

## **Open Space Historic Preservation Policy: November 1, 2018**

Whereas the Open Space Board of Trustees may from time to time adopt policies to guide the activities of the Open Space and Trails program as otherwise set out in the County Charter, (see OSTB Bylaws Art II section III (2017), and

Whereas the general election of 2016 expanded the purposes of the Open Space program to include “Preserving cultural, historic, archeological, and paleontological resources lying within properties which are otherwise acquired for their Open Space characteristics,”(HRC 13.5.1(11) and

Whereas the protection of cultural, historic, archeological, and paleontological resources deepens the public’s appreciation of our open space lands, and

Whereas the County Land Use Code provides that “(i)t is the policy of the County that historic and archaeological resources that meet national, state, or local criteria for historic designation are preserved, protected from neglect, destruction or harmful alteration, and maintained,” and

Whereas The National Register of Historic Places has established four objective, specific criteria that can qualify a structure to be designated as historic. From the [National Register documentation](#), structures are historic:

- “A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.”

Whereas the Open Space program believes that adaptive reuse of historic structures helps promote their preservation, and

Whereas the Open Space Board of Trustees desires to protect important cultural, historic, archeological, and paleontological resources while reserving the maximum available funding for matters within our original mission of preserving habitat, agriculture, scenery and non-motorized recreation,

Therefore the Open Space and Trails Board has determined that the following general policy is needed to guide the protection of cultural, historic, archeological, and paleontological resources located within Pitkin County Open Space and Trails properties:

- A. Inventory and Planning: The Open Space and Trails Program will inventory cultural, historic, archeological, and paleontological resources located on open space lands where applicable, using the best available information and shall include this information in proposed management plans circulated for public input and considered pursuant to section 12.04.060 of the County Code. Archeological and/or paleontological resource surveys may be employed where indicated by other context or evidence, and where significant surface disturbances are anticipated under the potential management plan. When seeking such public input, the Open Space program will specifically seek input from the County Historic Preservation Officer, local historical societies and other entities known to have expertise or interest in these resources. Adopted Management Plans may include specific action items regarding cultural, historic, archeological, and paleontological resources.
- B. Management of Historic Structures: Regarding historic structures on open space properties, there are four basic potential management determinations:
1. Remove the structure - This category is appropriate for structures that have limited historic or cultural significance, or present an immediate hazard to public health or environmental protection.
  2. Allow nature to take its course - This category is appropriate for structures that may have historic significance but are not economically feasible to preserve.
  3. Actively stabilize the structure with exterior restoration to historic standards - This category is appropriate for structures that have historic or cultural significance and can be economically preserved as a visual resource.
  4. Preserve for continued uses - This category is appropriate for historic structures that can be preserved and maintained in active use including, but not limited to reservation to sell consistent with the County Charter and leasing consistent with County regulations. This is our preferred outcome when financially feasible and appropriate for the structure itself.

In choosing management options, the Open Space Program shall consider the appropriate Secretary of the Interior Standards for Preservation, as codified at 36 CFR 67.

- C. Fiscal Impacts: In determining the economic feasibility of the preservation of historic structures, the Open Space Board will strive to ensure that average annual outlays for this purpose do not exceed an average of 2% of the annual revenue of the Open Space Fund between 2017 and 2040. Outlays in an individual year may exceed this target, provided that the 20-year average is consistent with this fiscal policy. Grants, gifts and other outside funding sources will be sought to complement outlays from the Open Space Fund.