

SPRING  
2023

# THE MAIN THING

PRESERVING  
THE PAST FOR  
THE FUTURE



**COLORADO**  
Department of Local Affairs  
Division of Local Government



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# Preserving the Past for the Future

THE  
**MAIN**THING

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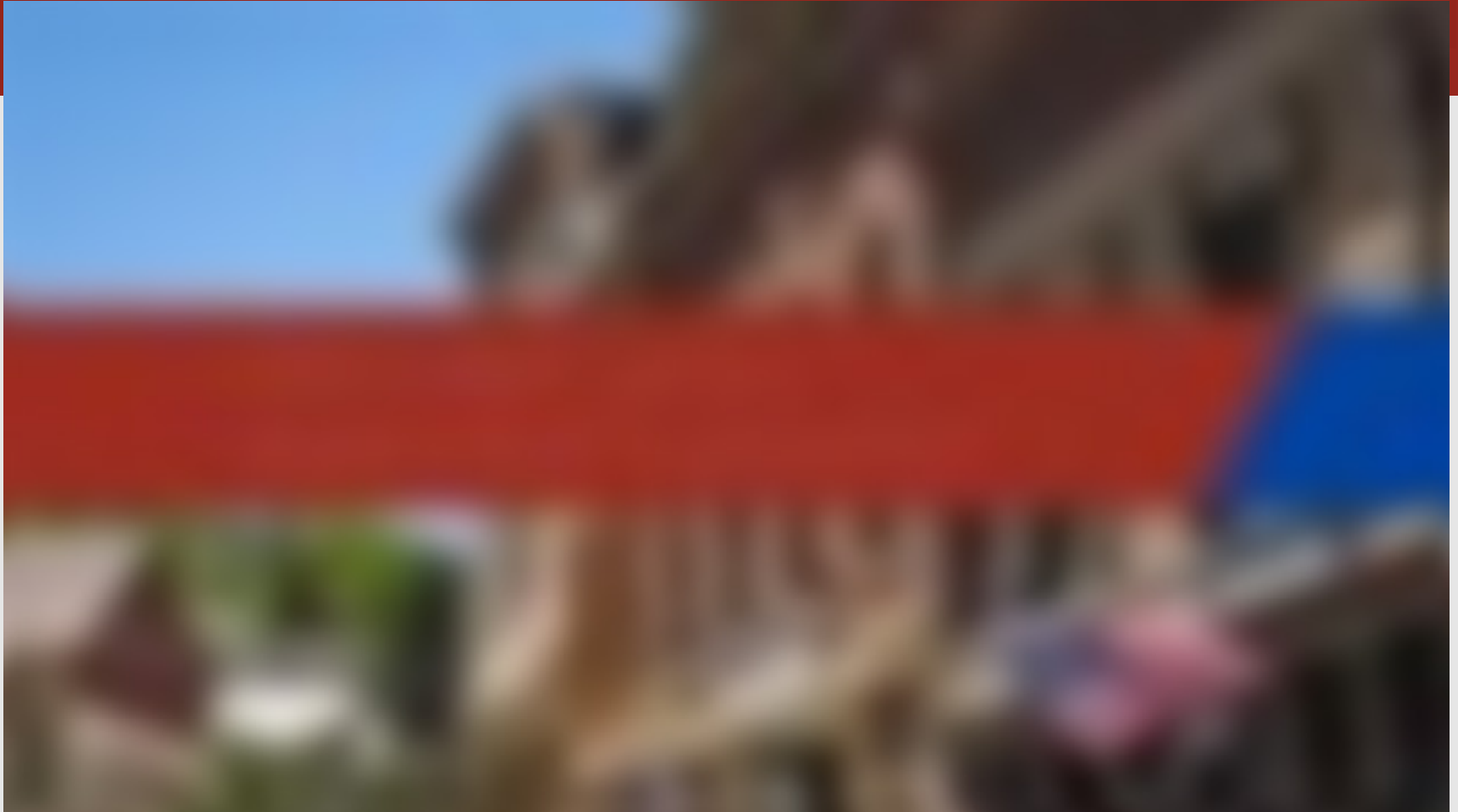


VIDEO

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# VIDEO HIGHLIGHT

**HERITAGE ENERGY**



VIDEO HIGHLIGHT | HERITAGE ENERGY



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# RESOURCE AND REFERENCE GUIDE



## WHAT IS HISTORIC PRESERVATION?

Historic preservation blends the past with the future. Preservation involves individuals and organizations from numerous backgrounds, including, but not limited to archaeologists, architects, curators, historians, landscape architects, state and federal programs, building contractors, and local municipalities. Preservation can be thought of as protecting what is important to our communities through tangible objects, such as buildings or artifacts, oral histories, traditions, and a shared cultural heritage.”

Sara Kappel, **History Colorado**

## WHERE TO START?

You can start your historic preservation journey by calling your state office. Beginning with the [Certified Local Government Coordinator](#) is a great way to see where overlap might occur between a local preservation district and the Main Street district.

## LEARN MORE

[National Historic Preservation Act](#)

[National Trust for Historic Preservation](#)

[Colorado Preservation Inc.](#)

[Simplified Standards for Historic Preservation](#)

# RESOURCE AND REFERENCE GUIDE



## PRESERVATION

Colorado is fortunate to have several financial resources to support historic preservation.

- [State Historical Fund](#)  
(History Colorado)
- [Revolving Loan Fund](#)  
(Colorado Historical Foundation)
- [State Preservation Tax Credits](#)
- [Federal Preservation Tax Credits](#)



## FACADE IMPROVEMENTS

Facade appearance is a critical aspect of the overall aesthetic appeal and unique character of downtown, and [studies](#) show its economic benefits.

- [Main Street facade renovation resources](#)



## TECHNICAL ASSISTANCE

Colorado Main Street is fortunate to have a full-time architect, [Larry Lucas](#) on staff to help our communities with all of their historic preservation questions.



# TOWN OF SAN LUIS

MAIN STREET MANAGER: SUSAN SANDERFORD

## Connecting historic preservation with economic vitality.



### WHAT »

San Luis, the oldest town in Colorado, was established on April 5, 1851, and has population of approximately 629. In 2022, the Town received \$534,000 from Main Street Open for Business to complete five historic preservation projects.

### HOW »

### QUOTE »

### TIP »

- R & R Market, the oldest continuously run business in Colorado, as well as four other our other local businesses, including a restaurant and gas station.
- Projects included new façades, windows, roofs, energy improvements, and new and efficient climate control.
- The goal was to save endangered businesses and spark the local economy of San Luis.



# Connecting historic preservation with economic vitality.



WHAT »

HOW »

QUOTE »

TIP »

The goal of San Luis' historic preservation projects was to save an endangered business of historical value and create positive economic momentum on Main Street. Here is how they did it.

- Funding from Main Street Open for Business allowed San Luis to focus funds on helping businesses that were anchors in the community.
- Establishing partnerships with Main Street, Town of San Luis, Costilla County Economic Council, and local businesses created an easier path to complete the projects on time.
- Focusing on property that held significant historic value enabled San Luis to prioritize those businesses that received historic preservation support and funding.



# Connecting historic preservation with economic vitality.



WHAT »

HOW »

QUOTE »

TIP »

*This was a miracle for our Main Street. These San Luis businesses were looking old and tired. Now, with the support of our partners and Main Street Open for Business, our Main Street is now bright and vibrant. It has also increased the economic vitality of San Luis.”*

— Susan Sanderford, **Town Manager & Main Street Manager**





# Connecting historic preservation with economic vitality.



WHAT »

HOW »

QUOTE »

TIP »

Contact Colorado Main Street to discuss funding opportunities for your town.

Establish and nurture partnerships that will help you create an easier path to complete historic preservation projects. “Any improvements you can make to your town’s historic assets will help your community’s culture and Main Street thrive,” says Susan Sanderford.



# TOWN OF SILVERTON

MAIN STREET MANAGER: BETH KREMER

## *Integrating historic preservation and sustainability.*

WHAT »

HOW »

QUOTE »

TIP »

Through an Main Street Open for Business grant, the Town of Silverton received \$612,849. The town dedicated those funds toward the improvement of four historically significant buildings. Projects included façade improvements and energy efficiency projects such as new windows, insulation, roofs, heating systems, and solar.



# Integrating historic preservation and sustainability.



WHAT »

HOW »

QUOTE »

TIP »

Through Main Street Open for Business funding, Silverton completed the historic preservation and improvements to four historic buildings in the town's downtown core. Silverton was able to install solar panels on the Avalanche Brewing, Handlebars Saloon, Coffee Bear, and Benson Lodge buildings.

San Juan Development Association applied for the grant, administered the funding, and supported the building owners during the process. The Town of Silverton was the fiscal agent of the grant and supported the preservation efforts to ensure they were aligned with the historical district, building codes and design guidelines. Several local contractors were hired, which allowed Silverton to keep the contract work local.



# Integrating historic preservation and sustainability.



WHAT »

HOW »

QUOTE »

TIP »

*Silverton’s history is colorful, diverse, and remarkable as the mountains that surround it. It is important to preserve our heritage in many ways, one of which is most distinctly through the vibrant downtown core, where many of the original buildings still stand.”*

— Beth Kremer, **Main Street Manager**



# *Integrating historic preservation and sustainability.*



WHAT »

HOW »

QUOTE »

TIP »

Dedicating resources, funding and time to historic preservation is important to Main Street. Beth Kremer states, “Once you lose the past, it is hard to get back. It is so important to take the time to understand and protect what has come before us, even if that means spending extra time and resources. Those that follow will appreciate it. It’s a marathon, not a sprint — as much of history is.”



**TOWN OF LEADVILLE**  
LOCAL BUSINESS OWNER: DAN LUNDEEN

# National Historic Registry Know How



WHAT »

HOW »

QUOTE »

TIP »

The Town of Leadville is home to the Golden Burro Cafe, a favorite local dining spot that has existed since 1938. The current owners, Dan and Marcee Lundeen, wanted to restore the cafe to its original grandeur while modernizing the interior. The historical significance of the Golden Burro Cafe inspired the couple to dedicate their time and effort to get it listed on National Historic Registry, and they succeeded in :

- Including the Golden Burro Cafe in the National Historic Registry
- Helping boost the local economy and providing a unique dining experience
- Making the downtown area more visually appealing and attractive
- Ensuring a cohesive design that maintains the aesthetic of the town
- Providing visitors and residents with a nostalgic and warm atmosphere



# National Historic Registry Know How



WHAT »

HOW »

QUOTE »

TIP »

Golden Burro Cafe owners, Dan and Marcee Lundeen, worked closely with Ayers and Associates, Colorado Main Street, Shike Design, City of Leadville, Leadville-Lake County Economic Development Council, and History Colorado to get the Golden Burro Cafe on the list. They were provided guidance on building maintenance and restoration, architectural terminology, and most importantly, the historical significance of the building. This team of experts also assisted as they prepared the historical register nomination. The couple believes that the registry listing could generate some notoriety for the cafe and the town. They enjoy being a part of the region's unique history, and the listing further demonstrates why Leadville is such a great place to live, play, and work.



# National Historic Registry Know How



WHAT »

HOW »

QUOTE »

TIP »

*We wanted our business to promote inclusivity in the community, sustainable lifestyles, and healthfulness. We have a great deal of satisfaction in restoring the Golden Burro to its 1940s–50s grandeur and modernizing the interior.”*

— Dan Lundee, **Owner, The Golden Burro Cafe**





# National Historic Registry Know How



WHAT »

HOW »

QUOTE »

TIP »

The National Registry process will most likely cost more and take longer than you think. Fortunately, there are lots of resources like Colorado Main Street, History Colorado, and your local government that want to see you succeed — your success is their success. Research the tax credits and grant programs that may be available to you.

