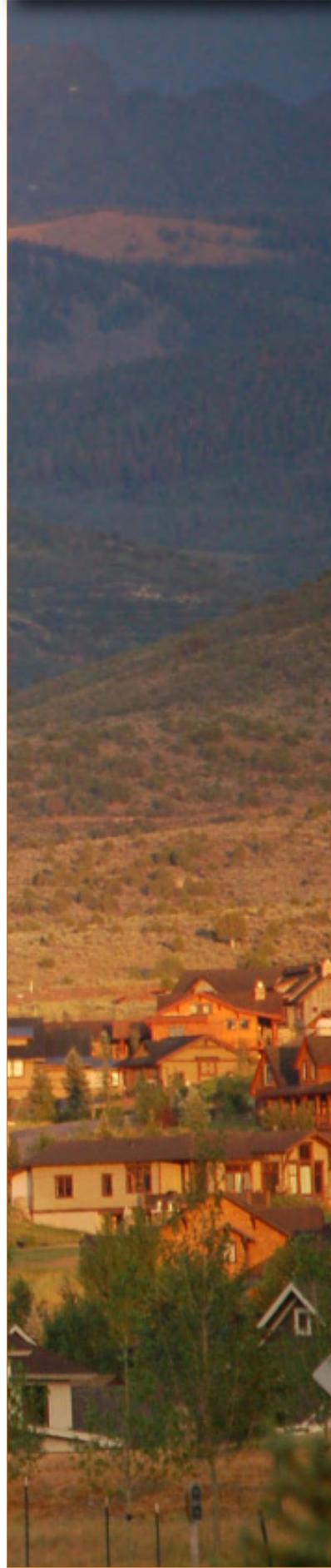


**CHAPTER 12:
Historic Preservation**

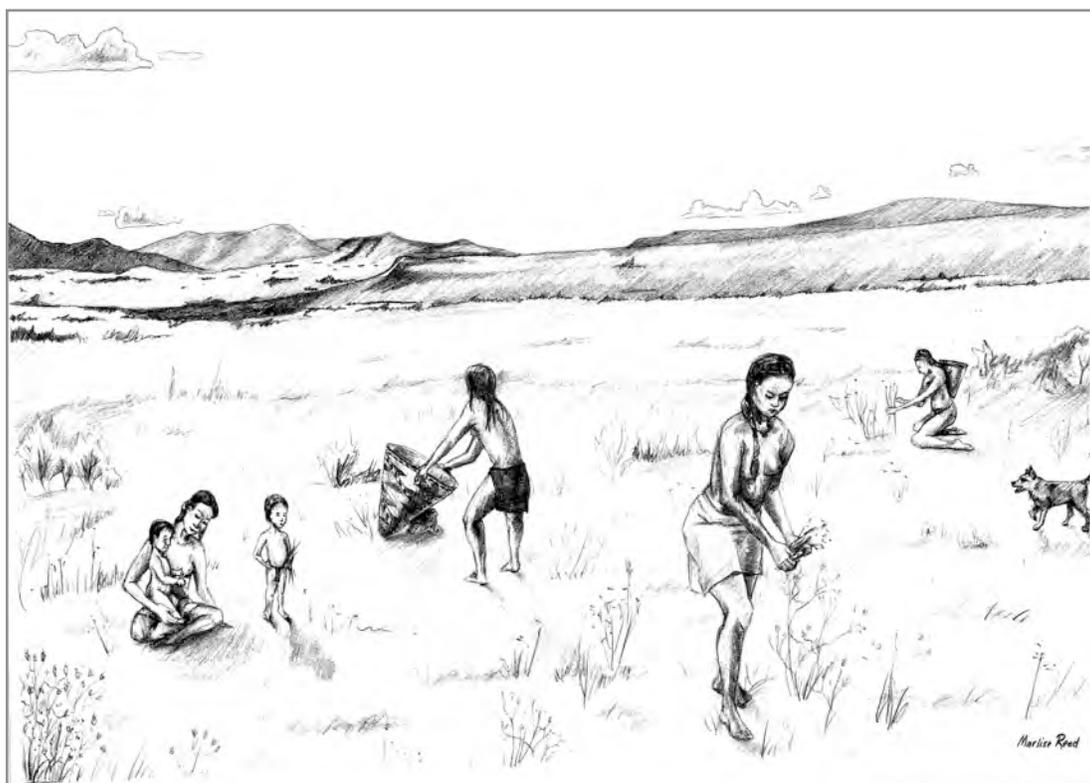


Historic Preservation

A Brief History of the Eagle Planning Area

The history of the Eagle area begins with prehistoric hunter-gatherers who were in the region as early as about 12,000 years ago. The higher elevations in and around Eagle were areas where these people came seasonally to collect resources and hunt. By about 6,000 years ago, there is good evidence from within Eagle County that small numbers of prehistoric people were staying through the winter in the area. Though some of

the prehistoric technologies like projectile points changed over time, and some new technologies like grinding implements and ceramics were developed or adopted, the hunter-gatherer lifestyle remained the means of subsistence in the higher elevations until EuroAmericans arrived. The most recent prehistoric to occupy this area were the Ute Indians, who were here when EuroAmericans arrived and who were removed from western Colorado to reservations by about 1881. Archaeological sites, especially from the later part of the



Women gathering Indian Rice grass

prehistoric era, and from when Utes were the valley's occupants, are present around Eagle and provide the only link to Eagle's prehistory prior to the arrival of EuroAmericans.

By the late 1800's, EuroAmerican explorers and trappers had arrived. New boomtowns with names like Redcliff, Astor City, Gold Park and Holy Cross City sprang up in the Upper Eagle River Valley as word spread nationwide about gold and silver strikes. Thousands of hopeful prospectors came for a chance at a fortune. One of these enterprising individuals was named William Edwards, who in the mid-1880s bought a 156-acre site at the confluence of the Eagle River and Brush Creek.

He declared the parcel to be a town and named it Castle. After a few name changes, Castle would become Eagle and would serve for more than a century as the commercial hub for the surrounding mining, ranching and agricultural communities. Eagle itself was a farming and ranching community, raising cattle, hay and potatoes.

The Town's early years were marked by a number of interesting events. The Town's carousel of changing names included Brush, Eagle River Crossing (to freight and stage drivers), Rio Aquilla, Spanish for "Eagle River," and McDonald. By the mid 1890s, with the moniker Eagle firmly and finally in place, the Town had begun to take on the trappings of a full-fledged community. It had its own newspaper, the Eagle County Examiner, and was becoming home to a rapidly growing

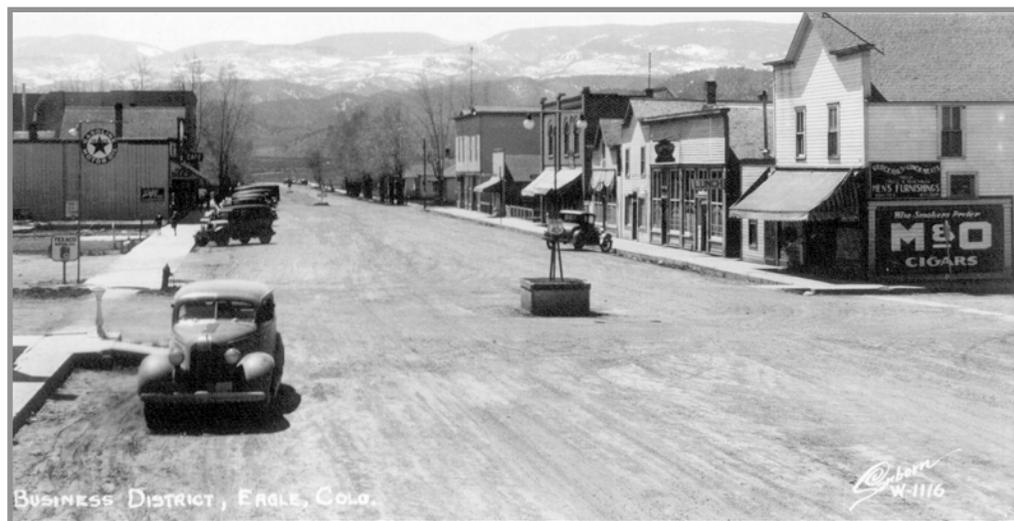


Early stage coach stop in Sylvan Lake State Park south of Eagle

number of businesses. The Denver & Rio Grande Railroad came to Eagle in 1887, and in 1900, with a Town population of 124, the Methodist Church was built. The Town was officially platted and incorporated in 1905.

Throughout the first several decades of the Town's existence there was a move to have Eagle replace Redcliff as the county

seat. In 1921 the voters approved the measure. The first electric lights appeared on July 5, 1927. By this time, Broadway had become the Town's main commercial street and many of those



Broadway in the early days of Eagle

buildings have survived to this day.

Eagle has always maintained a cohesive community spirit, one that often shone brightest in early days at Woodman Hall. Opened in 1936 and located where the present day Brush Creek Saloon stands, this fraternal order served as a community gathering place and cultural center of sorts. The upper floor was used for movies, theater, dances, and even basketball games. Fourth of July celebrations also bonded the community, as did the annual Eagle County Fair and, later, Eagle Flight Days, all of which continue today. A pivotal event for Eagle was the

opening of a small airplane landing strip west of Town in 1939.

Eagle has been part of the rapid growth of the County during the latter part of the 20th Century. Its close proximity to internationally renowned resorts and a bustling airport brought the world to the Town's doorstep. While the increased sophistication of technol-

ogy, ease of transportation and growth in population and wealth led to the loss of the historical character in much of the West, Eagle has retained its historical roots. Although its population is now nearly 6,500, in many ways it is still a traditional western small town.

Historic resources within the Eagle Planning Area that can still be observed today include the Union Pacific Railroad tracks, the Eagle River Bridge, some structures in the Town Center Character Area, some structures along Brush Creek and the historic mining Town of Fulford which is located at the head of the East Brush Creek drainage. His-

toric resources are also displayed at the Eagle Visitors' Center.

Integrating the Past into the Future

Approximately half of Eagle's residents have moved to the area in the past decade. With this influx of new residents, it will be important to maintain the area's cultural heritage and historic resources so that newcomers can benefit from and work to preserve the rich history and culture of the area. In an effort to recognize and preserve the cultural heritage of the Eagle Planning Area, the Town and County should organize efforts, promote opportunities, preserve re-



Buildings and architecture on Broadway have retained Eagle's historic character.

sources and design new projects in the context of this overarching goal.

1) Organize Efforts

In order to be eligible for matching grant funds from the State Historic Preserva-

tion Office, the Town needs to become a Certified Local Government (CLG). CLG status from the National Park Service creates a local, state, and federal partnership for preservation efforts and assistance. The process involves (1) enacting a local historic preservation ordinance, (2) establishing a historic preservation commission, (3) completing a request for certification to include the requirements and eligibility outlined in the "Colorado Certified Local Government Handbook."

Within this organizational effort, the Town should explore and evaluate appropriate funding sources and financial incentive programs in conjunction with interested stakeholders and other local preservation efforts. These incentive programs could be at the local, state and/or federal level.

2) Promote Opportunities

Historic preservation requires community awareness. Preservation efforts should include educational outreach and advocacy with Town residents. The Town and County should publicize preservation events, issues, and information. Local, state, and federal grant funds are sometimes available to properties meeting historic preservation eligibility requirements. In order to facilitate this promotional effort, the Town and County

should work with and enhance the resources of the Eagle County Historical Society.

3) Preserve Resources

The Town and County should work together to prioritize the study and documentation of pre-historical, historical, architectural and culturally significant properties to prevent the degradation and loss of significant sites, buildings and structures. Local designation is one way to more effectively document and

recognize historic features. Local designation should be considered for the Eagle River Bridge, the historic mining Town of Fulford and a number of buildings within the Town Center. The State Historical Fund, managed by the Colorado Historical Society, should be considered as a potential funding source.

4) Design New Projects

New development, including infill and redevelopment, should incorporate references to the physical and cultural history of the Eagle Planning Area. Historic patterns should help shape the physical design of new development. Design standards may ensure that historic patterns are considered throughout the development review process. (See Chapter 6, Community Design and Appearance.)



Old Chambers' Dairy Barn

The Eagle County Historical Society actively preserves resources and makes them available to the public.

Historic Preservation Goal #1: *The rich cultural heritage of the Eagle area is appropriately showcased and preserved.*

POLICIES	RECOMMENDED STRATEGIES
<p>Historic Preservation Policy 1.1</p> <p>Support efforts to document pre-historic, historical, architectural or culturally significant properties and structures to prevent the degradation and loss of significant cultural assets.</p>	<p>A. Identify, document and work to preserve historic sites and structures through local, state and national designation.</p> <p>B. Consider amending the Town of Eagle Land Use and Development Ordinance and Eagle County’s Land Use Regulations to strengthen historic preservation efforts.</p> <p>C. As determined appropriate and desirable, encourage the use of historic features to influence the physical design of new development.</p>
<p>Historic Preservation Policy 1.2</p> <p>Work to improve communication, education, and advocacy for historic preservation through community awareness and outreach programs.</p>	<p>A. Include interested community members in the establishment and attainment of historic preservation goals.</p> <p>B. Publicize community preservation events, issues, and information.</p> <p>C. Work with and enhance the resources of the Eagle County Historical Society, including its site adjacent to the Town’s Visitor Center.</p>
<p>Historic Preservation Policy 1.3</p> <p>Support efforts to secure funding and develop financial incentive programs to preserve the Town’s cultural heritage.</p>	<p>A. Utilize information and assistance provided by state and national preservation agencies and organizations.</p> <p>B. Develop effective local sources of preservation funding and financial incentives.</p> <p>C. Assist eligible property owners to obtain local, state, and federal preservation funding and financial incentives (for example, Certified Local Government status).</p>



Renovated 1932 Eagle County Courthouse