



PRESERVATION MATTERS

WINTER 2015

Volume IV, Issue 1

Upcoming Events

- **FEBRUARY 4-6**
SAVING PLACES CONFERENCE
COLORADO CONVENTION
CENTER, DENVER
COLORADOPRESERVATION.ORG/
SAVING-PLACES-CONFERENCE/
- **FEBRUARY 16**
PRESIDENTS DAY
COUNTY OFFICES CLOSED
- **FEBRUARY 18**
PARIS MILL MASTER PLAN
PUBLIC INPUT MEETING
6:30 PM
ALMA TOWN HALL, ALMA
719-836-4273

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Help Guide Preservation Initiatives in Park County

The mission of the Park County Office of Historic Preservation, a department of Park County local government, is to promote the public health, safety, and welfare by identifying, protecting, and preserving Park County's historic and cultural resources, increasing public appreciation of the area's diverse past, and encouraging heritage tourism.

To help us fulfill that mission, every five years the county prepares a Preservation Plan that defines the long-range goals and objectives of the Office of Historic Preservation and the Park County Historic Preservation Advisory Commission and guides the activities undertaken by the department. The current plan can be accessed at the Park County website.

Our existing Preservation Plan expires in 2015 and the Office of Historic Preservation is seeking input from Park

County residents, our professional partners, and other interested parties as we work to develop a new five-year plan.

Help us set the focus of future preservation activities in Park County by clicking here and taking the Park County Historic Preservation Plan Survey. The survey takes about 15 minutes to complete and results will be used to inform decisions regarding the goals and objectives of the Office of Historic Preservation.

Public input is critical to the success of any preservation program and we are eager to hear how we can better serve Park County's residents and assist our preservation partners. If you have any questions about the current or future Park County preservation plan, please feel free to contact Preservation Planner Amy Unger at 719-836-4292 or historicpres@parkco.us.



Past initiatives undertaken by the Park County Office of Historic Preservation have included partnering with HistoriCorps to rehabilitate publicly owned historic buildings, left, and the development of walking tours, right, of historic sites in Park County.



Upcoming Events

- **FEBRUARY 20**
PARK COUNTY HISTORICAL SOCIETY MEETING
 6:30 PM
 SHEPHERD OF THE ROCKIES LUTHERAN CHURCH
 106 ROSALIE AVE., BAILEY
 WWW.PARKCOUNTYHISTORY.COM
- **FEBRUARY 21**
PCHPAC MEETING
 9 AM
 OLD PARK COUNTY COURTHOUSE,
 418 MAIN ST, FAIRPLAY
 WWW.PARKCO.US
- **MARCH 17**
SHAWNEE HISTORICAL SOCIETY MEETING
 6:30 PM
 SHAWNEE TEA ROOM
 SHAWNEE
 WWW.HISTORICSHAWNEE.COM
- **MARCH 20**
PARK COUNTY HISTORICAL SOCIETY MEETING
 6:30 PM
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Letter from the Office of Historic Preservation

Winter is a great time to plan for the future and right now our office is busy developing our 2015 programs and activities as well as working on an update of the county's long-range Preservation Plan. (I hope you will take advantage of the opportunity to provide your input by taking the Park County Preservation Plan Survey.)

We are excited to build on the successes of 2014 and get to work on this year's projects, which will include completion of the Phase I rehabilitation work at the Paris Mill, designation of the Guffey Cemetery and Cline Ranch as Park County Historic Landmarks, the launching of a new historic walking tour app, and continuation of the work begun on the Old Park County Courthouse last year.

In 2015, look for ways to participate in the preservation of Park County's history through volunteer opportunities, educational programs, and public planning meetings for historic sites like



Lumberjacks pose outside their log cabin in Mosquito Gulch circa 1880. Photo courtesy of the Park County Local History Archives.

the Paris Mill. We also look forward to implementing new technologies and interpretation programs that will help our office share the unique history of Park County with residents and visitors alike.

—Amy Unger

Paris Mill Preservation Master Plan Meeting—February 18

A Preservation Master Plan for the Paris Mill and its surrounding 16-acre site is in the works and your input is needed.

The primary purpose of the Preservation Master Plan is to provide a practical strategy for the long-term preservation, interpretation, and maintenance of the



Paris Mill as well as the development, interpretation, and preservation of the site.

The master plan will be an invaluable tool as the county prepares the site for public use and ensures that future visitors will be able to fully appreciate the history of the mill, its impact on the landscape, and its role in the economic and cultural development of Park County.

The first of two public meetings will be held Wednesday, February 18, at 6:30pm at the Alma Town Hall.

At the first meeting, representatives from SLATERPAULL Architects will gather ideas and information from the public, present preliminary findings from an online

survey, and discuss potential development approaches. Individuals who can't make it to the meeting but wish to provide input can do so after February 9 via the online survey at www.parismill.com.

A second meeting will be held this spring to present a draft of the master plan. If you have questions about the plan, contact Erica Duvic at 719-836-4273.

New Historic Walking Tour App to Debut in Spring

The Office of Historic Preservation is excited to announce the launch of a new walking tour app this spring. Developed in collaboration with the South Park National Heritage Area, the app will improve on our current web-based walking tours developed for Alma, Fairplay, and South Park City, and will allow us to add a variety of new tours over time. Our first new tour—a walking tour of Shawnee—is currently under development and will debut along with the new app this spring.

The app works on both Android and Apple devices and allows users to access and download any of our tours from one convenient location. The



A new walking tour app and a tour of Shawnee will be available this spring.

ability to download tours directly to a smartphone or tablet before visiting an area will be invaluable when reliable cell service is a concern.

The new app will include all the features of our current web-based smartphone tours, like informative text and lots of historic photos, but will also provide a more user-friendly map, the ability to zoom in on photos, and audio capabilities.

We hope to add several more historic walking and driving tours of Park County in the future, and to provide access to tours developed by the Forest Service, all free of charge. Let us know what types of tours you would like to see. Contact us at historicpres@parkco.us.



Upcoming Events

- **APRIL 17**
PARK COUNTY HISTORICAL SOCIETY MEETING
 6:30 PM
SHEPHERD OF THE ROCKIES LUTHERAN CHURCH
 106 ROSALIE AVE., BAILEY
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- **APRIL 18**
PCHPAC MEETING
 9 AM
OLD PARK COUNTY COURTHOUSE,
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WWW.PARKCO.US
- **APRIL 21**
SHAWNEE HISTORICAL SOCIETY MEETING
 6:30 PM
SHAWNEE TEA ROOM
 SHAWNEE
WWW.HISTORICSHAWNEE.COM
- **APRIL 22-24**
STAFF TRAINING
OFFICE OF HISTORIC PRESERVATION CLOSED

Apply Now for 2015 PCHPAC Historic Preservation Grants

Grant applications are now being accepted for the Park County Historic Preservation Advisory Commission grant program, which promotes significant local investment in Park County's historic resources as well as public education and heritage tourism through small matching grants. Grants are available to owners of designated and eligible historic properties within the county and to local businesses and organizations seeking to enhance public understanding and awareness of Park County's historic sites.

Downloadable applications and instructions are available at the Office of Historic Preservation website or at our office in the Old Park County Courthouse in Fairplay.



The South Park No. 10 Odd Fellows Lodge was able to repair the roof at its historic hall in Fairplay thanks in part to a PCHPAC grant.

Historic Destinations: Guffey

Proudly unconventional and staunchly individualistic, the town of Guffey, located just off Highway 9 in the southernmost corner of Park County, is one of Colorado's most intriguing historic communities. Exit Highway 9 at County Road 102 and travel north about a mile to reach the town center.

In 1891, major strikes in the Cripple Creek area sparked Colorado's last great gold rush. Prospectors flocked to Teller County and pushed into Park County seeking to replicate the success of the Cripple Creek mines. After a group of prospectors found placer gold along Spring Creek in Freshwater Gulch, a small mining camp sprang to life. Initially called Freshwater, the camp's name changed to Idaville when postal service was established in 1895. The town served as the economic center for the Freshwater Mining District and groceries, hotels, restaurants, hardware stores, and saloons were quickly built to accommodate the rapid influx of miners who reportedly swelled the camp's population to more than 500.

The town's builders utilized the area's abundant forest resources, constructing exclusively log or wood-frame buildings that lent the settlement a consistently rustic appearance that persists today.

In 1896, Gus Cohen officially platted the town, naming



Constructed in 1896, the historic Guffey Town Hall hosted town functions and dances. The false front building now serves as an informal museum and community gathering space.



The town of Guffey as it appeared around 1900 (top). Just a sampling of the folk art and antiques visible from along the main roads in Guffey.



it Freshwater. Unfortunately a post office with that name already existed in California and the town's name was changed to Guffey in honor of James McClurg Guffey, a wealthy Pennsylvania oil man with interests in the Freshwater Mining District.

When the surrounding gulches failed to produce a major strike, the town's population began to dwindle. By 1900, the settlement was home to just 77 hardy residents who refused to let their community become a ghost town. Businesses adjusted, catering to surrounding ranches, and though population continued to fall, the town stubbornly persisted.

Today, the Guffey area boasts a population of nearly 100 residents. A number of local businesses and three restaurants—Rolling Thunder Cloud Cafe, The Bull Moose, and The Freshwater—can be found in the town's center, along with a local museum operated by long-time resident Bill Soux. Soux, owner of the Last Chance Antique Store and Guffey Garage, has installed a visual feast of quirky folk art and antiques on his property in the heart

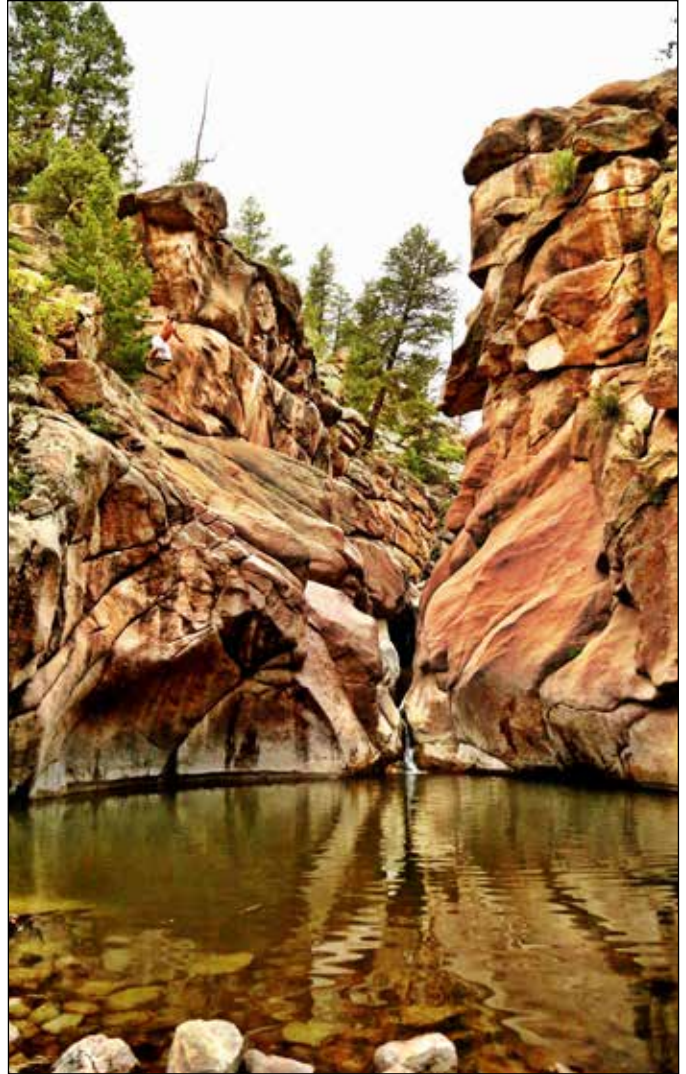
of Guffey that is definitely worth seeing. If you go, please be sure to respect private property and heed the posted no-trespass signs.

A number of historic homesteads are visible from County Road 102 as you travel from Guffey toward Florissant and Highway 24, including the Teaspoon Ranch, established by John Reeves Witcher in 1871. Witcher Mountain, named for the family, rises nearly 10,000 feet across the road from the ranch. Located about 6 miles from Guffey, the ranch, originally called the 76 Ranch, once supplied beef to the Colorado State Prison at Canon City. In 1918, a former employee of Witcher's, John Witherspoon, purchased the property and changed its name to Teaspoon Ranch.

A little farther down the road near the junction of County Road 71 stands the historic Four Mile School, a white, one-room, wood-frame schoolhouse where the young children of local ranchers received an education.

Just past the school are the O'Brien and Tremayne ranches—both established before 1880. The Tremayne Ranch, nestled against the rocks that surround Guffey Gorge, was founded by English immigrant John Tremayne. Tremayne reportedly used his skill and ingenuity to grow a wide variety of vegetables and grains on the ranch, a significant achievement given the high elevation and difficult climate conditions in Park County.

The public parking area for Guffey Gorge, also known as Paradise Cove, is located just past the ranch. With its cool waters and stunning granite cliffs, the popular swimming hole attracts locals and visitors alike during the warm summer months. For more information about Guffey Gorge visit the Bureau of Land Management's website.



Breathtakingly beautiful, Guffey Gorge is located on public lands managed by the BLM. Photo by Jguff330.



The Tremayne Ranch, founded by Englishman John Tremayne in the late 1870s, stands against the rocky outcropping surrounding Guffey Gorge.



The one-room Four Mile School near the Tremayne Ranch served the educational needs of children during the Guffey area's early development.

Behind the Facade: Harrington Ranch

About 6 miles south of Hartsel on County Road 59 stands one of the most architecturally unique ranch houses in Park County. Built for Jerome E. and Viola Harrington around 1876, the striking wood clapboard home is a rare example of an I-House, a type of residential folk architecture more commonly found in the Eastern and Southern United States. The I-House was first identified in the 1930s by geographer, anthropologist, and folklorist Fred Kniffen, who noticed that many of the homes he was researching shared the same simple form and characteristics. Most often found in rural settings and constructed in a variety of materials, I-Houses feature side-gable roofs, are at least two rooms wide and one room deep, and often include a rear wing or ell housing a kitchen or additional living space.

Like the typical I-House, the Harrington House's front windows and door openings are arranged symmetrically. However, the Harrington House differs slightly from other I-Houses in that it is one-and-a-half stories as opposed to two full stories in height.

Some scholars refer to I-Houses as the "Farmer's Mansion" and see this type of home as a visible symbol of a farmer's or rancher's economic status. Jerome and Viola Harrington's home was certainly a significant step up from the rustic log cabins more typically constructed by South Park homesteaders during the 1870s.

A native New Yorker, Jerome Harrington began supporting himself at a young age, working on farms in Michigan and New York before heading to Colorado in 1858. The twenty-three-year-old mined in Russell Gulch and Clear Creek County before purchasing a 480-acre ranch and establishing a highly successful lumber business in the Evergreen area. In 1876, he sold his ranch and settled on 160 acres of prime bottomland near the Spinney Ranch, run by his brother-in-law, Benjamin F. Spinney. In 1873, Harrington had married Viola Spinney, sister of Benjamin, Riley R., and Dr. Anson B. Spinney. Originally from Maine, the three brothers would eventually control a significant amount of land south of Hartsel.

Benjamin apparently led the ranching operations, running more than 600 cattle on prime pasture along the South Platte. In 1881, the *Fairplay Flume* described Benjamin Spinney as "one of the South Park cattle

kings." The Spinney empire also included a large sheep operation managed by Joseph G. Divine, husband of Anson Spinney's daughter, Alice. Spinney Mountain and Spinney Mountain Reservoir are named for the successful ranching family.

An enterprising businessman, Harrington arranged for three associates to acquire 160-acre homesteads adjacent to his parcel, which they then turned over to Harrington, increasing his holdings to 640 acres. Unlike many homesteaders in the South Park, Harrington arrived



Built around 1876, the Harrington Ranch house south of Hartsel is the only known example of an I-House in the Park County area.

already a wealthy man and his noticeably well-built residence reflected his economic status and that of his wife's family.

In 1882, the *Flume* reported that the Harrington Ranch consisted of 1,200 fenced acres, ditches, and "commodious ranch buildings." Much of the Harrington land lay along the South Platte River and provided excellent grazing. At the time, only legendary rancher Samuel Hartsel controlled more land and cattle in Park County.

The Harringtons continued to acquire land, absorbing smaller ranches in the area, including the Putnam/Rickard Ranch, and eventually growing their holdings to more than 5,000 acres. After Jerome's death in 1899, Viola and her three children, Jerome Jr., Adelia, and Ralph, continued the successful ranching operation.

In 1907, Adelia, known as Ada, married Arthur Buckley Jr. The couple met while away at college and returned to Park County to take part in the massive Harrington Ranch operations. When her father died, Ada inherited the Putnam/Rickard Ranch and after her

marriage she purchased an additional 2,640 acres of land from her mother that would become the Buckley Ranch. Ada and Arthur Buckley raised cattle, horses, and hay initially, but gradually turned their attention to raising sheep. During the 1930s, between 4,000 and 8,000 sheep grazed the Buckley lands, tended by Hispanic ranch hands hired to assist with the lambing, herding and shearing. The Buckylys ranched until 1949, when Texas oilman and developer A.T. McDannald incorporated the property into his vast holdings.

In 1986, Colorado Parks and Wildlife purchased the Buckley Ranch, which is now part of the Spinney Mountain State Wildlife Area. The historic homestead and its ranch buildings still stand today and are listed on the National Register of Historic Places. The public is welcome to visit the Buckley Ranch to fish, hunt, hike, or view the historic ranch buildings, which have changed little since the 1930s. If you go, be sure to check current hunting, fishing, and land use regulations at the Parks and Wildlife website.

Like the Harrington House, the historic buildings of the Spinney Ranch are visible from Highway 59, less than a mile south of the Harrington Ranch. Both the Harrington and Spinney ranches are privately owned, so please view them only from the road.



Ada Harrington and Arthur Buckley took over part of the vast Harrington Ranch holdings, including what would become the headquarters of the Buckley Ranch, pictured above.

Preservation Resources (for a complete list of resources visit our website at parkco.us)

Local Organizations

Park County Local History Archives
(719) 836-4153
<http://www.parkcoarchives.org/>

Park County Historical Society
<http://www.parkcountyhistory.com/>

State Organizations

Office of Archaeology & Historic Preservation
(303) 866-3395
<http://www.historycolorado.org/oa hp>

Colorado Preservation Inc.
(303) 893-4260
<http://coloradopreservation.org/>

Colorado Historic Newspaper Collection
<http://www.coloradohistoricnewspapers.org>

National Organizations

National Trust for Historic Preservation
<http://www.preservationnation.org/>

Grants & Tax Incentives

Federal Historic Preservation Tax Incentives
<http://www.nps.gov/tps/tax-incentives.htm>

Colorado Grants and Financial Incentives
<http://www.historycolorado.org/archaeologists/grants-financial-incentives>

Practical Guidance

Secretary of the Interior's Standards for the Treatment of Historic Properties
<http://www.nps.gov/tps/standards.htm>

Preservation Briefs

Technical guidance on preserving, rehabilitating, and restoring historic buildings.
<http://www.nps.gov/tps/how-to-preserve/briefs.htm>

Preservation Tech Notes
<http://www.nps.gov/tps/how-to-preserve/tech-notes.htm>

Preserving Historic Wood Windows
<http://www.parkco.us/DocumentCenter/View/1321>

National Center for Preservation Technology and Training
<http://ncptt.nps.gov/>

Sustainability and Historic Preservation
<http://www.nps.gov/tps/sustainability.htm>



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**Park County
Office of Historic
Preservation**
*Preservation
with a Purpose*

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Follow us on Facebook for more news and
event information.

www.facebook.com/parkco.preservation



In 1999, the National Park Service recognized Park County as a Certified Local Government (CLG), a designation that allows the county to officially develop standards for the designation of local historic landmarks and establish a historic preservation advisory commission.

The Board of County Commissioners appointed and authorized the Park County Historic Preservation Advisory Commission to make recommendations for the identification, designation, and preservation of Park County's historic resources. The Park County Office of Historic Preservation was created to carry out this mission.

The Office of Historic Preservation staff is ready to help owners of historic properties extend the useful life of their property and preserve their piece of Park County history for future generations to enjoy. Staff assists with applications for local landmark designation; provides property owners with technical guidance and preservation expertise as they develop plans for their historic properties; assists with applications for preservation grants; and partners with organizations interested in preserving and promoting Park County's rich cultural heritage.

If you would like to learn more about what the Park County Office of Historic Preservation has to offer, contact Amy Unger, Preservation Planner, at (719) 836-4292 or email aunger@parkco.us. We look forward to hearing from you!