

LAKE CITY, COLORADO BUYING HISTORY GUIDE



Preservation is not just about dollar and cents. Beyond the substantial economic benefits, preservation also builds distinctive places. Across the country, the reality is that home or business location is a real choice for many people, and communities that wish to thrive will have to be attractive places to live and work. Historic preservation is an effective and tested strategy for creating unique places and cultural vitality. Beyond protecting history and improving aesthetics, successful preservation programs foster community pride, learning, and creativity, which are critical to an educated workforce. A strong economy and a strong community are inextricably linked, and historic preservation supports both.

From The Economic Power of Heritage and Place: How Historic Preservation is Building a Sustainable Future in Colorado published by History Colorado

Congratulations!

As a historic property owner, you are invested in Lake City's past, present and future. Our National Register Historic District offers visitors from all over the world the opportunity to experience and understand our part of the nation's history. It is our privilege to make sure the authentic, true story is told by preserving the unique historic buildings in the Historic District. This booklet explains how Lake City supports historic preservation through the use of design guidelines and how the stewardship of your historic property benefits you, your neighbors in Lake City and the history of our nation. You might also want to review all of the information on our Historic District located at

www.lakecityhistoricdistrict.org

With such an important historic treasure, Lake City has established design guidelines to provide general direction for new construction and remodeling work on properties located within the Historic District. All new construction and all **exterior** alterations to buildings located in the Historic District must comply with the Design Guidelines. **The Guidelines:**

- **Assist a property owner in obtaining historic tax credits and grants.** Lake City's Design Guidelines incorporate the Secretary of the Interior's Standards for working on historic buildings. These Standards are used throughout the United States. Adherence to the Standards is required for all historic incentive programs. A copy of the Standards is included in the References section.
- **Strengthen the unique character of the Historic District,** by suggesting ways to enhance, rather than compete with the district's established character.
- **Protect property values in the Historic District** by encouraging compatible infill and alterations.
- **Encourage authenticity and protect the increasing value of a historic building** by discouraging imitations of historic structures.

If you are planning any construction on a property in the Historic District, get a copy of the design guidelines from the Lake City Town Hall or download from lakecityhistoricdistrict.org. You will need to submit an application for a Certificate of Appropriateness that must be approved before you start work. The Town's Historic Preservation Commission and the Hinsdale County Building Official can help answer your questions.

Historic Preservation Commission, Town of Lake City

230 Bluff Street, PO Box 544, Lake City, CO 81235
(970) 944-2333

Building Official, Town of Lake City / Hinsdale County

311 N. Henson Street, PO Box 277, Lake City, CO 81235
(970) 944-2225

ANY construction work on buildings located in the Historic District must be reviewed and found to meet the Lake City Design Guidelines BEFORE construction work can begin.

Economic Benefits For Lake City

Historic preservation reaps many community-wide financial benefits in a variety of areas. Preservation-related work creates jobs and stimulates the economy in the tourism, construction and community development sectors.

Perhaps most important to Lake City business is the relationship between tourism and historic preservation. A study of the impacts of historic preservation in Colorado in 2015-2016 found that heritage tourists (heritage tourists are travelers who regularly include visits to historical sites as part of their trip) stay longer at a destination and spend more money than other travelers. In Colorado, heritage tourism spending in 2015-2016 was \$7.2 billion versus \$6.9 billion for other tourism spending.

The study also found that every \$1 million spent on historic preservation in Colorado leads to \$1.03 million in additional spending, 14 new jobs, and \$636,700 in increased household incomes across the state.

Lake City is part of Colorado's Main Street Program which focuses on downtown revitalization incorporating historic preservation. In 2014, the 14 participating Colorado Main Street communities saw 98 historic building rehabilitations and 17 façade improvements, and generated \$53.5 million in investments in their communities.

Historic Preservation is Sustainable Development

Historic Preservation is green. By promoting the re-use of existing materials, preservation reduces construction waste and saves the energy spent on creating new building materials.

Did you know that the EPA has calculated that demolishing a house produces an average of 115 pounds of waste per square foot? A demolished commercial building generates even more waste – approximately 155 pounds per square-foot. As far as the energy efficiency of new installations versus the old ones, the Preservation Green Lab determined that it can take up to 80 years for a new, energy-efficient building to overcome the environmental (climate change and energy consumption) impacts caused by the new building's construction.

When you compare the environmental impacts of restoring an old building to the impacts of demolition and new construction, consider the following:

- You would have to drive your car 20,000 miles a year for 730 years to equal the amount of energy used to build a new 50,000 square foot commercial building.
- Construction debris accounts for 25% of the municipal waste stream each year.

Also consider the resources required and the greenhouse gas emissions associated with manufacturing new building materials and products in lieu of restoring an existing feature on a historic building.

Historic preservation practices are also locally sustainable because they emphasize repair over replacement, resulting in work that is more labor-intensive than it is materials-intensive. This translates to more work for locals and a smaller proportion of the construction budget devoted to importing new materials from outside of the local economy.



Economic Benefits for the Historic Property Owner

There are a number of assistance programs for owners of designated historic properties.

Tax Credits

Federal and state tax credits are available to help offset the costs of an approved rehabilitation project. The federal government offers a 20% investment tax credit for the approved rehabilitation of designated commercial historic buildings. The State of Colorado offers a similar 20% (and in some cases a higher percentage) state income tax credit for approved preservation work on designated residential and commercial properties. The credits are available to individuals and to companies. Developers often combine tax credits with affordable housing credits to assist in creating affordable housing projects in historic structures.

Lake City is a "Certified Local Government", which means that residential tax credit applications can be reviewed locally (commercial applications are reviewed by History Colorado). To qualify for the credits, the property owner must follow the Secretary of the Interior's Standards for Historic Properties and have the work approved in advance by either the Town of Lake City or by History Colorado. Property owners are encouraged to check with their accountants.

Preservation Easements

An owner of a historic property can place a preservation easement on their property to guarantee that the historic elements of the property are preserved in perpetuity. The easement does not change the property's ownership. If the preservation easement is for a historically designated property that is listed on the National Register of Historic Places, the easement can qualify as a charitable deduction for federal income, estate and gift tax purposes. The amount of that deduction is equal to the reduction in the property's fair market value as a result of the easement. Although valuation and the resulting tax savings can become very complex to determine, property owners may save substantially on their taxes.

Preservation easements are much like conservation or open space easements and are somewhat complicated. Anyone considering this step should consult with an attorney.

Grants and Loans

Grants and loans may also be available for historic preservation work. The best-known historic preservation grant program in Colorado is the State Historical Fund, a tax-funded grant program administered through History Colorado in Denver. Financed by a portion of the taxes collected on gaming in Central City, Blackhawk and Cripple Creek, the State Historical Fund grants an average of \$13 million a year in two grant cycles. The emphasis of the program is on "brick and mortar" work on historically designated and publicly accessible buildings, but planning projects have also been funded. Private individuals are not eligible to receive funding, but a private entity can work with a non-profit organization on projects that would result in public benefits. In other words, a private property owner could not get a grant to restore their kitchen, but a commercial building in a commercial historic district might receive funding through their town's development office for an exterior restoration that benefits the entire district and is clearly visible to the public. The State Historical Fund has published extensive information on the grant program and has public outreach staff members to explain the ins and outs of the program.

No other grant program in Colorado comes close to the fiscal impact of the State Historical Fund, but there are other granting organizations with an interest in historic preservation and history. Generally, grants are made to non-profit or local government organizations.

The National Trust for Historic Preservation has a number of financial and technical assistance programs. Two of the Trust's commercially oriented programs are the National Trust Loan Fund, a certified Community Development Financial Institution that specializes in predevelopment, acquisition, mini-permanent, bridge and rehabilitation loans for residential, commercial and public use projects, and the National Trust Community Investment Corporation. This for-profit subsidiary of the Trust makes equity investments in the rehabilitation of historic properties eligible for the 20% federal historic rehabilitation tax credit, and where available, state historic tax credits.

How Does a Property Qualify for Incentives?

Most incentive and promotional programs require that a property has a historic designation in order to qualify for the program. An official historic designation guarantees the property is both authentic and historically significant. A designation, which is achieved when a property is listed in a historic register, sets the property apart as more than just an old building. It is a meaningful contributor to our history.

Properties must meet specific criteria to obtain a historic designation. Usually a property must be at least 50 years old. Only historically significant sites are considered. A historically significant site has a meaningful connection to important historical events. The connection must be appropriately researched and documented to ensure the connection is accurate and authentic. Equally important, the site must have historic integrity, which means the property in its current condition must convey a clear sense of how it looked at the time it was important in history. Without good historic integrity, the site lacks the physical link to the past that is essential in understanding our history.

Properties that meet these criteria are usually designated as either an individual landmark or contributing to a historic district. A landmark is usually an individual structure or a single site containing a few buildings. A district is made up of a group of historic properties that have a relationship to each other. In historic districts the relationships between the historic properties are as historically significant as the individual resources that make up the district.

Lake City's National Register Historic District provides an accurate and authentic physical representation of three major themes in our history – precious metal mining between 1874 and 1904, the settlement and development of the community from raw mining town to established small town and the early and continuous development of tourism in the American culture during the post-World War II era.

Historic districts often cover an area, such as an original townsite, where some of the buildings do not meet the criteria for historic designation. These buildings are considered “non-contributing” elements of the district because they do not add to the area’s historic significance. There are some buildings in Lake City’s Historic District that do not add to the historical architecture, or to the historic themes of the district. These buildings are classified as non-contributing elements within the district.

Historic Register Listings

There are only a few historic registers. A property can be placed on the Colorado State Register, the National Register of Historic Places, or a combination of the two. Listing in any of the registers is a great achievement and provides a reliable guarantee that the property is important in our history. Properties listed in the National Register are automatically listed in the State Register. To learn more about nominating a property to either of these Registers, contact History Colorado or the Lake City Historic Preservation Commission. The State and National Registers are honorary listings and have no state or federal regulatory requirements. Lake City, like many cities and counties, recognizes the unique and extraordinary characteristics of their historic district by promoting the area and implementing protective measures for their historically important properties in the form of design guidelines.

What is the National Register of Historic Places?

The National Register of Historic Places is the nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior. National Register properties are distinguished by having been documented and evaluated according to uniform standards. These criteria recognize the accomplishments of all peoples who have contributed to the history and heritage of the United States and are designed to help state and local governments, federal agencies, and others identify important historic and archeological properties worthy of preservation and of consideration in planning and development decisions. (Quoted from the National Park Service)

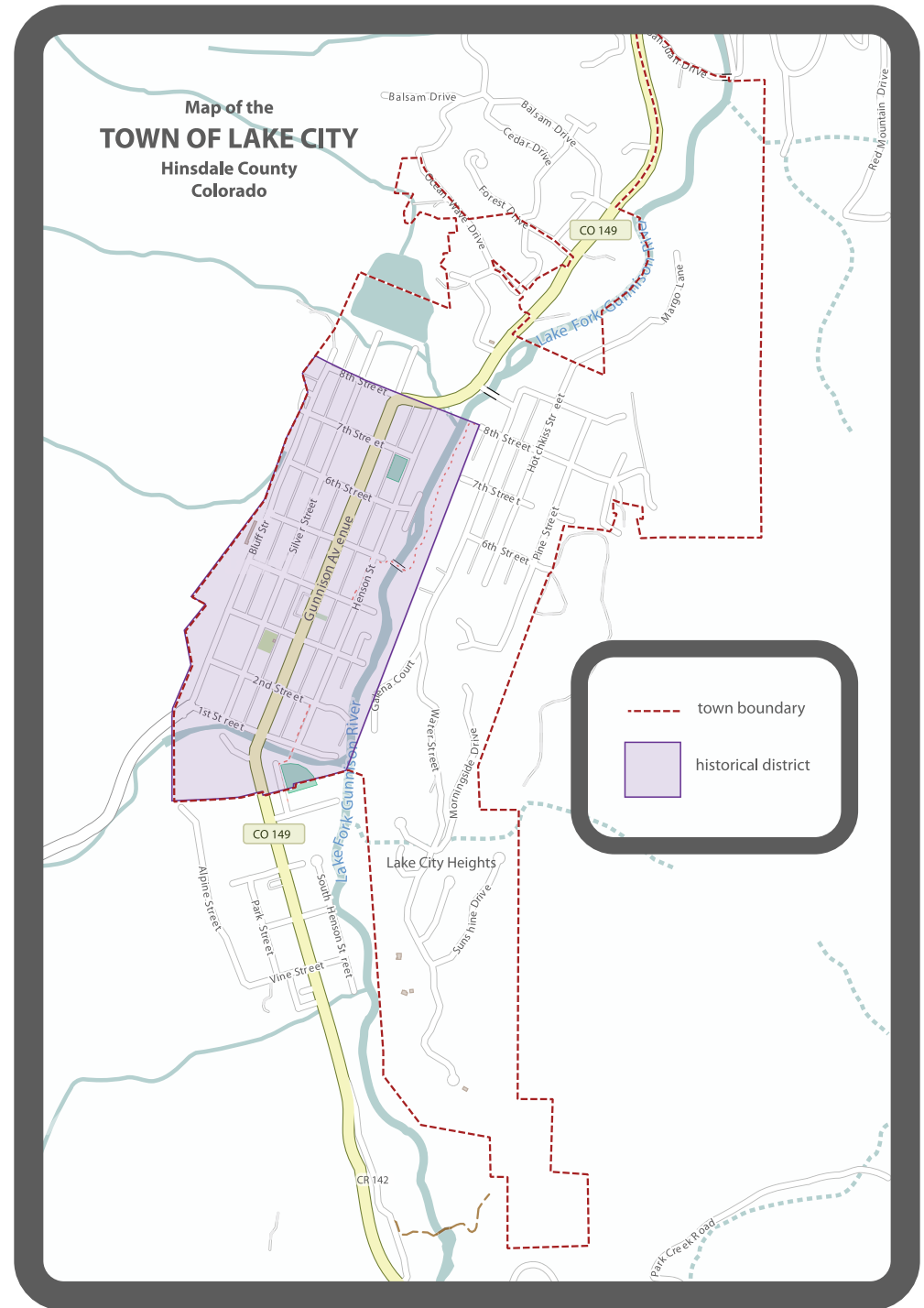
The Lake City Historic District

Lake City's National Register Historic District encompasses an area that represents the development of Lake City from its earliest days as a mining town between 1874 and 1904, to its growth as a tourist and recreation mecca up to 1954.

What roles did the area within Lake City's Historic District play in our history? The original buildings show us how people lived and worked in the spectacular gold and silver rush days when Colorado was on the verge of statehood and the nation was expanding west. The remaining businesses and homes of those earliest settlers are rare living testimony to how our country developed. After 1904, when mining busts occurred in Lake City, the new form of gold came to Hinsdale County in the form of the tourist.

Never overlook the impacts of the tourists, whose traveling habits first supported railroads and stagecoaches, and later influenced which Colorado highways would be built and/or paved. Tourism, a massive economic generator in Colorado, is a major historical theme in the development of the state. Our tenacious longing for a "rustic" life is exemplified by Lake City's many log cabins built by vacationers from the city. One of only a few communities with a series of historic examples of early tourism, Lake City's Historic District illustrates an extraordinary insight into our past.

Learn more about Lake City's history and its Historic District by visiting the Hinsdale County Historical Museum, or by reading the many published works on Lake City history. "Historic Homes of Lake City, Colorado: An Official Guide to Residences in the Lake City Historic District" provide great summaries of both the stories and architectural styles of the buildings in the Historic District. The Lake City Design Guidelines book is also a good resource for local history and architecture. More information is available at www.lakecityhistoricdistrict.org



Resources and Contact Information

Local Contacts - Lake City

Historic Preservation Commission c/o Town of Lake City

PO Box 544
Lake City, CO 81235
(970) 944-2333

Building Inspector Hinsdale County

PO Box 277
Lake City, CO 81235
building@hinsdalecountycolorado.us
(970) 944-2225

Lake City DIRT (Downtown Improvement & Revitalization Team) A Colorado Main Street program

PO Box 973
Lake City, CO 81235
(970) 944-DIRT (3478)
ed@lakecitydirt.com
www.lakecitydirt.com

State Contacts - General

History Colorado Office of Archaeology and Historic Preservation

- Tax Credits
- National and State Registers
- Survey Information
- Historic Preservation Resources

oahp@state.co.us
www.historycolorado.org/oahp
(303) 866-3392

Colorado Preservation, Inc.

- Historic Preservation Advocacy
- Technical Assistance
- Endangered Places Program

info@coloradopreservation.org
www.coloradopreservation.org
(303) 893-4260

National Trust for Historic Preservation Denver Regional Office

- Grants
- Community Development
- Heritage Tourism
- Sustainability
- Main Street Programs

mpro@nthp.org
www.preservationnation.org/about-us/
regional-offices/mountains-plains/
(303) 623-1504

National Contacts - General

National Park Service

<https://www.nps.gov/history/preserve-places.htm>

National Trust for Historic Preservation National Office

info@savingplaces.org
www.preservationnation.org

Economic Impacts

Preservation for a Changing Colorado

www.preservationbenefitscolorado.com

Sustainability

Preservation Green Lab

www.savingplaces.org/preservation-green-lab

Historic Registers

National Park Service

www.nps.gov/nr/

History Colorado

oahp@state.co.us
www.historycolorado.org/oahp/national-state-registers
303-866-3392

Lake City Historic Preservation Commission c/o Town of Lake City

(970) 944-2333

State and Federal Tax Credits

History Colorado

www.historycolorado.org/grants/preservation-tax-credits
(303) 866-3741

National Park Service

www.nps.gov/tps/tax-incentives.htm



Resources and Contact Information Continued

Preservation Grants

State Historical Fund

shf@chs.state.co.us
www.historycolorado.org/grants/available-grants
(303) 866-2825

National Trust for Historic Preservation

Grant Programs
mpro@nthp.org
www.savingplaces.org/grants

Granting Agencies and Organizations with Interests in Historic Preservation

Boettcher Foundation

grants@BoettcherFoundation.org
www.boettcherfoundation.org
(303) 534-1937 or 1-800-323-9640

El Pomar Foundation

grants@elpomar.org
www.elpomar.org
(719) 633-7733 or 1-800-554-7711

Gates Family Foundation

info@gatesfamilyfoundation.org
www.gatesfamilyfoundation.org
(303) 722-1881

1772 Foundation

Contact information is made available when proposals are being accepted.
www.1772foundation.org

Anschutz Family Foundation

info@anschutzfamilyfoundation.org
www.anschutzfamilyfoundation.org
(303) 293-2338

Secretary of the Interior's Standards

www.nps.gov/tps/standards.htm

Preservation Briefs & Tech Notes

www.nps.gov/tps/how-to-preserve.htm

Preservation Easements

Colorado Historical Foundation

lane@cohf.org
www.cohf.org
(303) 894-2503

Community Development and the Main Street Program

Colorado Department of Local Affairs

Colorado Main Street Program
www.colorado.gov/pacific/dola/mainstreet-
(303) 866-2369

National Trust for Historic Preservation

National Main Street Center

mainstreet@nthp.org
www.mainstreet.org
(202) 588-6219



Heritage Tourism

Colorado Tourism Office

www.swcolotravel.org

National Trust for Historic Preservation Heritage Tourism Program

mpro@nthp.org
(303) 623-1504

This project was originally funded through a Hart Family Fund grant in 2010 and updated in 2017 thanks to a Certified Local Government grant from the State Historical Fund and the National Park Service. Special thanks to Cultural Resource Planning and Pioneer Vintage Design.

The Secretary of the Interior's Standards for Historic Properties

The Secretary of the Interior's Standards are listed below. You can also find these standards on the Web at www.nps.gov/history/standards.htm

When working with a historic building, you can choose one of four possible approaches, **Preservation, Rehabilitation, Reconstruction, or Restoration**. In most cases, the Rehabilitation approach is used when the building is being adapted to a modern use. The standards for each approach are listed below.

Standards for Preservation:

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Standards for Rehabilitation:

1. A property will 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 will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will 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, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The Secretary of the Interior's Standards for Historic Properties (continued)

Standards for Rehabilitation (continued):

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will 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 will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Standards for Restoration:

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

Standards for Reconstruction:

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.

The Secretary of the Interior's Standards for Historic Properties (continued)

Standards for Reconstruction (continued):

3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

