITATION

A series of actions to facilitate preservation work is identified here.

Incentives Program

In addition to the incentives already available, the following are a variety of new incentives that should be considered.

Sales tax rebate

The city offers a rebate on the local sales tax collected on the purchase of construction materials. This is available for new construction and renovations or rehabilitations of historic buildings.

Permit fee waivers

The city should waive certain construction fees for the rehabilitation of historic buildings. For example, the fee for a construction permit, or for a water tap, may be waived. This can be a notable incentive in some cases.

Corporate donations

Increasingly, private corporations are finding that it is good business to support preservation projects. Typically, corporations like to fund a specific publicly owned construction project, such as the rehabilitation of a historic building as an art museum.

Corporations active in the area are the best candidates for such contributions. These companies benefit directly from the quality of life the community offers its employees and therefore investing in the historic character of the city makes good business sense. Some of the larger corporations have established giving policies and a set timetable for submitting proposals. Others are more informal and welcome proposals throughout the year.

Foundation grants

Private foundations also will contribute to renovation projects, typically for publicly-owned properties, although they also have supported re-granting programs for main street rehabilitation projects. Major foundations in Colorado, including El Pomar Foundation and Gates Family Foundation, have contributed to historic building programs as have several smaller foundations.

In general, foundations award funds to match monies provided from other sources. They are particularly attracted to projects that have a clear product and distinct timetable for completion, as well as to projects in which the foundation's awards leverage substantial investment from other sources.

ACTIONS:

- Publicize existing incentives. (Ph.1/OG)
- Seek corporate donations. (Ph.1/OG)
- Apply for foundation grants and other funding sources. (Ph.1/OG)
- Set up sales tax rebate. (Ph.2)
- Create permit fee waivers. (Ph.2)

Heritage Tourism Program

The community should establish a comprehensive Heritage Tourism Program.

Heritage education and interpretation program

Discussed under a number of points above, the program should have application on the ground, providing access and interpretive information as an integral part of any tourism promotion policy. Historic markers can be used in an integrated manner as a central strand of a broader wayfinding system. An historic trails system exists and should be extended as an integral rather than separate part of the wider public trail system within the city and its hinterland. Maximum availability of information on trails and sites of interest should be ensured through leaflets available across town and on the city and museum websites.

ACTIONS:

- Consider State Heritage Tourism Strategies. (Ph.1)
- Develop a new centrally-located Downtown visitor center. (Ph.2)
- Develop and market special events. (Ph.1/OG)
- Advertise and promote Glenwood Springs as heritage destination. (Ph.1/OG)

Celebration

The city should celebrate its preservation successes and acknowledge good work. This should occur within the city and also within its wider setting.

Special community events

Special preservation events should be planned to draw public attention to specific sites and restoration projects.

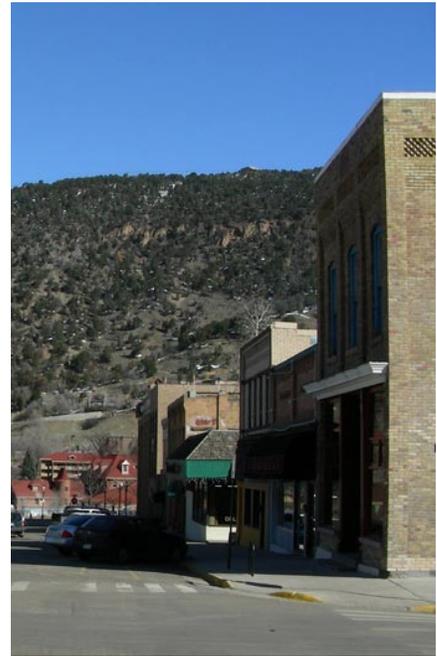
Annual awards

An annual awards scheme for the rehabilitation, re-use, enhancement, and design associated with historic buildings, structures and sites has major potential for comprehensive promotion of the preservation program and best practice. The business community, city financial institutions, local developers, builders and architects should be acknowledged.

ACTIONS:

- Launch and publicize award program. (Ph.1/OG)
- Create a monthly spotlight of a preservation project in the community. (Ph.1)
- Create annual preservation award for best restoration and rehabilitation project. (Ph.1 or Ph.2/OG)
- Hold annual award event at a historic venue. (Ph.2/OG)
- Invite main business players to present awards. (Ph.2/OG)
- Publicize and seek out statewide and national recognition for outstanding preservation projects. (Ph.2)

The State Heritage Tourism Strategies is a document prepared on behalf of the Colorado Heritage Area Partnership. It is available on the web at:
<http://coloradohistory-oahp.org/links/strategies.pdf>



Developing a new visitors center in the Downtown Core is an important step in the heritage tourism program.

Performing & Visual Arts Events

The need for a regular arts and cultural program for downtown Glenwood Springs has been recognized and is under active discussion. Until a regular venue is either available, a number of existing historic buildings should be used to promote arts, architecture, history, and design.

ACTIONS:

- Celebrate preservation achievements monthly using local media and online newsletters. (Ph.1)
- Identify historic sites and buildings for possible venues for outdoor and indoor events. (Ph.1 or Ph.2)
- Create performing and visual arts events at historic sites. (Ph.1 or Ph.2)



Performing and visual arts events can be held at historic venues.

ADMINISTRATIVE TOOLS & REGULATIONS

Existing administrative tools and regulations have been reviewed for their effectiveness in promoting the preservation of older buildings and future designations. Actions are proposed to supplement or enhance these measures as appropriate as part of the plan implementation program.

Enforcement

The enforcement of existing regulations and standards should be improved. This should be reviewed by the City and the Historic Preservation Commission to identify any degree of shortfall, target areas for improvement and an agreed program of action to address the issue. Regular bulletins on the city website would be valuable, remembering that the most effective enforcement of regulation often comes from an initial diplomatic position and approach, turning a potential negative to positive advantage.

ACTION:

- Include an effective enforcement provision in the historic preservation ordinance. (Ph.1/OG)
- Ensure adequate resources for a consistent and structured enforcement system. (Ph.1/OG)
- Work with code officials to establish effective monitoring and action systems. (Ph.1/OG)
- Educate developers, builders and homeowners about existing regulations. (Ph.1/OG)

Zoning Code

An initial review of the zoning ordinance reveals several areas where existing provisions should be adjusted in the interests of historic stewardship. These include residential and commercial uses, parking and trees.

Zoning regulations for sections of the older residential city permit two household multi-family use, and three or four multi-family use with special review. In the absence of Floor Area and Lot Coverage Ratios and additional designation safeguards for these historic areas, such code use provisions are likely to promote pressure for demolition. An analysis of code impacts should be considered at a detailed level.

In the Downtown Core, Commercial zoning regulations permit a maximum building height (60 feet by special review). This exerts pressure on older buildings which in many cases are well below this maximum height. It is also likely to promote new development at an incompatible scale. Note that the normal maximum building height in the Downtown Core is 40 feet (about 3+ stories). Most of the older (circa 1890s) downtown buildings are two stories.



Current building height regulations in the Downtown Core area could create development at an incompatible height and scale.

Minimum off-street parking requirements create issues with investment in the commercial core. There are already significant areas of surface parking. To encourage rehabilitation and sensitive adaptation or extension of older buildings, waivers to these parking requirements would be advantageous.

The mature tree cover is widely acknowledged as a central element of city character and amenity, bringing the sense of the natural setting into the city itself. There are no safeguards for existing urban tree cover within private lots in the current code, with the only protection afforded to street trees in the right of way. Provisions otherwise are confined to dealing with the nuisance value of trees. Code provisions should address tree safeguards and include incentives for retention within private lots.

ACTIONS:

- Zoning provisions should be reviewed and residential designations defined to remove the immediate development pressure on older houses and to provide incentives for the retention and rehabilitation of existing buildings. (Ph.1 or Ph.2)
- The maximum height permissible within the commercial core should be reviewed and reduced to ensure that there is a better fit with the range of existing older buildings. (Ph.1 or Ph.2)
- Create an ordinance to protect healthy trees on private lots and establish criteria for replacement. (Ph.1 or Ph.2)
- Change off-street parking requirements for historic buildings (incentive based). (Ph.1 or Ph.2)



Create an ordinance to protect healthy trees on private lots and establish criteria for replacement.

Historic Preservation Ordinance

A review of the ordinance identifies several provisions which should be revised. These include the requirements in support of historic district nomination, the notice and meeting requirements for nomination and designation, clarification of wording in several areas, and the range of incentives available for historic rehabilitation. From a review of other historic incentives used in ordinances across the state, the following additional areas are also worthy of consideration:

- 0% or low interest rehabilitation loan fund
- Rehabilitation grant fund
- Dimensional variations from zoning requirements, or square footage bonus, with retention of original fabric
- Conditional use options from zoning requirements with retention of original fabric
- Technical and design assistance
- Building code waivers
- Refund of planning & building fees for tax credit projects
- Sales tax waivers
- Parking waivers with the retention & rehabilitation of an historic building

ACTIONS:

- Extend the range of rehabilitation incentives available for the rehabilitation and sensitive development of commercial and residential properties, with consideration of the measures outlined above. (Ph.1)
- Revise the historic preservation ordinance to improve the nomination and designation requirements for an historic district. (Ph.2)
- Revise the historic preservation ordinance to improve overall clarity and definitions. (Ph.2)



The range of incentives available for the rehabilitation of historic properties should be extended.



Additional graphics should be added to the Downtown Design Standards document to ensure that the character of the area is maintained.

The Downtown Design Standards

The Downtown Design Standards are not historic preservation design guidelines, and consequently do not address preservation development issues, whether these are building rehabilitation or safeguarding local historic character. As an interim measure, prior to the creation of historic design guidelines, the standards should be enhanced to supplement their effectiveness. Community comment, discussions with City staff and review of the standards, identify several areas where revision and enhancement of the existing standards should be considered. These include the extension of the area to which the standards apply to include all of the historic residential areas, ensuring that the standards apply to commercial uses in previous residential buildings, issues of scale and massing, shop front and sign design, additional illustrations, text clarity and definitions, and formatting.

Historic Preservation Design Guidelines should be a priority of the preservation program. They should be available prior to with the designation of further historic resources.

ACTIONS:

- Revise existing downtown design standards to address a range of issues. (Ph.1)
- Enhance the downtown design standards by adding graphics that clarify the requirements. (Ph.1)
- Review, enhance and clarify the language in the existing downtown design standards without necessarily changing the requirements. (Ph.1)
- Consider extending the area where the downtown standards are applied to include all of the residential neighborhoods in the Original Townsite. (Ph.1)

Landmark & District Designation

Based upon the findings of current and additional surveys and a comprehensive historic inventory of individual landmarks should be designated in phases. This designation program should follow the preservation and community benefit/incentive awareness program. The second tier of the program should involve the designation of historic areas, possibly commencing with small groups of buildings. A voluntary approach to designation initially should be used, linked to zoning revisions and development and/or financial incentives. Celebrating the value of these resources should form an early part of the designation process, coupled with special events designed to build awareness.

Designation can be approached in various ways. Background analysis has to date suggested that formal historic district designation should follow after there is a wider awareness of the history of the city, and the benefits these resources contribute. Consequently much of the implementation of the program focuses on building this understanding and support.

An initial consideration might be the creation of conservation districts. These would be based upon their own series of design guidelines and/or standards, but would create a more loose and voluntary framework for preservation development practice. Guidelines could be promoted through incentives to enhance the attraction of a sensitive development approach. In doing so a broader awareness and support for the importance of preservation best practice can be developed, prior to any consideration of formal historic district designation.

ACTIONS:

- Identify and adopt the incentives to couple with the guidelines. (Ph.1)
- Explore the formation of conservation districts. (Ph.1)
- Commission further historic survey work to complete the coverage of the city and recommend priorities for future individual building and district landmark designation. (Ph.1 or Ph.2)
- Define areas for possible conservation district designation. (Ph.2)
- Draft a series of voluntary design guidelines to accompany adoption of conservation districts. (Ph.2)
- Designate properties (buildings and areas) with owners approval. (Ph.2)
- Provide property owners with technical information. (Ph.2)



Further surveys should be conducted to determine what properties and areas of Glenwood Springs' should be designated or landmarked.



Design guidelines help property owners maintain building elements on historic properties.

Historic Preservation Design Guidelines/Handbook

Historic Preservation Design Guidelines/Handbook should be developed for the city to provide review criteria and a detailed best practice preservation techniques document. They would identify area character, building types, architectural styles and appropriate actions to undertake in a preservation project. Initially the design guidelines should be available as an educational tool. To start with the guidelines can be applied in combination with the design standards, incentives programs and special review.

The design guidelines/handbook would initially be published as an informational document. Property owners and developers would be encouraged to consult the document as they develop design concepts for their projects, but the guidelines would not be used in project review nor compliance required prior to designations.

ACTIONS:

- Commission a consultant in historic preservation to create a design handbook and a comprehensive set of historic preservation design guidelines/handbook. (Ph.1)
- Ensure that there is extensive community involvement in the development of the design guidelines. (Ph.1)
- Adopt a voluntary design handbook or guidelines and link compliance to specific financial incentives. (Ph.2)
- Publish design guidelines/handbook and make available on city website. (Ph.2)

Priorities for Action & Implementation

The final part of the preservation plan includes a phased implementation strategy covering a five year period. Several proposed actions will be finite, while others will be phased, and others of necessity, such as education, awareness, and consensus building, will be ongoing and cumulative. This takes the form of an implementation program summary table. Actions are organized under the four plan principles identified above. The table is arranged in four sections, which define ‘Establishment’, Implementation/Action’, ‘Partnership’ and ‘Monitoring/Evaluation/Reporting’ for each of the Actions. A suggested phasing is given for the Establishment and Implementation sections.

PHASING CRITERIA

Realization of the plan is, of course, an ongoing process. Because of limited financial and human resources, priorities must be established. A list of criteria follows that should be used in determining priorities for implementation. Priority should be given to those projects that meet a significant number of these criteria.

1. The project can be implemented for minimum cost, may be coordinated with other projects to share costs, and/or costs can be shared from other public or private sources.

For example, if the city hires a professional consultant to develop plans and cost estimate for facade improvements on a historical building, this may be the appropriate time for the Downtown Business Association to share these services for similar activities on downtown properties.

2. The project will accommodate a mix of user groups and/or will benefit the most people.

Education programs that do market to certain organizations or interest groups, but are for the general public, would meet this criteria.

3. The project will help to complete a project that is already well-established and/or it may be easily completed.

Extending the wayfinding or trail improvements throughout the remainder of the city is an example.

4. The project will provide an exceptional educational, aesthetic, and/or recreational experience.

An opportunity to provide historical information at a street corner, for example, may have special merit and, therefore, be given priority.

5. The project will prevent imminent loss of the character of downtown.

Other projects in town may eliminate an important cultural or historical feature of Glenwood Springs, and emergency preservation projects would, therefore, have priority.



Contemporary detailing and materials.

Ph.	Establishment	Ph.	Implementation/Action	Partnership
1	Build an Advocacy Coalition	1	Create advocacy coalition with HPC as central coordinating figure.	HPC
		1	Establish primary and secondary support roles.	HPC
1	Build on Widespread Community Pride	1, OG	Celebrate achievements with regular news articles, talks & special events.	HPC; Glenwood Springs Post Independent; Local Access Channel
		1, OG	Create and conduct "Doors Open Glenwood Springs" annual tour.	Frontier Historical Society; HPC; Property Owners
		1	Create historic fact sheet for "Doors Open Glenwood Springs" tour properties.	
1	Build in Business Involvement	1, OG	Establish regular education forum/platform.	HPC
		1, OG	Acquire business sponsorship.	HPC; Local Businesses; Chamber of Commerce
		1, OG	Mutual attendance at preservation and business meetings.	HPC; Local Businesses; Chamber of Commerce
1	Build Broad Understanding of Financial Benefits - General & Individual	1, OG	Create brochure detailing preservation benefits and incentives.	HPC
		1, OG	Conduct periodic presentations on preservation benefits and incentives.	HPC
1	Build Awareness	1, OG	Establish regular and special events.	HPC
		1, OG	Prepare a regular newsletter & press column.	HPC, Glenwood Springs Post Independent
		1, OG	Hold special events at historic sites.	
		1, OG	Establish school program.	HPC; Local Schools; Colorado Mountain College
1	Build Consensus	1, OG	Establish regular forum for preservation interests.	HPC
		1	Involve the press in the organization of preservation projects & events.	HPC, Glenwood Springs Post Independent
		1	Involve businesses.	HPC; Local Business
		1	Involve schools.	HPC; Local Schools; Colorado Mountain College
1	Build Team Working	1	Establish regular contact between all preservation groups.	HPC; Frontier Historical Society; National Railway Historical Society (Western Colorado Chapter); Friends of Red Mountain
		1	Establish regular contact with businesses & commercial organizations.	Chamber of Commerce; Downtown Business Association; Local Businesses
		1	Establish contacts with groups in the region & state.	HPC; Colorado Historical Society; National Park Service; National Trust
1	Build Preservation Ethic Across All Roles & Players	1, OG	Present preservation in terms of other interests.	HPC
		1, OG	Regular HPC and advocacy group attendance at other community group meetings.	
		1, OG	Regular report to Planning Commission & City Council.	HPC

Phases - Ph. 1: 1 to 2 Years Ph. 2: 3 to 4 Years Ph. 3: Year 5

Ph.	Establishment	Ph.	Implementation/Action	Partnership	Monitoring/Evaluation/Reporting
1 or 2	<p>Historic Walks & Property Tours</p> <ul style="list-style-type: none"> Identify historic resources to be included in tours. Establish guided tours. Establish house tours. Investigate use of new technology (CD/MP3/cell/phone) for educational tour commentary. 	<p>1, OG</p> <p>1, OG</p> <p>1, OG</p> <p>1,2, OG</p> <p>1, 2</p> <p>1,2, OG</p>	<p>Select and restore or renovate resources for interpretation.</p> <p>Create interpretive displays for sites/museums (coordinate with historic markers program).</p> <p>Market historic site(s) and building museums.</p> <p>Organize house and self-guided walking tours.</p> <p>Create brochures for different types of tours.</p> <p>Organize cultural and social events at historic sites.</p>	<p>Frontier Historical Society; HPC</p> <p>HPC; Frontier Historical Society; City of Glenwood Springs</p>	<ul style="list-style-type: none"> Monitor reach & attendance. Attendance register of visitors Extend publicity & invite list as required.
1 or 2	<p>Interpretation & Historic Markers</p> <ul style="list-style-type: none"> Identify buildings & sites to be marked. Identify companies to design and construct plaques & markers. 	<p>1</p> <p>1</p> <p>1, 2</p> <p>1, 2</p>	<p>Establish a historic marker program.</p> <p>Acquire sponsor/grant funding.</p> <p>Integrate marker sites into historic tours and trails networks.</p> <p>Integrate markers with wayfinding and informational signage.</p>	<p>Colorado Historical Society, National Trust, Chamber of Tourism; City Council; Downtown Development Authority</p>	<ul style="list-style-type: none"> Maintain & repair plaques & markers. Update & expand program annually. Annually review up-take & extend publicity.
1 or 2	<p>General Education & Awareness</p> <ul style="list-style-type: none"> Establish connections with local public access channels (TV & radio). Create & develop a historic preservation commission web page (HPC). Contact regional & Denver organizations. 	<p>1, OG</p> <p>1, OG</p> <p>1, OG</p> <p>1</p>	<p>Publish regular articles on local history, preservation efforts & achievements.</p> <p>Interview persons involved in preservation efforts & with personal and/or professional knowledge of local history.</p> <p>Post media outreach publications on internet (HPC web site).</p> <p>Create position for publicity officer in advocacy group.</p>	<p>HPC; Glenwood Springs Post Independent; Local Access Channel</p> <p>HPC, Local Access Channel</p> <p>HPC, Glenwood Springs IT Department</p>	<ul style="list-style-type: none"> Write preservation article monthly. Interview person semi-annually. Post article on internet monthly. Post interview on internet semi-annually. Annual review & roundup with all media outlets. Design next years strategy to build achievements.

Ph.	Establishment	Ph.	Implementation/Action	Partnership	Monitoring/Evaluation/Reporting
1 or 2	<p>School Programs</p> <ul style="list-style-type: none"> Involve teachers, administrators, & preservation organizations. Involve professors and college students from the Colorado Mountain Colleges. Design school & education program. 	1	Create a preservation & local history curriculum.	National Trust; Local Schools; Colorado Mountain College	<ul style="list-style-type: none"> Review preservation curriculum and field trip activities every summer. Update & expand annually.
		1	Design school projects to include local sites & themes.	HPC; Local Schools	
		1	Organize voluntary school groups to maintain & decorate historic sites & buildings. Include parents outside school hours.	Local Schools; Property Owners; City of Glenwood Springs	
		2	Establish preservation day and/or week at school.	Local Schools; HPC	
		2	Award ceremony for best school preservation project.	Local Schools; HPC	
		2	Field trip to Colorado Mountain College class on preservation.	Local Schools; Colorado Mountain College	
		2	Conduct field trips to historic resources & museums.	Local Schools; Frontier Historical Society; National Railway Historical Society (Western Colorado Chapter)	
1 or 2	<p>Historic Database & Information Library</p> <ul style="list-style-type: none"> Research and establish preservation information database Coordinate with Historic Preservation Commission web site. Web links. <ul style="list-style-type: none"> County library Museums Chamber Resort Association 	1	Create a database brochure.		<ul style="list-style-type: none"> Monitor most frequent requests. Adjust focus & expand resources through regular feedback & user review.
		2	Establish and publicize preservation resource section in the Garfield County, Colorado Mountain College, and/or public school libraries.	Garfield County Library; Glenwood Springs Librarian	
		2	Make information available online, include feedback system.	Glenwood Springs IT Dept.	
		2	Establish a city government source of preservation materials.		
1 or 2	<p>Historic Education & Technical Training</p> <ul style="list-style-type: none"> Real estate agents Builders Developers Architects/engineers Investors Home & business owners City officials & boards Colorado Mountain College 	1, OG	Conduct how-to research, repair & renovate workshops.	Tradesman, HPC; Colorado Mountain College; National Park Service; National Trust; Colorado Historical Society	<ul style="list-style-type: none"> Review technical information annually and supplement/replace with new information. Response and feedback review as part of advocacy group report. Use audience group to extend participant network.
		1,2, OG	Create general technical publications & make available to the public.	HPC; City of Glenwood Springs	
		2	Design & implement program of professional development for realtors.	Consultants/Specialists; HPC; Colorado Historical Society; National Park Service; National Trust	
1 or 2	<p>Incentives Program</p> <ul style="list-style-type: none"> Identify preliminary package of incentives. Consider cost-benefit of incentives. Identify grant & funds sources. Initiate city debate & approval process. 	1, OG	Publicize existing incentives.	HPC; City of Glenwood Springs; Colorado Historical Society; National Park Service; National Trust	<ul style="list-style-type: none"> Press (local & regional) coverage of available incentives & additional ones as they are approved. City & HPC regular report to Planning Commission & City Council on incentives & uptake & achievements.
		2	Define and set up additional incentives. E.G.: - tax rebate/permit fee waivers.	HPC; City of Glenwood Springs	
		1, OG	Seek corporate donations.	HPC; Local Banks	
		1, OG	Apply for foundation grants and other funding sources.	HPC; City of Glenwood Springs	

Ph.	Establishment	Ph.	Implementation/Action	Partnership	Monitoring/Evaluation/Reporting
1 or 2	<p>Heritage Tourism Program</p> <ul style="list-style-type: none"> Consider State Heritage Tourism Strategies. Develop new visitors center & information sources. Establish marketing campaign locally, regionally, & nationally. Investigate expansion of potentially international profile: spa/resorts, train, scenery, history Develop cultural events program: festival/local flavor & crafts, regular theatre & concerts Coordinate with county & nearby authorities. 	2	Build or renovate historic building for new visitors center.	Chamber of Commerce; City of Glenwood Springs	<ul style="list-style-type: none"> Monitor progress quarterly. Annual reports to city, etc. Regular reports in local & regional press.
1	<ul style="list-style-type: none"> Establish marketing campaign locally, regionally, & nationally. Investigate expansion of potentially international profile: spa/resorts, train, scenery, history Develop cultural events program: festival/local flavor & crafts, regular theatre & concerts Coordinate with county & nearby authorities. 	1	Hire marketing company to direct heritage tourism campaign.	Chamber of Commerce; City of Glenwood Springs	
1, OG	<ul style="list-style-type: none"> Investigate expansion of potentially international profile: spa/resorts, train, scenery, history Develop cultural events program: festival/local flavor & crafts, regular theatre & concerts Coordinate with county & nearby authorities. 	1	Market historic resources & museums within the city & region.	Chamber of Commerce; Downtown Business Association; Property Owners	
1	<ul style="list-style-type: none"> Develop cultural events program: festival/local flavor & crafts, regular theatre & concerts Coordinate with county & nearby authorities. 	1	Promote Amtrak through Glenwood Springs campaign.	Chamber of Tourism, Amtrak	
1 or 2	<p>Celebration</p> <ul style="list-style-type: none"> Plan special events to increase attention to preservation projects and sites. Initiate an annual preservation awards program. Seek sponsors for awards from business community. Define categories of award. 	1	Launch & publicize award program.	HPC	<ul style="list-style-type: none"> Annual report to city & business organizations. Include in annual reports published by city & chamber reports.
		1,2 OG	Create monthly spotlight of a preservation project in the community.	HPC	
		2, OG	Create annual preservation award.	HPC	
		2, OG	Find historic venue for awards ceremony (at the award site(s) if possible).	HPC	
		2, OG	Invite main business players to present awards.	HPC	
		2	Seek out statewide & national recognition for outstanding restoration projects.	HPC; Colorado Community Revitalization Association; National Trust	
1 or 2	<p>Performing & Visual Arts Events</p> <ul style="list-style-type: none"> Use historic buildings and sites to promote arts, architecture, history and design. 	1	Celebrate preservation achievements with monthly publications in local media.		
		1,2	Identify potential (historic) sites for events.		
		1,2	Create performing and visual arts events at historic sites.		
1	<p>Enforcement</p> <ul style="list-style-type: none"> Existing regulations & standards 	1 OG	Establish effective enforcement in the historic preservation ordinance.	HPC; City of Glenwood Springs	<ul style="list-style-type: none"> Review enforcement regulations annually
		1 OG	Provide resources for consistent and structured enforcement system.	City of Glenwood Springs	
		1 OG	Work with code officials to establish effective monitoring and actions systems.	HPC; City of Glenwood Springs	
		1 OG	Educate developers, builders and homeowners about existing regulations.		

Ph.	Establishment	Ph.	Implementation/Action	Partnership	Monitoring/Evaluation/Reporting
1 or 2	<p>Zoning Code</p> <ul style="list-style-type: none"> Review residential zoning districts. Review commercial height limit. Review off-street parking requirements. Consider measures to promote retention of mature trees 	1,2	<p>Redefine residential zoning district provisions, include incentives for retention and rehabilitation of historic structures.</p> <p>Reduce maximum height in Downtown commercial zone district.</p> <p>Change off-street parking requirements for historic buildings (incentives based).</p> <p>Add requirements for tree protection.</p>	<p>HPC; City of Glenwood Springs</p>	<ul style="list-style-type: none"> Review zoning provision application annually. Report on trends & issues semi-annually to Planning Commission & City Council.
1 or 2	<p>Historic Preservation Ordinance</p> <ul style="list-style-type: none"> Review available, and consider additional preservation incentives. Review historic district nomination requirements. Review enforcement language. 	1 2 2	<p>Increase available incentives for preservation projects.</p> <p>Revise ordinance language for clarity of content and definitions.</p> <p>Revise historic district nomination and designation requirements.</p>	<p>HPC; City of Glenwood Springs</p> <p>HPC; City of Glenwood Springs</p> <p>HPC; City of Glenwood Springs</p>	<ul style="list-style-type: none"> Review historic preservation annually. Monitor application of ordinance provisions.
1	<p>Downtown Design Standards</p> <ul style="list-style-type: none"> Review area of applicability. Review written & graphic content. Commission consultant for design, standard review & update for Historic Preservation Landmark & District use. 	1 1 1	<p>Extend area of review.</p> <p>Edit & amplify written content & coverage.</p> <p>Enhance images & graphic content.</p>	<p>HPC; City of Glenwood Springs; Colorado Historical Society;</p> <p>HPC; City of Glenwood Springs; Consultant/Specialist</p> <p>HPC; City of Glenwood Springs; Colorado Historical Society; Consultant/Specialist</p>	<ul style="list-style-type: none"> Review design standards annually. Report on application of design standards to Planning Commission and City Council semi-annually.
1 or 2	<p>Landmark & District Designation</p> <ul style="list-style-type: none"> Identify properties & areas for potential landmarking. Define program sequence. 	1,2 1 1 2 2 2 2 2	<p>Complete historical & architectural surveys.</p> <p>Consider establishment of conservations districts.</p> <p>Identify and adopt incentives for designation.</p> <p>Draft voluntary design guidelines.</p> <p>Identify areas for possible district designation.</p> <p>Identify buildings for future designation.</p> <p>Designate property (buildings and areas) with owner's approval.</p> <p>Provide owner with technical information.</p>	<p>HPC; City of Glenwood Springs; Colorado Historical Society; Consultants/Specialists</p> <p>HPC; City of Glenwood Springs</p> <p>HPC; City of Glenwood Springs; Property Owners</p> <p>HPC; Property Owners</p>	<ul style="list-style-type: none"> Inspect property annually for inappropriate alterations. Ownership care program. <ul style="list-style-type: none"> - involvement in all activities & all publicity
1 or 2	<p>Historic Preservation Design Guidelines/Handbook</p> <ul style="list-style-type: none"> City and area character Building types and styles Best practices Review Criteria Compatible infill (residential and commercial) Streetscape 	1 2	<p>Commission a historic preservation consultant to create voluntary design handbook and historic preservation design guidelines (involve community in the process).</p> <p>Publish and make publicly available design guidelines/handbook.</p>	<p>HPC; City of Glenwood Springs</p> <p>HPC; City of Glenwood Springs; Consultant/Specialist</p>	<ul style="list-style-type: none"> Update design guidelines every five years to correspond to alterations in zoning code & for everyday utilization

Administrative Tools & Regulations

Appendix - 2

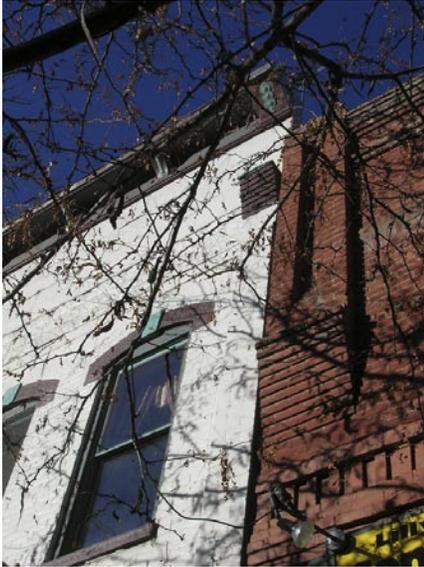
The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings

The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings are general rehabilitation guidelines established by the National Park Service. These standards are policies that serve as a basis for the design principles presented in this document. The Secretary's Standards state that:



'Brickcraft'.

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.



Downtown brickwork.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Design for alterations and additions to existing properties should not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material. Such design should be compatible with the size, scale, color, material and character of the property, neighborhood and environment.

Appendix - 3

Historic Preservation Briefs

The Cultural Resources Department of the National Park Service, in the U.S. Department of the Interior, started a program in 1975 in which it has continued to publish a series of technical reports regarding proper preservation techniques. This series, *Preservation Briefs*, is a mainstay for many preservationists in the field. When considering a preservation project on any historic property these resources should be sought out.



Mack, Robert C. *Preservation Briefs 1: The Cleaning and Waterproof Coating of Masonry Buildings*. Washington, D.C.: U.S. Government Printing Office, 1975.

Mack, Robert C., de Teel Patterson Tiller and James S. Askins. *Preservation Briefs 2: Repointing Mortar Joints in Historic Brick*. Washington, D.C.: U.S. Government Printing Office, 1980.

Baird, Smith M. *Preservation Briefs 3: Conserving Energy in Historic Buildings*. Washington, D.C.: U.S. Government Printing Office, 1978.

Sweetser, Sarah M. *Preservation Briefs 4: Roofing for Historic Buildings*. Washington, D.C.: U.S. Government Printing Office, 1978.

U.S. Department of the Interior. *Preservation Briefs 5: Preservation of Historic Adobe Buildings*. Washington, D.C.: U.S. Government Printing Office, 1978.

Grimmer, Anne E. *Preservation Briefs 6: Dangers of Abrasive Cleaning to Historic Buildings*. Washington, D.C.: U.S. Government Printing Office, 1979.

Tiller, de Teel Patterson. *Preservation Briefs 7: The Preservation of Historic Glazed Architectural Terra-Cotta*. Washington, D.C.: U.S. Government Printing Office, 1979.

Myers, John H., revised by Gary L. Hume. *Preservation Briefs 8: Aluminum and Vinyl Siding on Historic Buildings*. Washington, D.C.: U.S. Government Printing Office, 1978.

Myers, John H. *Preservation Briefs 9: The Repair of Historic Wooden Windows*. Washington, D.C.: U.S. Government Printing Office, 1981.

Weeks, Kay D. and David W. Look. *Preservation Briefs 10: Exterior Paint Problems on Historic Woodwork*. Washington, D.C.: U.S. Government Printing Office, 1982.

Jandl, H. Ward. *Preservation Briefs 11: Rehabilitating Historic Storefronts*. Washington, D.C.: U.S. Government Printing Office.

U.S. Department of the Interior. *Preservation Briefs 12: The Preservation of Historic Pigmented Structural Glass*. Washington, D.C.: U.S. Government Printing Office, 1984.

Park, Sharon C. *Preservation Briefs 13: The Repair and Thermal Upgrading of Historic Steel Windows*. Washington, D.C.: U.S. Government Printing Office.

Weeks, Kay D. *Preservation Briefs 14: New Exterior Additions to Historic Buildings: Preservation Concerns*. Washington, D.C.: U.S. Government Printing Office, 1986.

Coney, William B. and Wiss, Janney, Elstner Associates, Inc. *Preservation Briefs 15: Preservation of Historic Concrete: Problems and General Approaches*. Washington, D.C.: U.S. Government Printing Office.

Park Sharon C. *Preservation Briefs 16: The Use of Substitute Materials on Historic Building Exteriors*. Washington, D.C.: U.S. Government Printing Office.

Nelson, Lee H. *Preservation Briefs 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*. Washington, D.C.: U.S. Government Printing Office.

Jandl, H. Ward. *Preservation Briefs 18: Rehabilitating Interiors in Historic Buildings*. Washington, D.C.: U.S. Government Printing Office, 1988.

Park Sharon C. *Preservation Briefs 19: The Repair and Replacement of Historic Wooden Shingle Roofs*. Washington, D.C.: U.S. Government Printing Office.

Auer, Michael J. *Preservation Briefs 20: The Preservation of Historic Barns*. Washington, D.C.: U.S. Government Printing Office, 1989.

MacDonald, Marylee. *Preservation Briefs 21: Repairing Historic Flat Plaster—Walls and Ceilings*. Washington, D.C.: U.S. Government Printing Office, 1989.

Grimmer, Anne. *Preservation Briefs 22: The Preservation and Repair of Historic Stucco*. Washington, D.C.: U.S. Government Printing Office, 1990.

Flaharty, David. *Preservation Briefs 23: Preserving Historic Ornamental Plaster*. Washington, D.C.: U.S. Government Printing Office, 1990.

Park, Sharon C. *Preservation Briefs 24: Heating, Ventilating, and Cooling*

Historic Buildings: Problems and Recommended Approaches. Washington, D.C.: U.S. Government Printing Office, 1991.

Auer, Michael J. *Preservation Briefs 25: The Preservation of Historic Signs.* Washington, D.C.: U.S. Government Printing Office, 1991.

Bomberger, Bruce D. *Preservation Briefs 26: The Preservation and Repair of Historic Log Buildings.* Washington, D.C.: U.S. Government Printing Office, 1991.

Waite, John G. *Preservation Briefs 27: The Maintenance and Repair of Architectural Cast Iron.* Washington, D.C.: U.S. Government Printing Office, 1991.

Chase, Sara B. *Preservation Briefs 28: Painting Historic Interiors.* Washington, D.C.: U.S. Government Printing Office, 1992.

Levine, Jeffrey S. *Preservation Briefs 29: The Repair, Replacement, and Maintenance of Historic Slate Roofs.* Washington, D.C.: U.S. Government Printing Office, 1992.

Grimmer, Anne E. and Paul K. Williams. *Preservation Briefs 30: The Preservation and Repair of Historic Clay Tile Roofs.* Washington, D.C.: U.S. Government Printing Office, 1992.

Park, Sharon C. *Preservation Briefs 31: Mothballing Historic Buildings.* Washington, D.C.: U.S. Government Printing Office, 1993.

Jester, Thomas C. and Sharon C. Park. *Preservation Briefs 32: Making Historic Properties Accessible.* Washington, D.C.: U.S. Government Printing Office, 1993.

Vogel, Neal A. and Rolf Achilles. *Preservation Briefs 33: The Preservation and Repair of Historic Stained and Leaded Glass.* Washington, D.C.: U.S. Government Printing Office, 1993.

Thornton, Jonathan and William Adair. *Preservation Briefs 34: Applied Decoration for Historic Interiors: Preserving Composition Ornament.* Washington, D.C.: U.S. Government Printing Office, 1994.

McDonald, Travis C. *Preservation Briefs 35: Understanding Old Buildings: The Process of Architectural Investigation.* Washington, D.C.: U.S. Government Printing Office, 1994.

Birnbaum, Charles A. *Preservation Briefs 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes.* Washington, D.C.: U.S. Government Printing Office, 1994.

Park, Sharon C. and Douglas Hicks. *Preservation Briefs 37: Appropriate Methods for Reducing Lead Paint Hazards in Historic Housing*. Washington, D.C.: U.S. Government Printing Office, 1995.

Weaver, Martin E. *Preservation Briefs 38: Removing Graffiti from Historic Masonry*. Washington, D.C.: U.S. Government Printing Office, 1995.

Park, Sharon C. *Preservation Briefs 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings*. Washington, D.C.: U.S. Government Printing Office, 1994.

Grimmer, Anne E. and Kimberly A. Konrad. *Preservation Briefs 40: Preserving Historic Ceramic Tile Floors*. Washington, D.C.: U.S. Government Printing Office, 1995.

Look, David W., AIA, Terry Wong, P.E., and Sylvia Rose Augustus. *Preservation Brief 41: The Seismic Retrofit of Historic Buildings*. Washington, D.C.: U.S. Government Printing Office, 1997.

Piper, Richard. *Preservation Brief 42: The Maintenance, Repair and Replacement of Cast Stone*. Washington, D.C.: U.S. Government Printing Office, 1995.

Slaton, Deborah. *Preservation Brief 43: The Preparation and Use of Historic Structures Report*. Washington, D.C.: U.S. Government Printing Office, 2004.

Randl, Chad. *Preservation Brief 44: The Use of Awnings on Historic Buildings Repair, Replacement & New Design*. Washington, D.C.: U.S. Government Printing Office, 2004.

Leeke, John and Aleca Sullivan. *Preservation Briefs 45: Preserving Historic Wooden Porches*. Washington, D.C.: U.S. Government Printing Office, 2006.

Randl, Chad. *Preservation Briefs 46: The Preservation and Reuse of Historic Gas Stations*. Washington, D.C.: U.S. Government Printing Office, 2006.

Appendix - 4

A. Online Resources

These are a number of preservation organizations that have internal web sites that may provide useful information. (Note that these site addresses are subject to change):

National Park Service

www.nps.gov/history/preservation.htm

National Center for Preservation Technology

www.ncptt.nps.gov

National Trust for Historic Preservation

www.preservationnation.org/

Technical Preservation Services

www.nps.gov/history/hps/tps/technotes/tnhome.htm

B. Professional Organizations

The following organizations may be good sources of historic preservation related information:

National Alliance of Preservation Commissions

325 South Lumpkin Street

Founders Garden House

Athens, GA 30602

706-542-4731

<http://www.uga.edu/sed/psd/programs/napc/napc.htm>

Association for Preservation Technology International

3085 Stevenson Drive, Suite 200

Springfield, IL 62703

217-529-9039

www.apti.org

Colorado Historical Society

1300 Broadway

Denver, CO 80203

303-866-3632

<http://www.coloradohistory-oahp.org/>

Colorado Preservation, Inc.

333 W. Colfax Avenue, Suite 300

Denver, CO 80204

303-893-4260

<http://www.coloradopreservation.org/>

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- C. Journals & Periodicals x

C. Journals & Periodicals

The following publications are also available that may provide helpful information about preservation technologies or services:

APT Bulletin

Published Quarterly by the Association for Preservation Technology International, contains general articles and case studies for the conservation of historic structures.

www.apti.org

CRM (Cultural Resource Magazine)

Published by the National Park Service and contains articles about building preservation and conservation.

<http://crm.cr.nps.gov/index.htm>

Historic Preservation

Published by the National Trust for Historic Preservation, includes articles on the field of historic preservation, specific projects and organizations.

e-mail: members@nthp.org

Old-House Journal

Popular magazine primarily for private owners of older houses, contains technical articles and design ideas.

<http://www.oldhousejournal.com/>

Traditional Building

This subscription journal discusses and lists sources for preservation materials and services, applicable to preservation projects of all scales.

www.traditional-building.com

Appendix - 5

Historic Timeline - Historic Contexts & Categorization of Surveyed Properties

Year	Street	Address	Property Name/ Event	Property Type	Survey Date	Notes
Pre-Settlement (Before 1879)						
1860			Richard Sopris arrived in the valley.			Sopris, an explorer & prospector, named the area Grand Springs; was first recorded Caucasian to partake of the sulphur springs
1878			James M. Landis arrived.			Claimed squatter's rights to 160 acres that was to become Glenwood Springs townsite.
Early Settlement & Establishment of the City (1880-1915)						
1882			Defiance town platted			Replatted the following year with the new town name of Glenwood Springs.
1883			Glenwood Springs town platted			
	Bennett Ave	807	Residence	Residential	2002	
	Minter Ave	718	Residence	Residential	2002	
1884	Grand Ave	731	Kamm-Dever Building	Commerce	1998	
1885			Glenwood Springs incorporated			
	Grand Ave	717	Palace Hotel	Hotel	1998	
1886	Grand Ave	714	Mirror Bar	Commerce	1998	
	Cooper Ave	715	Commercial Building	Commerce	1998	
	Cooper Ave	1016	First Presbyterian Church	Religious	1998	Local Landmark
1887			Denver Rio Grande & Colorado Midland Railroads arrive			Denver Rio Grand RR arrived from the east Oct 5, 1887; Colo Midland arrived December 1887 from the south.
	Cemetery Rd		Linwood Cemetery	Cemetery	1998	
	Cooper Ave	732	McCoy Building	Commerce	1998	
	Midland Ave		Cardiff Coke Ovens	Mining	NA	Grand River Coal & Coke Co operated 50 ovens until 1891.
			Cardiff townsite platted			
1888	6th Street	601	Glenwood Springs Hydroelectric Plant	Elect. Plant	1998	NRHP/State; T.Von Rosenberg, architect
	7th Street	312	Pullman Bar & Odeon Theater	Commerce/ Theater	1998/ 2003	Building reconstructed in 1933 to present art deco appearance

GLENWOOD SPRINGS PRESERVATION PLAN

Year	Street	Address	Property Name/ Event	Property Type	Survey Date	Notes
1888	Bennett Ave	1002	Dr. William Crook House	Residential	1998	
	Blake Ave	918	Residence	Residential	2002	
	Grand Ave	822	JC Schwarz-Howard Torrey Building	Commerce	1998	
	Grand Ave	824-86	Hughes Wholesale Liquors Bldg	Commerce	1998	
1889	Blake Ave	727	Residence	Residential	2002	
	Sky Ranch Dr		Cardiff Schoolhouse	School	NA	Local Landmark
1890	5th Street	201	Residence	Residential	2002	
	5th Street	203	Residence	Residential	2002	
	6th Street	709	Vapor Cave #3	Resort	1998	T. Von Rosenberg architect
	9th Street	502	Residence	Residential	2002	502, 504, 506 and 508 are identical; 502 is the only home that retains its original wood siding, the others have wide asbestos siding.
	9th Street	504	Residence	Residential	2002	See note 502 9th Street
	9th Street	506	Residence	Residential	2002	See note 502 9th Street
	9th Street	508	Residence	Residential	2002	See note 502 9th Street
	Colorado Ave	1008	DeRemer-Korn House	Residential	1998	
	Grand Ave	715	Silver Club Building	Commerce	1998	T. Von Rosenberg architect
	River St	401	Glenwood Hot Springs Bathhouse, Natatorium, Yampa Spring	Resort	1998	T. Von Rosenberg architect
1892	Blake Ave	914	Theodore Von Rosenberg House	Residential	1998	
	Palmer Ave	741	Residence	Residential	2002	
	Palmer Ave	806	Residence	Residential	2002	
1893	Bennett Ave	710	Residence	Residential	2002	
	Blake Ave	922	Residence	Residential	2002	
	Blake Ave	927	Residence	Residential	2002	
	Cooper Ave	1027	Residence	Residential	2002	
	Palmer Ave	1101	Residence	Residential	2002	
	Pine St	526	Hotel Colorado	Hotel	1998	NRHP: State Register; Boring, Tilton, Mellon architects
1896	Colorado Ave	1005	Schutte House	Residential	2002	
1897	Bennett Ave	739	Residence	Residential	2002	
	Pitkin Ave	910	Residence	Residential	2002	
1898	Bennett Ave	818	Residence	Residential	2002	
	Blake Ave	729	Residence	Residential	2002	
	Lincoln Ave	710	Residence	Residential	2002	
	Palmer Ave	1108	Residence	Residential	2002	
	Pitkin Ave	1002	Residence	Residential	2002	

Year	Street	Address	Property Name/ Event	Property Type	Survey Date	Notes
1899	Bennett Ave	814	Residence	Residential	2002	
1900	Colorado Ave	1108	Residence	Residential	2002	
	Colorado Ave	1010	Residence	Residential	2002	
	Pitkin Ave	1108	Residence	Residential	2002	
1901	Palmer Ave	901	Starr Manor	Residential	1998	
1902	Cooper Ave	932	Fred Kaiser House	Residential	1998	
			Taylor automobile road			Wagon road completed through Glenwood Canyon and South Canyon creating the first wagon road from Denver, through Glenwood Canyon to Grand Junction.
1903	7th Street	713	Denver & Rio Grande Railroad Station	Train Station/ Transportation	1998	
	9th Street	511	Residence	Residential	2002	
	9th Street	513	Residence	Residential	2002	
	9th Street	515	Residence	Residential	2002	
	Bennett Ave	903	Edward Taylor House	Residential	1998	NRHP
	Bennett Ave	926	Residence	Residential	2002	
	Cooper Ave	927	Residence	Residential	2002	
	Cooper Ave	1015	Residence	Residential	2002	
	Cooper Ave	1017	Residence	Residential	2002	
			South Canyon Coal Camp			Coal exploration occurred in this area prior to 1903 however first record of full scale coal camp date to 1903. Included cottages, dining hall, bunkhouses, school, church, laundry, etc.
1905	10th Street	512	Glenwood Springs Sanitarium	Hospital	1998	
	Colorado Ave	1001	Edinger-Shumate House	Residential	1998	
	Cooper Ave	716	Western Hotel	Hotel	1998	
	Cooper Ave	720	Sheridan Building	Commerce	1998	
	Cooper Ave	728	Heisler's Home Bakery Building	Commerce	1998	
1906	Colorado Ave	928	Residence	Residential	2002	
	Laurel Ave	105	Residence	Residential	2003	Log dwelling
	Pitkin Ave	829	Residence	Residential	2002	
1908	Blake Ave	1002	Residence	Residential	2002	
	Colorado Ave	932	Sam Dougan House	Residential	1998	
1909	Colorado Ave	1020	Residence	Residential	2002	

GLENWOOD SPRINGS PRESERVATION PLAN

Year	Street	Address	Property Name/ Event	Property Type	Survey Date	Notes
1911	5th Street	115	Shelton-Halloway House	Residential	1998	
	Colorado Ave	1031	Residence	Residential	2002	
1912	8th Street	207	Noonan Building	Commerce	1998	
	Bennett Ave	930	Barnette Napier House	Residential	1998	
1913	7th Street	402	Hotel Denver	Hotel	1998	Multiple exterior additions cause the 17 year span in construction date
	Grand Ave	801	Citizens National Bank Building	Commerce	1998	
	Grand Ave	1025	Residence	Residential	2002	
	Grand Ave	1028	Residence	Residential	2002	
1914	Colorado Ave	915	Residence	Residential	2002	
Early Automobile Era (1915-1945)						
1915	Bennett Ave	1002	Residence	Residential	2002	
	Palmer Ave	1131	Residence	Residential	2002	
	Pitkin Ave	914	Residence	Residential	2002	
	Pitkin Ave	918	Residence	Residential	2002	
	Pitkin Ave	1016	Residence	Residential	2002	
1916	Cooper Ave	931	First Church of Christ Scientist	Religious	1998	
1917	Grand Ave	900	Federal Building	Government/ Office	1998	
1918	Bennett Ave	702	Residence	Residential	2002	
	Linden Ave	2	Residence	Residential	2002	
	Pine Ave	310	Residence	Residential	2002	
1919	Colorado Ave	1101	McCoy/Willman House	Residential	2003	Craftsman
1925	Cooper Ave	730	Commercial Building	Commerce	1998	
1927	Colorado Ave	901	Masonic Temple	Club	2003	Art Deco
1928	8th Street	109	Garfield County courthouse	Government/ Office	1998	
	Colorado Ave	1109	Residence	Residential	2002	Craftsman
1933	4th Street	315	Residence	Residential	2003	
	7th Street	312	Pullman Bar & Odeon Theater	Commerce	2003	Building originally constructed in 1888 but completely reconstructed in 1933 to present art deco appearance
1935	Maple Street	510	Residence	Residential	2003	Log dwelling
1936	Pitkin Ave	1122	Residence	Residential	2003	Log dwelling

Year	Street	Address	Property Name/ Event	Property Type	Survey Date	Notes
1937	Cooper Ave	916	Residence	Residential	2003	English/Norman Cottage
			South Addition subdivision platted			Town boundaries expanded south of 12th Street
1938	Grand Ave	1224	Residence	Residential	2004	Tudor Revival
	Grand Ave	1230	Kendrick House	Residential	1998	
1939	Maple Street	515	Otto Worell House	Residential	2003	Art Moderne
1941	Pitkin Ave	1021	Residence	Residential	2003	Log dwelling
Post World War II Growth & Expansion (1945-1960)						
1945	Bennett Ave	832	Church of Christ	Religion	2003	Late 19th & Early 20th C Revival
	Blake Ave	1205	Residence	Residential	2003	Log dwelling
1946	6th Street	205	Lincicome Motor Company	Commerce	2003	Art Moderne auto dealership
1948	9th Street	309	Commercial Building	Commerce	2003	
	Colorado Ave	1304	Residence	Residential	2003	Log dwelling
	Cooper Ave	1221	Residence	Residential	2003	English/Norman Cottage
1949	Colorado Ct	1304	Residence	Residential	2003	Log dwelling
	Cooper Ave	824	First Methodist Church	Religion	2003	Tudor Revival
	Grand Ave	1215	Residence	Residential	2003	Ranch
	Maple Street	506	Residence	Residential	2003	English/Norman Cottage
1951	Maple Street	305	Residence	Residential	2003	Ranch-flagstone construction
			North & West Glenwood Annexation			Annexation expanding city limits to the north and west
1952			Old Cemetery Addition			Town boundaries expanded east
1954	9th Street	804	Residence	Residential	2003	Manufactured log dwelling
			South Park Addition			Town boundaries expanded south from 14th to 1800 block
1955			Sayre tract & CCC campground (Hyland Park Addition)			Expanding southward from roughly 1600 block through `700 block
1956			Donegan Addition			Annexation expanding city limits to the south
			Barton-Bradley Addition			Annexation expanding city limits to the south from 1500 to 1600 block
1959			Landowner's Annexation			Annexation expanding city limits to the south from 13th to 1500 block
			South of South Park Annexation			Expanding city limits from south 19th to 33rd Streets

Appendix - 6

Community Workshop Summary

City of Glenwood Springs, CO

Preservation Plan: Workshop 1 Summary

Project Overview

Glenwood Springs is currently developing a citywide preservation plan. The objective of the preservation plan is to coordinate past, current and future preservation efforts and place this work within a broader framework of other community development objectives. The preservation plan will include the establishment of historic contexts and a series of goals and priorities for future identification, evaluation and registration. Strategies to attain these goals will also be presented. The consultant will review and evaluate existing ordinances, plans and policies and supplement them with proposals for amendments if appropriate. The plan will also define the role of preservation with respect to other community development initiatives. A detailed five-year work plan will be developed to implement the preservation goals set forth.

Project Approach

The City and the consultants are committed to an extensive process of community involvement. This will include a sequence of meetings and discussions with City commissions and staff, key individuals and stakeholders, the development community and the citizens of the city, including two community workshops. A clear communication process will be established to ensure that the development of the preservation plan is thoroughly informed by community views and experience.

Summary of September 24, 2007 Workshop #1

The agenda for the evening:

- Introductions
- Power Point Presentation - Introduction to a Preservation Plan
- Activities:
 - 1: City Character
 - 2: Character: Trends, Issues, Vision & Tools

Activity 1: City Character

The first activity asked participants to establish key defining features in the residential and commercial areas of the city and to identify features that are especially important to them. Participants also determined current and future historic resources. The following is a summary of this activity. Note that quoted responses are taken directly from Activity Sheets.

Question 1 - Key Defining Features: Please identify the key defining features and characteristics of Glenwood Springs.

Residential Features

- Historic buildings and homes on Colorado Avenue and Grand Avenue.
- View corridors to mountains and historic neighborhood streets.
- Design elements: quality of painting, front porches, doors, windows, etc.
- Street grid with lush tree canopy.
- "Steep mountains and canyons."
- Unique and varied types of homes
- "Downtown Victorians with the mature trees."

- "Brightly painted Victorian homes."
- "Small Miner cottages/Victorian homes."
- "People."

Commercial Features

- Tourist attractions: hot springs, vapor caves, Amtrack station.
- Architecture of historic buildings.
- "Old west feel in downtown core."
- "7th street with the river view."
- Tree canopy in older downtown blocks (7th street).
- "Lovely brick work in commercial buildings."
- "Storefront windows."
- Vintage looking signage.
- Views.

Question 2 - Special Features: What features are particularly special to you? And why?

- "The story behind each feature, attraction and amenity."
- "Mature landscaping" and "tree canopy."
- Walkability.
- Compact residential and commercial core.
- "Queen Anne cottages with small front yards landscaped completely in mountain flowers."
- Hot Springs pool.
- "The front porches on the old Victorian homes because they are a reminder that they were built before automobiles."
- Mountain and canyon setting.
- Views.

Question 3 - Current & Future Tools & Resources:
Do you think the community has adequate tools and structures in place to deal effectively with these issues and to help shape your vision? What solutions, additional tools, structures, resources do you feel might be required to supplement current measures?

- "Set aside growing sales tax revenues for grants and loans."
- Benefits/financial incentives should be made available.
- Educational pieces, such as pamphlets or technical classes should be created.
- Awareness and marketing of preservation should be increased.
- Finding qualified general contractors.
- "No, need to continue surveys to know what we have that needs preserving."

General Comments from the Workshop

The workshop participants were then asked to discuss and develop their vision of Glenwood Springs.

- The character of Glenwood must be further defined and protected.
- "Glenwood remains Glenwood."
- "Unique western attitude what brought us here."
- "Heritage tourism is strong."
- "The State Highway 82 bypass is important in the development of Grand Avenue as a tree lined parkway."
- The natural elements (tree canopy, mountains, valleys, hot springs) of the city and its surroundings are vital to the area's character.
- The train station/depot neighborhood needs to be incorporated in the preservation plan.
- Preservation education and marketing in the form of publications, historic markers, surveys, and technical classes should be developed.
- The eclectic character of the neighborhoods needs to remain intact.
- "Narrow streets at N Glenwood and Miner Street."
- A sense of teamwork between the various city agencies should be attained.
- Incentives should be developed.
- The city's historic preservation program should educate, advocate, facilitate and regulate.
- "Constraints: more regulations, finding contractors, the hassle of tax act, U.P. landlord, high values, 2nd home owners, renters, deterioration, and traffic on Grand."

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September 23, 2007
 City of Glenwood Springs - Preservation Plan

**Activity 2:
 Character: Trends, Issues, Vision & Tools**

Glenwood Springs has seen considerable growth in the past 40 years. This development has changed the physical landscape of the residential neighborhoods and the commercial strips of the city. This activity will prompt you and your group to discuss and make the current trends and issues that are affecting the city's character. You will then discuss the current trends and issues that are affecting the city's character and make recommendations for the future that you envision. Current trends and issues may include the demographics of the city, the physical landscape, the historic character of the city, the natural elements of the city, the surrounding areas, the train station/depot neighborhood, the eclectic character of the neighborhoods, the narrow streets at N Glenwood and Miner Street, and the historic character of the city.

1. Current Trends & Issues
 What trends or issues would you identify as affecting the city's character?
 - Population growth
 - Changing demographics
 - Changing physical landscape
 - Changing historic character of the city
 - Changing natural elements of the city
 - Changing surrounding areas
 - Changing train station/depot neighborhood
 - Changing eclectic character of the neighborhoods
 - Changing narrow streets at N Glenwood and Miner Street

2. Long Term Vision
 What is your vision for the future of Glenwood Springs?
 - Historic preservation
 - Historic character of the city
 - Historic natural elements of the city
 - Historic surrounding areas
 - Historic train station/depot neighborhood
 - Historic eclectic character of the neighborhoods
 - Historic narrow streets at N Glenwood and Miner Street

3. Current & Future Tools & Resources
 How do you think the community has adequately dealt and continues to deal with these issues and to help shape your vision? What solutions, additional tools, structures, resources do you feel might be required to supplement current measures?
 - Grants
 - Loans
 - Technical classes
 - Awareness and marketing
 - Finding qualified general contractors

Example of Activity #2.