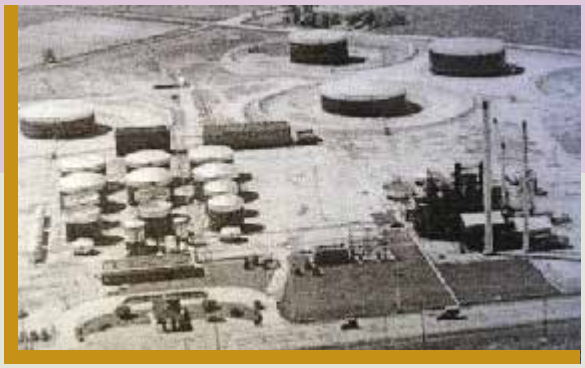










COMMERCE CITY

Historic Preservation Plan

Commerce City
Historic Preservation Plan

Adopted: January 2015

ACKNOWLEDGEMENTS

City Council

Sean Ford, Mayor

René Bullock, Mayor Pro Tem

Andrew Amador, Ward I

Rick Teter, Ward II

Jadie Carson, Ward III

Jim Benson, Ward IV

Steve Douglas, At-Large

Crystal Elliott, At-Large

Jason McEldowney, At-Large

Planning Commission

J.E. 'Mac' McFarlin, Chair

Joe Dreiling, Vice Chair

Dennis Cammack, Regular Member

L. Warren Jones, Regular Member

Robby Robertson, Regular Member

Michael MacCallum, Alternate

Sonia Montano, Alternate

Harvest Thomas, Alternate

Technical Advisory Group

Patrick Eidman, History Colorado

Joy Gerdom, School District 27J

Joelle Greenland, Adams County

Clifford Lushbough, Adams County Historical Society

Sheila Lynch, Tri-County Health Department

Rachel Parris, Colorado Preservation, Inc.

JoAnn Stevenson, Commerce City Historical Society

Maria Vanderkolk, Adams County School District 14

Jen Wahlers, Pinyon Environmental

Commerce City Historical Society

JoAnn Stevenson, President

Esther Hall, Vice President

Debra Bullock, Secretary and Treasurer

Thelma Cole, Membership Director

June Younger, Historian

City Staff

Brian McBroom, AICP - City Manager

James Hayes, AICP - Deputy City Manager

Christopher Cramer, AICP - Community Development Director

Steven Timms, AICP - Planning Manager

Paul Workman - City Planner

Terri Brown - Administrative Services

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PROLOGUE

The Commerce City Historic Preservation was created at the direction of City Council and is rooted in the wants and desires of Commerce City's residents. The area's history is one of agriculture, industry, residential growth, war-time sacrifice, and a desire for self determination. The city's residents understand that preservation of this history is what links past, present, and future generations. The importance of this linkage has become more valuable to the community over the last 15 years during a period of rapid growth. From the year 2000 to 2014, the City of Commerce City more than doubled in population (roughly 21,000 in 2000 to nearly 50,000 in 2014). This sharp increase has led to a desire by both new and long-time residents to connect with their history.

The historic preservation plan builds on the city's Comprehensive Plan (adopted in 2010) and like the Comprehensive Plan, the historic preservation plan is a policy document intended to serve as a guide for the sustainable preservation of Commerce City's historic assets. This plan will be used by the City Council, the Planning Commission, the city's historic preservation partners, and residents of Commerce City to implement the community's vision for the safekeeping of the city's history. The plan is not intended to be a survey of historic properties, but rather a guide as to how to go about surveying, honoring, and celebrating the historic resources in the community. The plan highlights a few specific properties, but more work is needed to accurately account for all of the historically significant properties within the city.

Historic preservation is a new tool for Commerce City's use in maintaining community character. Therefore, this plan makes specific recommendations called "Implementation Strategies" to guide the effective implementation of historic preservation. For example, the city may benefit from working with experts to create a historic preservation ordinance or conducting analysis to determine whether or not a separate historic preservation board is necessary. Additionally, the city may have more financial options available for historic preservation if it becomes a Certified Local Government (CLG). These specific recommendations are found in the "Historic Preservation Strategies" section of this plan and will help equip the city with tools to implement historic preservation strategies.



COMMERCE CITY

Historic Preservation Plan

Commerce CITY

PLAN COMPOSITION

The Commerce City Historic Preservation Plan contains six general sections with each section having a variety of topics that discuss specific information. Within each section there are figures, images, and quotations. The information provided below is intended to set expectations for the reader and discuss the purpose of the previously referenced figures, images, and quotations. Additionally, it will allow future users to identify sections that may be relevant for their purposes without reading the entire document.

Introduction

The Introduction section is intended to provide a broad overview of Commerce City and general information related to historic preservation. At the conclusion of this section, the reader will know Commerce City's location and context with a basic understanding of the benefits of historic preservation.

A Brief History of the City of Commerce City

This section of the plan provides a history of Commerce City and the surrounding area. While this plan is not intended to be a historical account of Commerce City, the history section will give the reader a fundamental knowledge of Commerce City's history and provide context for subsequent sections of the plan.

The Role of the Historic Preservation Plan

This section discusses the role of the Commerce City Historic Preservation Plan and the public outreach that was conducted to ensure the plan reflects the desires of the residents of the community. At the conclusion of this section, the reader will understand the direction that is provided by the city's Comprehensive Plan as it relates to historic preservation efforts.

The Foundational Elements of the Plan

Foundational Elements are the building blocks used to create the Goals, Objectives, and Implementation Strategies that are the purpose of this plan. Foundational Elements incorporate results of the Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis, as well as the Theme Analysis that were critical components of this plan's creation. This section provides a foundation for the subsequent Historic Preservation Strategies section.

Historic Preservation Strategies

The Historic Preservation Strategies section identifies specific Goals, Objectives, and Implementation Strategies for historic preservation efforts in Commerce City. At the conclusion of this section, the reader will have a clear understanding of the next steps for historic preservation in Commerce City.

Appendices

The Appendices section provides additional background information that is important to the creation of the plan. The intent of this section is to provide additional information for those who may be interested.

Plan Logo

As seen on the cover page and in the Prologue, the logo for this plan is an image of the existing flour mill silos located west of Brighton Boulevard and along East 64th Avenue. This image was selected because it represents both the agriculture and the industry that are so critical to the history of Commerce City.

Plan Figures

Throughout this document, a variety of figures are provided to further clarify or illustrate information. These figures are intended to highlight information stated in the text and are identified by their figure number.

Plan Images

Images in this plan have been selected due to their connection to Commerce City's history. Generally speaking, they are labeled to provide context for the photo and are found throughout the document.

Individual Quotes Attributed to People

This plan incorporates a variety of quotations from a number of individuals. They are usually found as a standalone item in either a call-out box or colored graphic. Quotations are intended to emphasize a particular aspect of historic preservation or to offer a glimpse into Commerce City's history by those who lived it.

Concerning life in the 1920s on farmsteads located near the future site of the Denver International Airport, "...it was hard work, carving a farm out of that stingy, dry land northeast of Denver, then keeping it cultivated. I remember my dad (telling) me years ago how they broke this land out of sod. They all pitched tents in the fields and took turns running the tractors day and night." Bob Ziegler, son of Mollie Ziegler—a sodbuster who settled near Box Elder Creek./Rocky Mountain News, May 27, 1990







Introduction

INTRODUCTION

Location & Context

The City of Commerce City is a rapidly growing suburb located north and east of Denver, Colorado in Adams County. The city is crescent shaped with the current boundaries of the City of Denver to the south, a combination of Unincorporated Adams County properties and the City of Thornton to the west, a combination of Unincorporated Adams County properties and the City of Brighton to the north, and the Denver International Airport to the east.

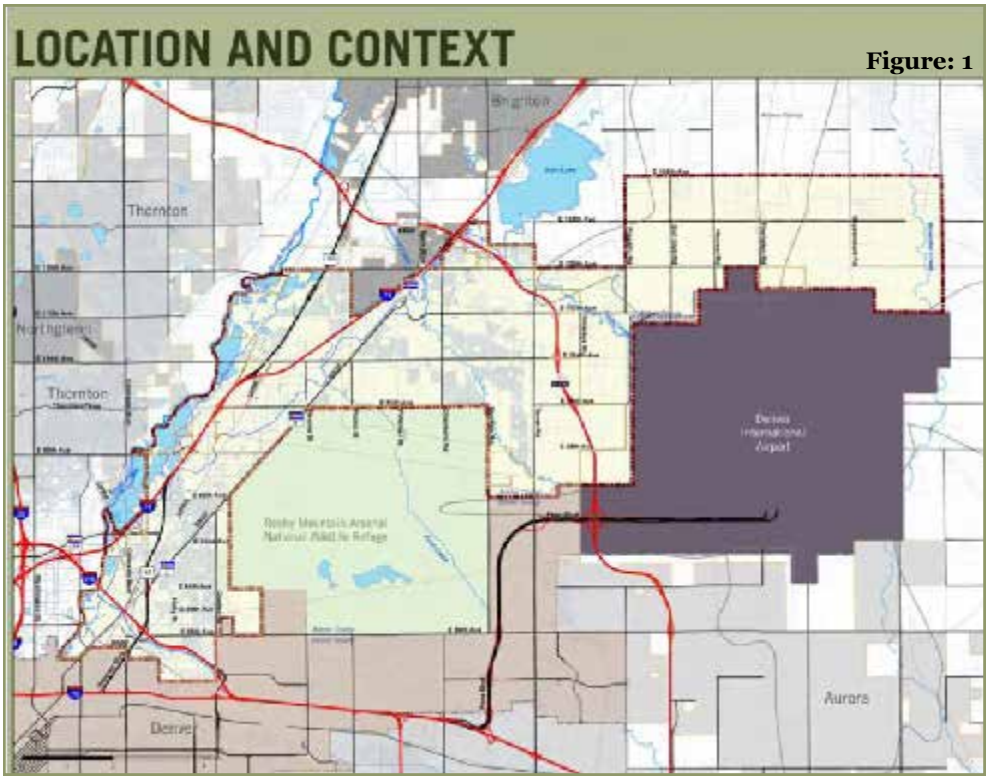


Figure: 1

The crescent shape of the city is due to the presence of the Rocky Mountain Arsenal National Wildlife Refuge, which is 17,000 acres of restored prairie, woodland, and wetland habitat. Currently, Commerce City comprises roughly 41-square miles, with an additional area of about 20-square miles that are undeveloped and identified to be in the city's future growth boundary. One of Commerce City's critical features is its transportation network. Commerce City is home to two interstate highways (Interstate-270 and Interstate-76); seven Colorado state highways (Highway 2, Highway 6, Highway 44, Highway 85, Highway 224, Highway 265, and E-470); two major railroads (Burlington Northern/Santa Fe Railroad and Union Pacific Railroad); a future commuter rail station (East 72nd Avenue and Colorado Boulevard); and easy access to the Denver International Airport (DIA). Due to the variety of transportation options, Commerce City continues to support many industrial users.

"If you don't know where you've come from, you don't know where you are." James Burke

People & Growth

The City of Commerce City incorporated in 1952, which makes it a relatively young municipality. However, the communities that formed Commerce City have been in existence since the 19th Century. Similar to other communities across the county, Commerce City experienced a building boom after World War II which resulted in a significant portion of the city's built environment dating back to that time period. Like many communities across the country, Commerce City is facing questions about how to honor the built environment from this era, but it is in a unique position to integrate its existing built environment with rapid new growth.

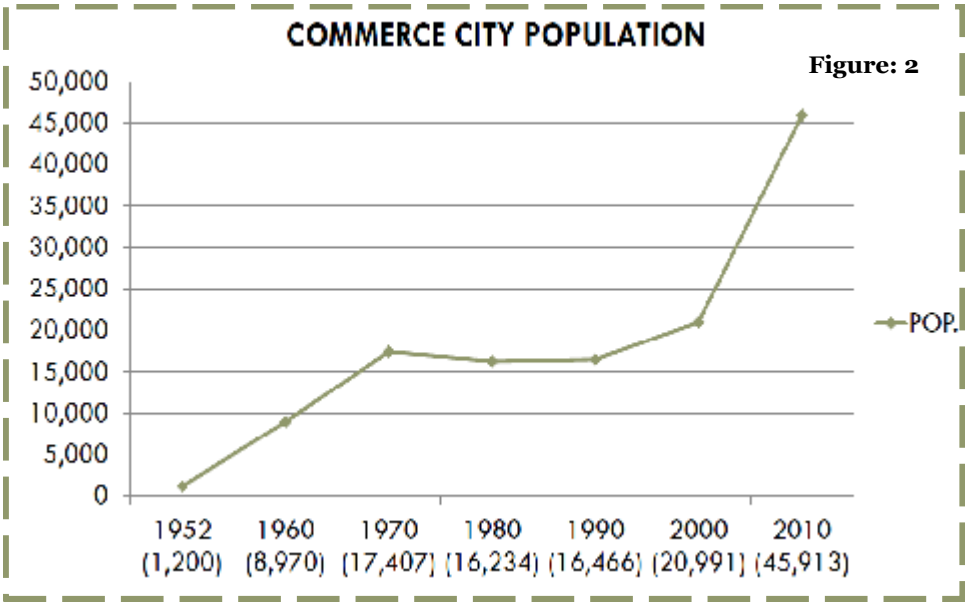


Figure: 2

The decade between 2000 and 2010 brought dramatic change to Commerce City. Specifically, the city saw major growth in residential development. At the beginning of the decade (2000), the US Census documented roughly 21,000 residents. By the end of the decade (2010), the US Census documented approximately 45,000 residents in Commerce City. In 2014, Commerce City's population was estimated to be just under 50,000. To put this growth into perspective, the 1960 US Census (the first census after the city's incorporation) documented the city's population at less than 9,000 residents. This means that in the first 40 years of the city's existence (1960 – 2000), the city grew by a total of 12,000 people. In the fifteen years from 2000 to 2014, the city's population increased by 29,000 citizens. A result of this rapid growth is that both new and long-time Commerce City residents want to connect with the history of their community. Commerce City is also proud of the ethnic diversity of the community. Originally influenced by Central and Eastern European cultures, the community is influenced today by Central and South American cultures.

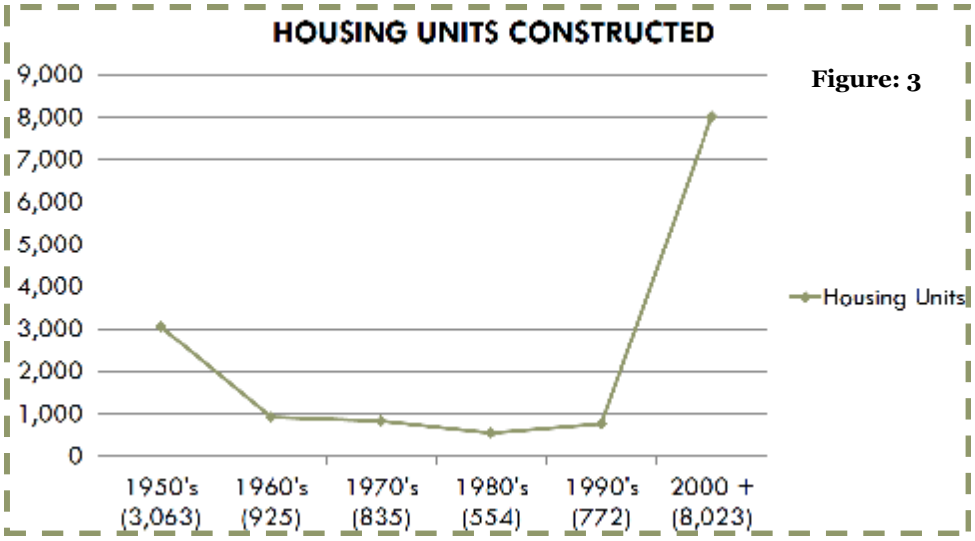
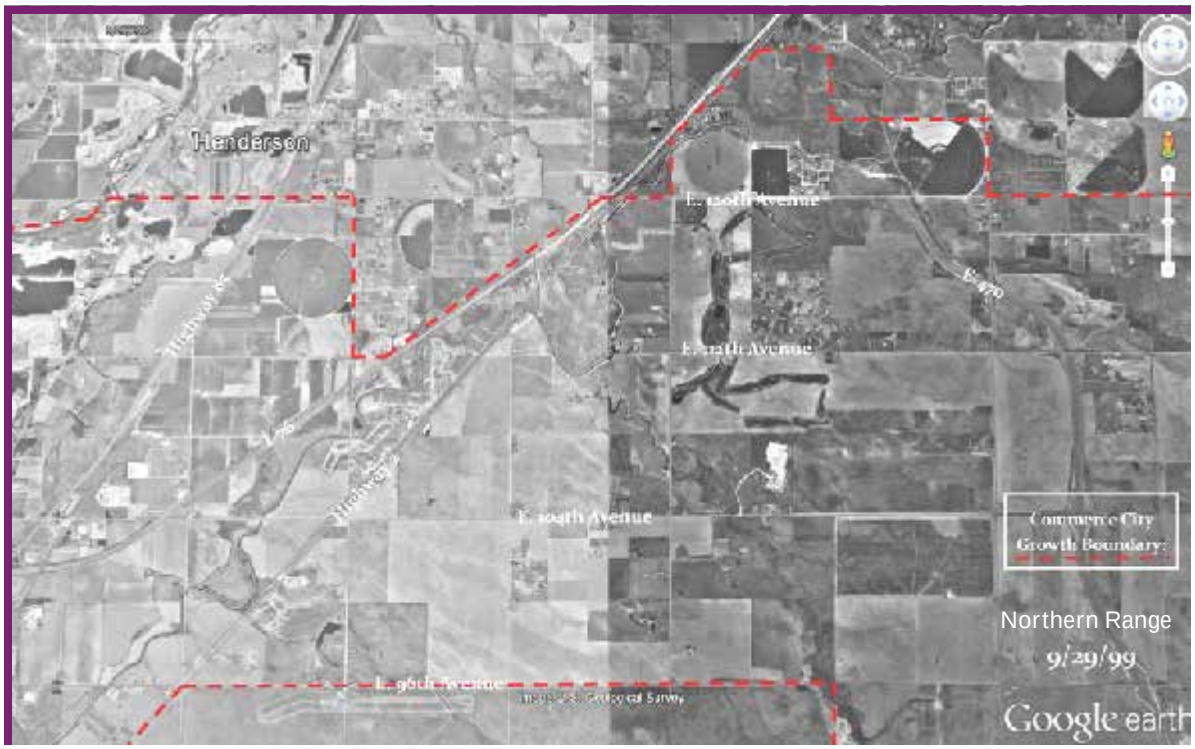


Figure: 3

The majority of growth that occurred between 2000 and 2014 took place in an area of the city referred to as the "Northern Range" (generally located north of East 96th Avenue). Prior to 2000, the Northern Range was mostly dry-land agriculture with very little development. The original boundaries of Commerce City (generally located south of East 96th Avenue) have not experienced the same growth as the Northern Range, but those areas are home to the original Commerce City communities.

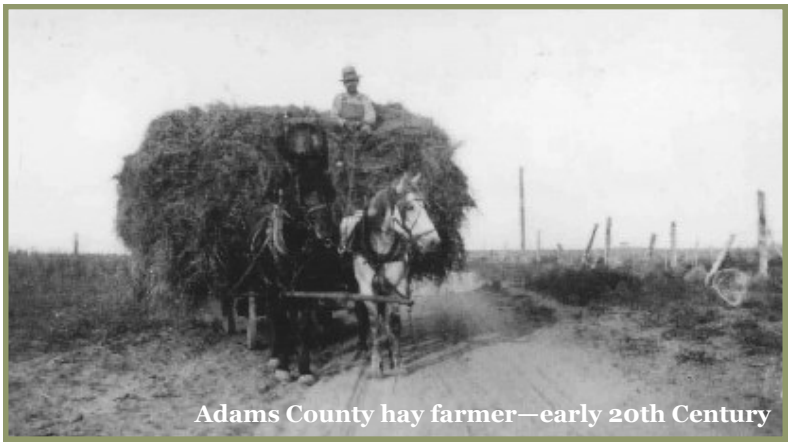




The Importance of Historic Preservation

The history of any city is an important window into the lives, values, and priorities of the people who live there. In large part, a community's identity is shaped by its successes and failures; its response to challenges and opportunities; and the extent to which its citizens and community leaders remember the past, embrace the present, and remain focused on the future. The preservation of that history plays a vital role in maintaining the established character of a place and sustaining that character is what creates a sense of place. It is a sense of place that makes certain areas, districts, or cities unique. Through historic preservation, local jurisdictions can strengthen local economies, stabilize property values, and foster civic pride.

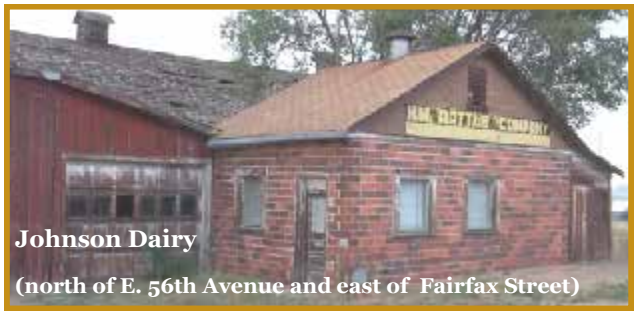
This plan will be used by the city and its preservation partners to guide preservation efforts in a manner consistent with the community's vision. The City of Commerce City is fortunate to have a number of resources that are important to the fabric of the community and establish a sense of place. However, prior to this plan, there was not a comprehensive approach for how these resources would be identified and shared. As a result, decisions related to historic preservation were made on a case-by-case basis, with no over-arching guidance. By having this Historic Preservation Plan, the city will be able to anticipate potential future needs and respond accordingly, thereby employing a comprehensive approach to historic preservation.



Adams County hay farmer—early 20th Century



Dairy truck from the Commerce City area—early 20th Century



Johnson Dairy

(north of E. 56th Avenue and east of Fairfax Street)

"History is who we are and why we are the way we are." David McCullough

What is Historic Preservation?

Historic preservation works to recognize and preserve the things that make a place unique. Often times this includes actively preserving, celebrating, using, and promoting special places within a community. Because historic preservation incorporates so many other community values (neighborhood livability, sustainability, economic development, and cultural sustainability), it is a key component of a healthy community.



Historic Photos from the Commerce City Area

Historic preservation is much more than saving old buildings. Historic preservation champions and protects places that tell the stories of our past. It enhances our sense of community and brings us closer together. Saving the places where we take our children to school, buy our groceries, and stop for coffee – preserving the stories of ancient cultures found in landmarks and landscapes we visit – protecting the memories of people, places, and events honored in our national monuments."

-The National Trust for Historic Preservation

Enabling Legislation

Historic preservation is governed by legislation at the federal, state, and local levels of government.

Federal –

Historic preservation at the federal level was established by the National Historic Preservation Act of 1966 (NHPA). This Act was a reaction to the nation-wide public demand for action to stop the destruction and demolition of historic properties that was common in the United States during the construction boom after World War II. It is this Act, and subsequent amendments, that enable historic preservation actions throughout the various levels of government.

Empowered by the NHPA, the Secretary of the Interior is responsible for oversight of Historic Preservation at the national level. The Department of the Interior uses the National Park Service, through their Cultural Resource Department to implement and oversee the requirements of the NHPA.

State –

As part of the NHPA, the Secretary of the Interior is required to approve State Historic Preservation programs once certain criteria are met. The most relevant approval criteria is for a state to grant its governor permission to designate a "State Historic Preservation Officer" (SHPO) to administer the state's program. Therefore, a state's SHPO is the most influential individual with respect to historic preservation efforts in their state. An important role of the SHPO is to provide local governments with a certification program so that a portion of a state's NHPA grants may be transferred to the certified entities.

In 1985, the state of Colorado implemented a local government designation program that is administered by History Colorado's Office of Archaeology and Historic Preservation.

NATIONAL…

- The Secretary of the Interior is responsible for oversight of historic preservation at the national level. The Secretary of the Interior in 2014 is the Honorable Sally Jewell.

STATE…

- The Colorado governor appoints a State Historic Preservation Officer (SHPO) to administer historic preservation efforts in the state. In 2014, Colorado's SHPO is the Honorable Edward Nichols.

Local –

Historic preservation requirements differ greatly depending on the nature of the local government. While the state of Colorado has requirements for becoming a "Certified Local Government" (CLG) whereby local governments become eligible for additional funding opportunities, there is no standard set of historic preservation requirements. Some local governments choose to become "certified" and implement historic preservation requirements strictly in accordance with CLG standards, while some governments choose to become "certified" and implement historic preservation standards above the minimums required for CLG status. Alternatively, some local governments choose not to become "certified" and instead implement historic preservation in a way that works for their community, while other local governments choose not to have any standards for historic preservation. Therefore, based on a community's needs and desires, enabling legislation for local governments may be customized by each jurisdiction.

CERTIFIED LOCAL GOVERNMENT (CLG) REQUIREMENTS

- Local governments must enforce appropriate state and local legislation for the designation and protection of historic properties.
- Local governments must establish an adequate and qualified historic preservation commission established by local ordinance.
- Local governments must maintain a system for survey and inventory of historic properties.
- Local governments shall provide for adequate public participation in local historic preservation programs (including the process of recommending properties for nomination to the National Register).
- Local governments must satisfactorily perform the responsibilities listed above and those others specifically delegated to them.

Requirements from 'Colorado Certified Local Government Handbook' produced by History Colorado.

"Great architecture has only two natural enemies; water and stupid men." - Richard Nickel

Commerce City, Colorado

Historic Preservation & Sustainability

Basic measures of historic preservation consider the cultural, environmental, and economic impact of a project throughout its lifespan. This is why the concept of sustainability has been embedded in historic preservation practices. The preservation and reuse of historic buildings reduces resource and material consumption, it places less waste in landfills, and it consumes less energy than demolishing buildings and constructing new ones. Supporting the repair and maintenance of historic buildings enables them to accommodate a variety of uses for many generations and maximizes energy performance.

The City of Commerce City is committed to a culture of sustainability. City leaders understand that one of the best ways to ensure the success of future generations is to make decisions today that provide options for future generations. Therefore, Commerce City is committed to sustainable programs that make a difference in the lives of current and future Commerce City residents. Historic preservation provides options for a sustainable future.


Olde Town Arvada


Hangar 61


Colorado State Capitol


Mesa Verde


Hotel Colorado


Redstone Castle

Figure: 4

Historic Preservation & Economic Development

In addition to telling a community's story, historic preservation also generates a wide range of economic benefits. One advantage of historic preservation is that the rehabilitation and reuse of historic buildings stimulates the local economy and provides space for new businesses. Another is that preservation efforts provide opportunities for heritage tourism events, which tend to generate more tourism dollars than other tourist attractions. A third economic benefit includes the impact on neighborhood character and increased property values. Historic neighborhoods tend to be more desirable, they tend to be more stable, and they tend to have higher property values because property owners in these neighborhoods usually take great pride in their property being located in an historic area.

In addition to the stated economic benefits of historic preservation, it also generates direct and indirect tax benefits. Direct tax benefits include those that are tied to historic preservation efforts (e.g., staying in a historic hotel or increased property values because property is located in a desirable neighborhood). Indirect tax benefits may be realized through an accessory activity to a historic preservation experience (e.g., tourists visiting a historic district and spending money on food or gas in other parts of the community).

Additionally, federal and state tax credits and grants are available for historic preservation projects. These tax credits infuse hundreds of thousands of dollars into local economies through the hiring of skilled trades people or the purchase of materials from local vendors. These tax credits incentivize historic preservation, which translates to dollars being spent in the local community.

Heritage Tourism

"Traveling to experience places, artifacts, and activities that authentically represent the stories and people of the past and present."

-The National Trust for Historic Preservation



Bison on the Wildlife Refuge

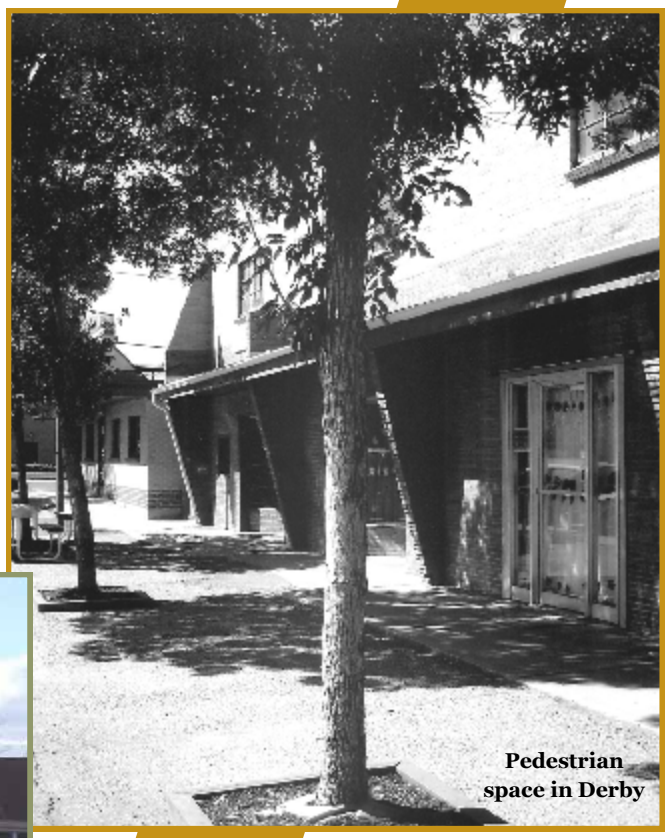
"In the end, the character of a civilization is encased in its structures." Frank Gehry

Commerce City, Colorado

Cultural & Social Benefits of a Historic Preservation Plan

Historic preservation reinforces the ties between property owners and their history. When property owners feel a connection to their history they are more likely to become engaged in civic activities, sustainability programs, and preservation efforts—all of which help maintain a high quality of life. Feeling connected to the community empowers property owners to be responsible for their property's upkeep and the perception of their neighborhoods. This sense of pride reduces property maintenance issues and crime.

Historic neighborhoods also tend to promote social interaction. Historic neighborhoods are generally more compact and walkable and tend to accommodate a larger mix of cultural and economic groups, thereby furnishing opportunities for community interaction. Historic neighborhoods and buildings often contain direct connections to public space that make them more inviting and foster a greater sense of community. For these reasons, historic preservation efforts help sustain community livability, shape community responsibility, and uphold unique neighborhood identities.



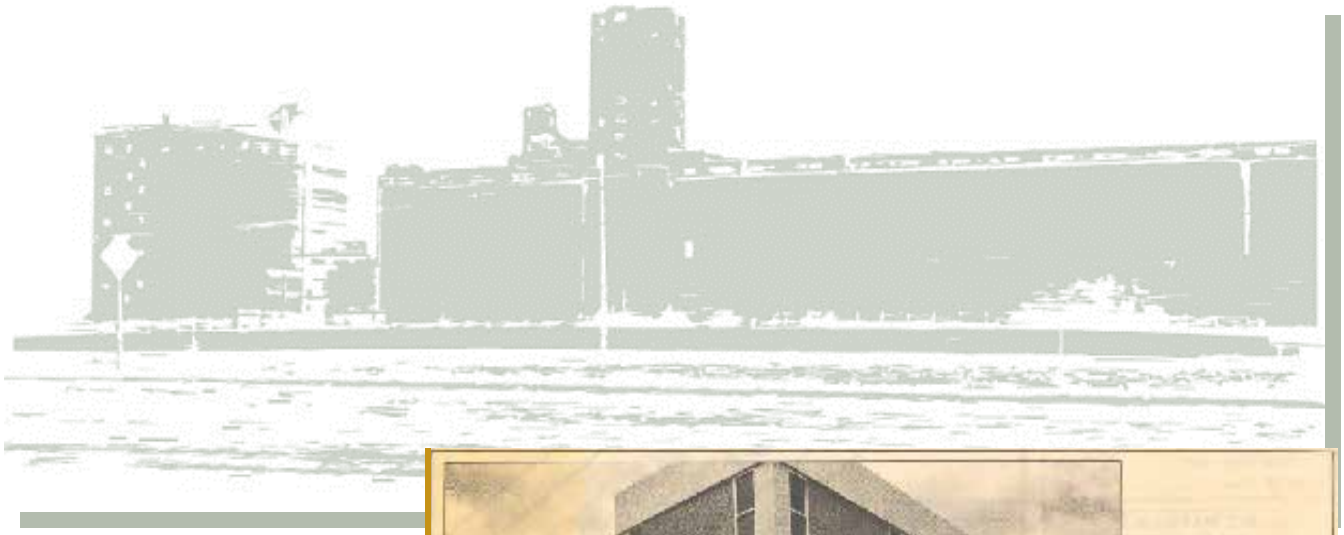
Pedestrian space in Derby

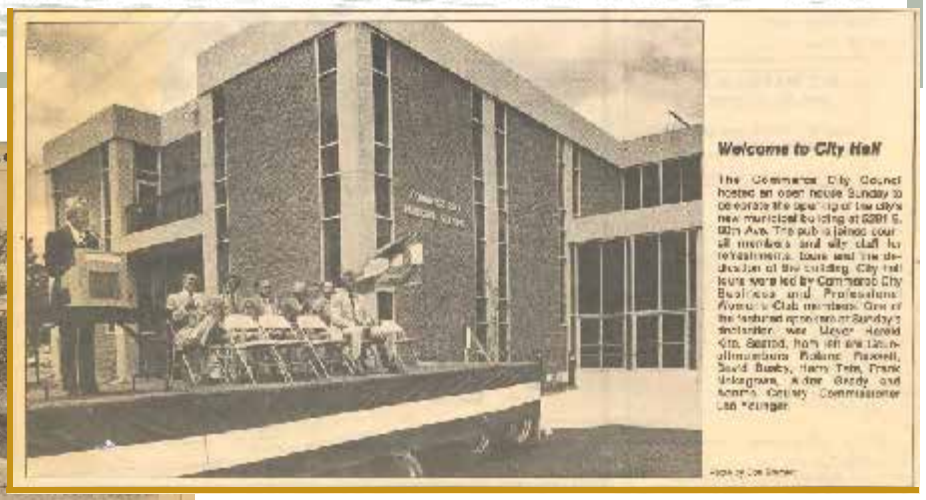


Pedestrian space in Derby

"... We should carefully consider the importance of memory and its possible use as a tool for promoting public interest in historic properties as well as sensitive stewardship and preservation of our built environment for generations yet to come." Barbara Frederick

Commerce City, Colorado





Welcome to City Hall

The Commerce City Council hosted an open house Sunday to celebrate the opening of the city's new municipal building at 6201 E. 60th Ave. The public joined council members and city staff for refreshments, tours and the dedication of the building. City hall tours were led by Commerce City Business and Professional Women's Club members. One of the featured speakers on Sunday's dedication was Mayor Harold Kirk. Seated, from left are Councilwoman Roberta Russell, David Burks, Harry Tate, Frank Velagrave, Alder Grady and Adams County Commissioner Lee Younger.



In 1967 Commerce City Government moved into its New City Hall on E. 60th Ave. & Forest Drive.

Prior to this all City offices were housed in a converted Army barracks building north of the new location.

MOVING FORWARD... WITH PROGRESS IN COMMERCE CITY

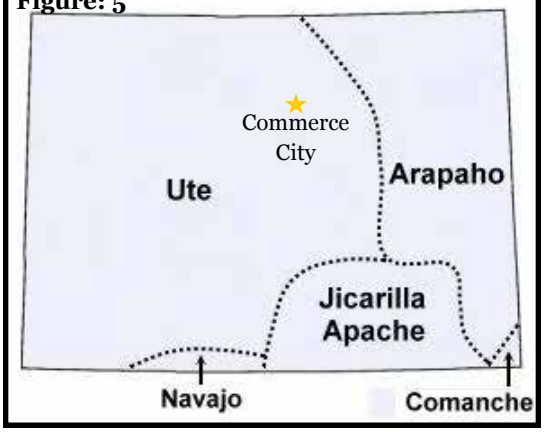


A Brief History of Commerce City

Historical Context

Much like the rest of the western United States, the history of Commerce City begins with the story of the Native Americans that inhabited the area before the arrival of the Europeans. Specifically, the Arapaho and Ute Nations originally called this area of Colorado home.[1] For generations, these tribes lived in the area and thrived due to the close proximity of water (the South Platte River and the Sand Creek confluence) and the fertile ground that supported the animals that made the Native American way of life possible. These elements presented a unique opportunity not only to survive, but to flourish for generations.

Figure: 5



It was during the early days of European expansion in North America that the Spanish and French both claimed what is known today as the front range of Colorado. In 1763, France formally ceded the Louisiana Territory to Spain, which returned it to the French in 1801.[2] The French then claimed the area until 1803, when Napoleon Bonaparte was desperate for money to fund his war in Europe. Famously, the French sold the Louisiana Territory to the United States during the presidency of Thomas Jefferson and the purchase included what is known today as Commerce City. At the time of the transaction, the area was inhabited by a mix of Native Americans and European descendants who came to the mountains as fur trappers or prospectors. With the constant arrival of European descendants and the existence of the Native Americans, Louis Vasquez established Fort Convenience in the 1830s. The fort was located at the confluence of Clear Creek and the South Platte River, which today is at approximately I-76 and East 72nd Avenue[3]. This was the first semi-permanent American settlement in the area of Commerce City.

By the middle of the 19th Century, two major events had conspired to bring more people of European descent to the area. The first major event was the discovery of gold. Almost overnight, Denver swelled with people from across the United States and the world who were looking for their fortune. The second major event (and the most influential in the settlement of the Commerce City area) occurred in 1862 when President Lincoln signed the Homestead Act, which established a system for acquiring government land in the west. Any United States citizen or intended United States citizen, who had never fought against the United States, could apply to lay claim to 160 acres of surveyed land. These citizens were required to live on the land for five years, build a minimum-sized dwelling of 12 feet by 14 feet, and grow crops. After five years, the homesteader could file a deed of title and once approved by the General Land Office in



Farming on land that would become the Arsenal

Washington, D.C., they were granted title to the land free and clear.[4] Land around Commerce City that was earned by the Homestead Act supported hog and dairy farms owned by European Americans who also grew cabbage, celery, lettuce, tomatoes, and other crops. Although they would not come in great numbers until the 1930s, the Commerce City area was also home to the state's first fish hatchery (today the site is generally located at the northwest corner of East 88th Avenue and I-76).[5] The agricultural roots of this area remain strong and continue to be an important part of the heritage of Commerce City residents.

As the 19th Century was drawing to an end, railroads were beginning to connect places like Denver, Cheyenne, Santa Fe, and Lincoln to the larger cities in the eastern United States. Along these railroad lines, centers of development began to emerge. Developments included anything from large-scale industrial plants and manufacturing facilities to depots for farmers and ranchers to send their goods to previously unreachable markets. It was during this time period that the communities that would later form Commerce City began to materialize. Surrounded and supported by the agricultural roots of the area, Dupont, Irondale, Rose Hill, Adams City and Derby all began to emerge. While the area identified as Commerce Town in Figure 6 was not a formally recognized community, it was the center of industrial development for the area and an important member of the original Commerce Town community which is why it has been identified. The Dupont development was a working class community established around a Dupont factory where people found employment. Irondale was planned as a factory town that was centered on the Kibler Stove Works plant; Rose Hill and Adams City were later established as residential areas; and Derby was planned to be a depot for farmers to deliver crops, while accommodating residential and commercial development.

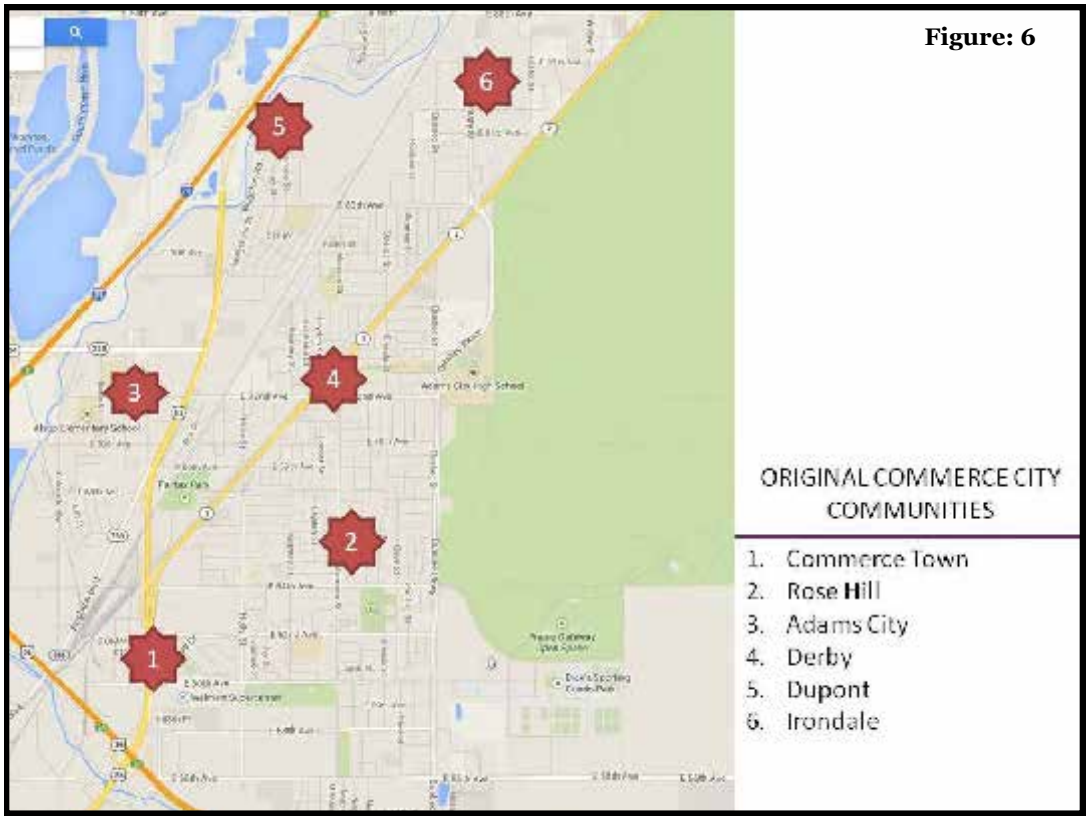


Figure: 6

During the first part of the 20th Century, life was relatively quiet in the Commerce City area. Most folks were happy to farm the land or work in the nearby industries. The most exciting change in this period occurred in 1902, when voters approved the creation of Adams County from a portion of Arapahoe County.[6] Adams County was named for a popular former Governor; Alva Adams, a business man who had spent most of his time in the Pueblo area after coming to Colorado as a young man from Wisconsin.[7] While this period was relatively quiet, there were certain emerging trends that would impact the area's future. The most troublesome trend was Denver's continued expansion north and east from the city center, which included heavy industry, warehouse space, and a new Denver Municipal Airport (later named Stapleton International Airport), built in 1929.[8] In the coming years, Denver's growth would threaten the existence of the small communities of Dupont, Irondale, Derby, Rose Hill, and Adams City.



Alva Adams was the 5th, 10th, & 14th Governor of Colorado

Similar to the rest of the world, this quiet way of life was interrupted in the 1940s by World War II. The transformations that occurred during the war would forever change the course of Commerce City's history. In 1942, the United States Army purchased 17,000 acres of farm land and established the Rocky Mountain Arsenal where the Army produced a variety of chemical weapons. Once the need to produce chemical weapons ceased, the Army leased property on the Arsenal to private industry that manufactured pesticides.[9] While the Arsenal offered employment and other military related opportunities to Commerce City residents, it also negatively impacted the agricultural and residential nature of the area. Specifically, contaminated ground water was discovered north of the Arsenal in the 1950s, which required several decades of remediation.

Shortly after World War II, it became obvious that there were threats to the sovereignty of the small communities established along the railroads northeast of Denver. In the early 1950s, the area's residents had recently experienced the federal government's purchase of 17,000 acres of their neighbors' property. They were also faced with post-war residential and industrial development pressures in Denver and Denver's airport had been constructed adjacent to the southern boundary of Adams County. It was becoming clear that if the smaller communities did not unite and determine their own fate, it would be decided for them. Based on outside pressures and a desire to determine their own future, citizens from Adams City, Rose Hill, and the industrial areas surrounding these communities united. In the winter of 1952, they voted to incorporate into their own municipality called Commerce Town and H. Alfred Krogh was elected mayor.



Ten years later, in 1962, Commerce Town voted to annex Derby and change its name to Commerce City. While the Dupont neighborhood remains largely in unincorporated Adams County, and Irondale is a patchwork of Commerce City and unincorporated Adams County properties, these communities are very much a part of the history of the area. In 1970, the city's Home Rule Charter was passed and the current council – mayor form of government was established.[10] Shortly after the passage of the Home Rule charter, Harold Kite was elected the first mayor of Commerce City under the new form of government.

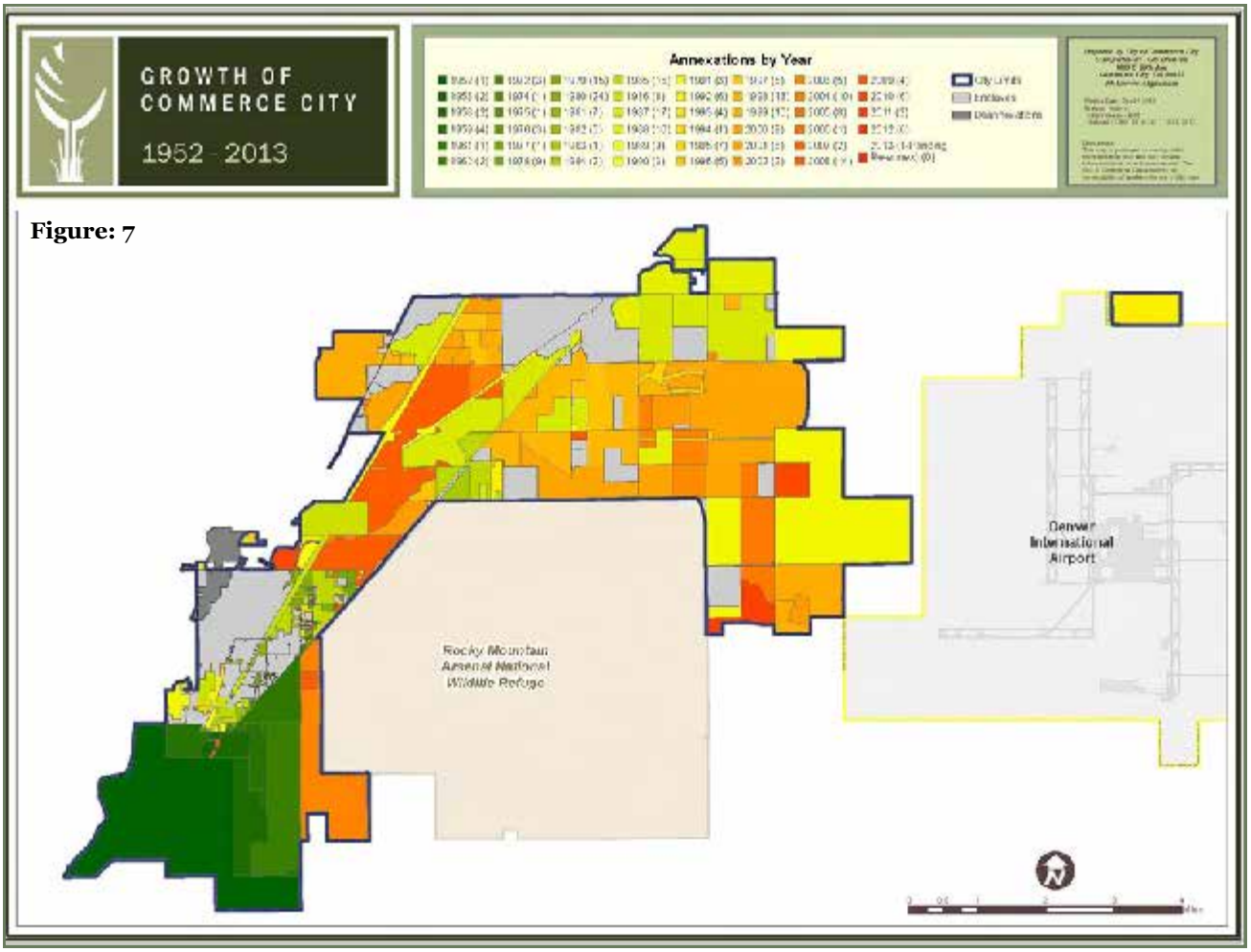
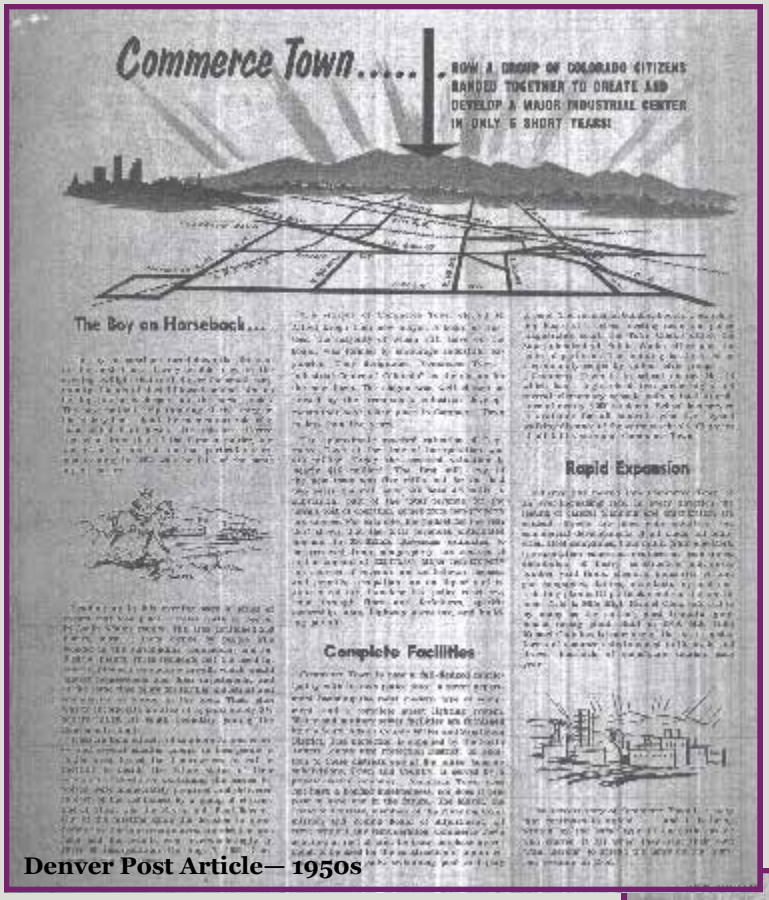


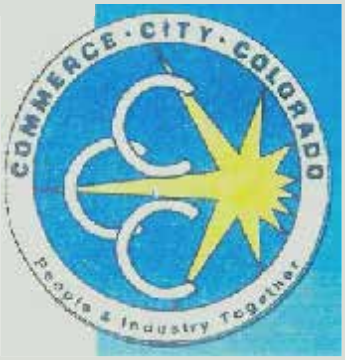
Figure: 7

Commerce City's logos through the years



Denver Post Article— 1950s



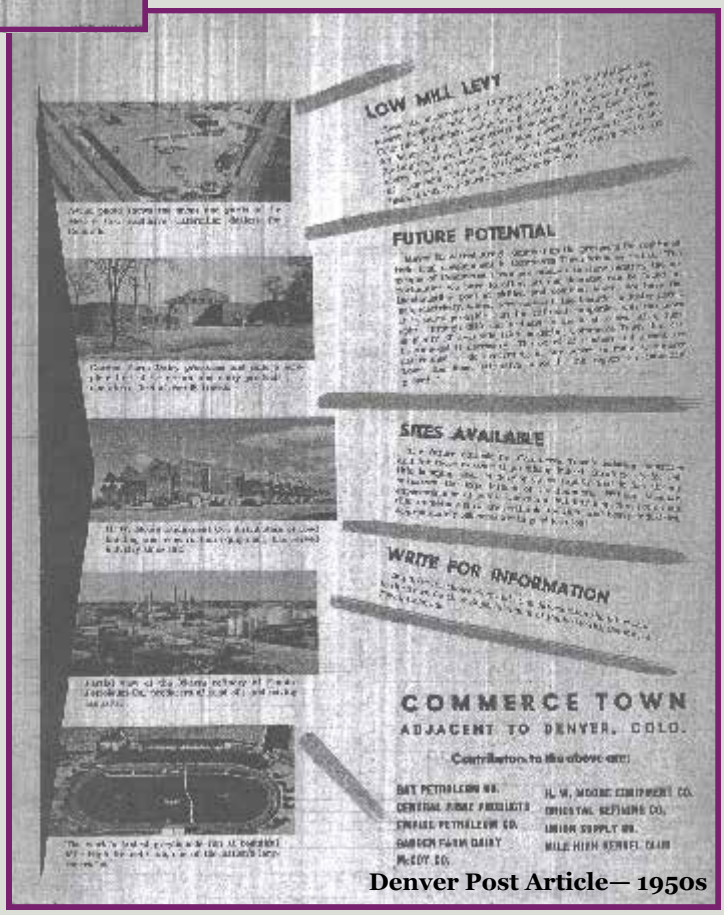








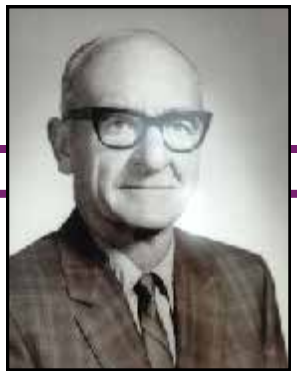




Denver Post Article— 1950s

Commerce City Mayors

Since the city's incorporation in 1952, there have been 10 different mayors of Commerce City. Six of these mayors have served under the current council – mayor form of government. Each mayor had specific goals to achieve during his time in office, but all mayors wanted what was best for the community. The City of Commerce City is fortunate to have a distinguished list of mayors who have taken the community's stewardship very seriously.



H. Alfred Krogh (1952—1965)



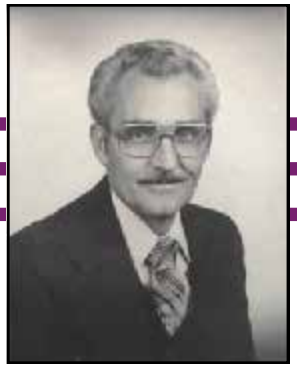
Ivan R. Jergensen (1965—1966)



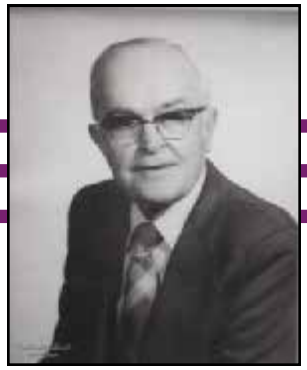
Leroy W. Fields (1966—1968)



Eli L. Koff (1968—1970)



Harold East Kite (1970—1975 & 1978—1987)



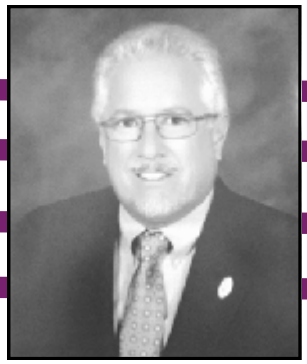
Allen L. Williams (1975—1978)



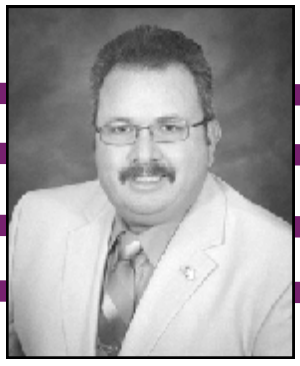
David R.D. Busby (1987—1999)



E. E. "Casey" Hayes (1999—2003)



Paul Natale (2007—2011)



Sean L. Ford (2003—2007 & 2011 to Present)

The second half of the 20th Century would bring major infrastructure changes to the city and further establish Commerce City as a home for industry. Major interstate projects in the late 1960s included the construction of I-70, I-270, and I-76.[11] In the 1990s, E-470 Highway was planned and under construction, which provided more transportation alternatives to Commerce City residents and businesses.[12] While these transportation projects significantly impacted the community, the biggest change in transportation occurred in 1995 when the Denver International Airport (DIA) replaced the Stapleton International Airport.[12] The opening of DIA was significant for Commerce City in two ways. The first was that it provided a major redevelopment opportunity along the southern border of the city. The second was that it provided a catalyst for the development of Commerce City's Northern Range (the area north and east of the Rocky Mountain Arsenal National Wildlife Refuge) during the early part of the 21st Century.

In the 2000 Census, Commerce City's population was identified at 20,991 residents. By 2010, Commerce City had grown to 45,913 residents (over double the number of people who lived in the city just 10 years earlier).[14] As evidenced by the Census numbers, the first decade of the 21st Century was defined by growth and presently, no end is in sight. The city's Comprehensive Plan predicts that by 2035, there will be 71,900 residents in Commerce City. As the city continues to grow, it will be important for citizens to understand and recognize Commerce City's rich history, which is what makes it unique.


New residential development in the Northern Range

Sources:

1. *www.native-languages.org/colorado*
2. *www.city-data.com/states/Colorado-History.html*
3. *Colorado Forts: Historic Outposts on the Wild Frontier, Page 12. Jolie Anderson Gallagher. Published by The History Press, Charleston, SC, 29403. 2013.*
4. *www.archives.gov/education/lessons/homestead-act*
5. *http://www.rootsweb.ancestry.com/~coadams/forgottenpast-2/fish.htm*
6. *www.co.adams.co.us/index.aspx?NID=872*
7. *www.nga.org/cms/home/governors/past-governors-bios/page_colorado/col2-content/main-content-list/title_adams_alva.html*
8. *www.sdcdenver.org/stapleton-story*
9. *www2.epa.gov/region8/rocky-mountain-arsenal*
10. *www.c3gov.com/index.aspx?nid=287*
11. *www.coloradodot.info*
12. *www.expresstoll.com/AboutUs/Pages/History.aspx*
13. *www.flydenver.com/doyouknowdia*
14. *www.census.gov*

Historical Eras and Types of Architecture

The City of Commerce City is a young municipality with a relatively short history, but the area that has become Commerce City has a story that spans centuries. This section of the plan provides additional details about specific eras or individual properties that have helped shape Commerce City's unique identity. The acknowledgment of these eras and properties provides the context from which other sections of this plan will be derived. Specifically, the Foundational Elements, Goals, Objectives, and Implementation Strategies are a result of the unique history that is found in and around Commerce City. While this section identifies certain eras or properties that are important to Commerce City's history, they may or may not warrant historic preservation status. That will be determined by a subsequent phase of historic preservation efforts in the city.

General Information

The history of Commerce City is similar to other municipalities located throughout the mountain west. This area was originally home to Native American tribes who lived and thrived in the area for generations. As early as the 17th Century, European explorers began to arrive in the region and by the end of the 19th Century, communities, homesteads, and railroad depots were well established. The land uses in the territory known today as Commerce City were primarily agricultural with some industry until the outbreak of World War II. During the War, the military transformed the region into a strategic outpost for chemical weapons manufacturing because of the existing industry and the existing railroad infrastructure. Like countless other communities across the county, the post-World War II era brought increased residential and industrial development in and around Commerce City. It was also the time period when Commerce Town was originally established and subsequently grew through annexation, eventually changing its name to Commerce City. Growth and development in Commerce City were relatively flat during the last few decades of the 20th Century, but that trend reversed in the year 2000. During the first 15 years of the 21st Century, Commerce City has seen tremendous growth in residential, commercial, and industrial land uses. As time progresses, history will determine how the current era of architecture will be viewed and whether or not it will be worthy of preservation.

Illustrative examples of residential development in the 21st Century include the Belle Creek development (northwest corner of State Highway 85 and East 104th Avenue) and the Reunion development (along the East 104th Avenue corridor generally between Chambers Road and Tower Road) in the city's Northern Range. Homes from the 21st Century are a mix of single-story and two-story buildings set close to the street and to one another.



Illustrative examples of commercial development in the 21st Century are found at the corner of East 104th Avenue and Chambers Road where modern architecture, pedestrian connectivity, and green technologies are being incorporated into development.

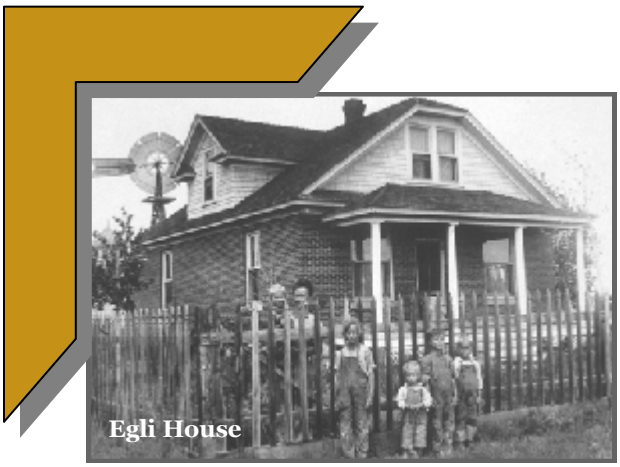
Illustrative examples of industrial development in the 21st Century are found in the Mountain View Industrial Park (northwest corner of State Highway 2 and East 96th Avenue) and the Marty Farms Industrial Park (southwest corner of East 96th Avenue and Yosemite Street). These developments attempt to ensure adequate landscaping, screening, and parking to accommodate the use located on the property and to mitigate potential impacts to neighbors.

Residential Development

The housing stock in Commerce City is generally reflective of the three eras when growth spiked in the area. The first time period predates World War II (before 1940), the second time period is the middle of the 20th Century (1940 – 1960), and the third time period is the early 21st Century, which has been previously discussed.

Pre-World War II Residential Development

The housing stock that predates World War II reflects the agrarian nature of that era. These homes are an important link to the homesteaders who established their farms and laid the foundation for living in the Commerce City area. Traditionally, these homes are modest in size, located on large lots, and incorporate gables, porches, and columns into their architecture. Often times, homes from this era present challenges for historic preservation, because they require improvements for safety and modernization, they are owned by more than one individual or a family trust, or they are located on large lots that can be subdivided and accommodate multiple developments, making them attractive for redevelopment.



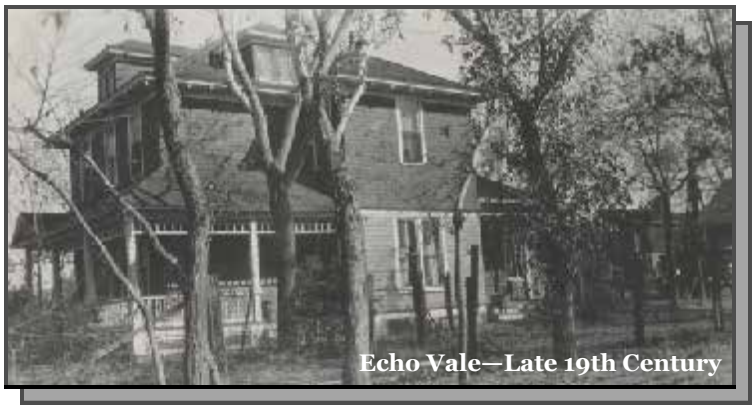
Egli House



Egli Family

The Egli family lived on land that would later become the Rocky Mountain Arsenal. These pictures show the family's home (above) and the last photo taken at the home before they were forced to sell their land to the federal government (right).

Illustrative examples of this type of residential development are found at the Echo Vale property (6140 Holly Street), several residential properties located in the area of East 64th Avenue and Colorado Boulevard, and the homes found in the area of East 56th Avenue and Fairfax Street.


Echo Vale—Late 19th Century

Echo Vale

The Echo Vale home is a good example of Pre—World War II residential development in Commerce City and it is the oldest residence in the city. The home was constructed in 1892 on property that is addressed today as 6140 Holly Street. Originally, the land was purchased from the Union Pacific Railroad Company and the home was part of a 160-acre dairy farm. Today, the house maintains many of the same characteristics as the original structure and is truly a jewel. Given the history of the structure, the history of the property, and its historical integrity, the city should consider additional pro-active actions to ensure this site remains a significant piece of the Commerce City community. The home is currently owned by Dorothy "Dottie" J. Bakke, who has worked to preserve the integrity of the home and property.


Echo Vale—21st Century

Mid 20th Century Residential Development

There are a number of mid-century residential neighborhoods in Commerce City. These homes are usually single-story structures that are set back farther from the street to accommodate the proliferation of the automobile. They were intended to meet the demand for mass produced and affordable housing after World War II. The homes and neighborhoods from this era are just now becoming eligible for historic designation on the national level, but little precedent has been established as to how this era is viewed in the historic preservation community. Therefore, Commerce City is closely watching as other communities evaluate and address homes and neighborhoods from this era.


Tichy Neighborhood

Illustrative examples of this era are the Tichy Neighborhood (bound by East 69th Avenue on the north, Monaco Street on the east, East 64th

Avenue on the south, and Holly Street on the west) and the Adams Heights Neighborhood (bound by East 68th Avenue on the north, Brighton Boulevard on the east, East 64th Avenue on the south, and Colorado Boulevard on the west).

Commercial Development



Dino's 6 & 85 Restaurant

Until the middle of the 20th Century, the majority of development in the area of Commerce City was agricultural and industrial in nature. As a result of these development patterns, there was not a great need for large commercial services. Therefore, the majority of commercial property in the city dates to the middle of the 20th Century, when serious residential development began for the first time. Specifically, the area known as "Derby" was the only location in the city that offered an accumulation of commercial services and it became the city's commercial center. The built environment in Derby is typical of that era, consisting of buildings with bold angles and being situated close to the street. Traditional brick was used as the primary construction material and most of the buildings incorporate pedestrian space adjacent to the business. Commercial buildings from this era tend to become targets of historic preservation efforts, because they reflect community values and can be repurposed for a variety of uses with no limits on their life span.

Current Derby Boundaries

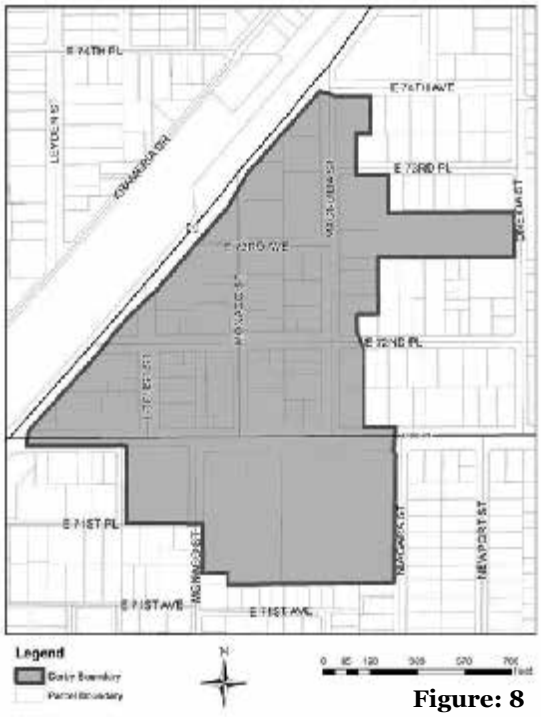


Figure: 8

Derby (information provided by Hoehn Architects PC in their Historic Derby District Draft Survey Report for the State Historic Fund – Project Number 2013 – M2-007):

The area that is known today as Derby is generally bound by East 72nd Avenue on the south, Magnolia Street on the east, and Highway 2 on the north and west.

These current boundaries are very different from the original boundaries of the Town of Derby that was platted in 1889. The Town of Derby was initially platted in an 'L' shape with the boundaries of East 69th Avenue to Monaco Street to East 72nd Avenue to Pontiac Street to East 75th Place to Holly Street (as they are known today).

The Town of Derby was platted in standard lots for the time (25-feet wide by 150-feet long) with the intent to accommodate residential and commercial uses. Within a few

months of recording the plat, a portion of the Town of Derby was deeded to the Burlington & Colorado Railroad Company for the purpose of constructing a depot. While the depot no longer exists, it was constructed east of the existing railroad tracks and north of what is known today as East 72nd Avenue.

Original Plat - Town of Derby

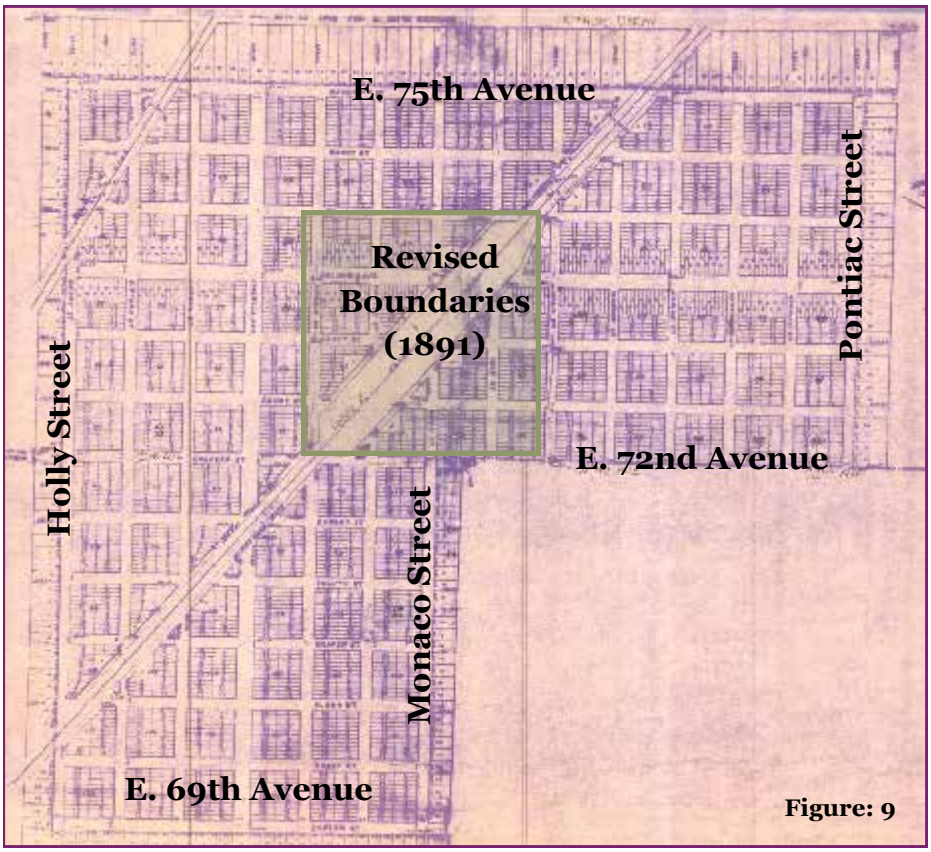


Figure: 9

As the owners of the Town of Derby began to explore offering lots for sale, they could not find water for the development and were forced to greatly reduce the size of Derby in 1891. The revised boundaries of Derby were East 72nd Avenue on the south, Magnolia Street on the east, East 74th Avenue on the north, and Krameria Street on the west (as they are known today). By the early 1910s, a water well had been bored and water was available to the residents of Derby.

In 1912, Tipton and Pearl Brewer opened the first retail store in the Town of Derby (the building is addressed today as 7270 Highway 2), which was followed shortly thereafter by a lumber yard owned by J. H. Peterson (the building is addressed today as 6350 East 72nd Place). In 1925, Derby's population was 200 residents and by 1930 it had grown to 300 residents with many businesses supporting the people living there. By 1940, the Town of Derby had doubled its population to 600 residents and included a variety of commercial businesses. In the years that followed World War II, the Town of Derby really began to grow and was under threat of annexation from the city of Denver. In 1953, there was a movement to incorporate the Town of Derby, but the increased zoning and building regulations, along with a 30-mill tax rate levy led voters to reject incorporation. Nine years later in 1962, Commerce Town voted to annex the Town of Derby and it became a neighborhood in the larger Commerce City community.

As the 20th Century was drawing to a close, new commercial development was provided in other areas of Commerce City. Many of the businesses that once called Derby home began to move to the new commercial developments, leaving buildings in Derby vacant and dilapidated. Understanding the importance of Derby in Commerce City's history, three revitalization studies have been performed (1976,


Derby Diamond Improvements—2010

1985, and 2005). All of the studies acknowledged the importance of Derby and its potential as a commercial center once again. Therefore, it may be beneficial to explore the history of Derby and how historic preservation efforts may be used in its revitalization efforts.

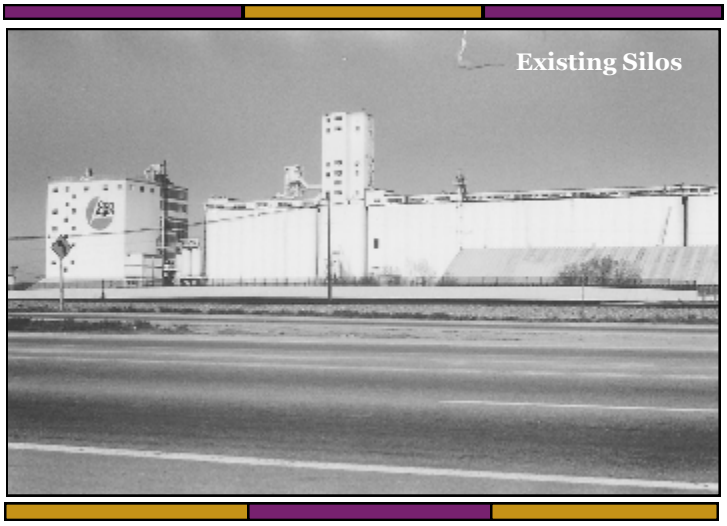
Industrial Development

The northeast quadrant of the Denver-metro area has a history of industry and commerce. Commerce City residents embraced these land uses, because they understood the important connection to employment opportunities. While industrial development has been steady throughout the history of Commerce City, there are separate eras that are unique. The first era predates World War II (before 1940); the second era is post World War II (1940 – 1960); the third era is the late 20th Century (1960 – 2000); and the fourth era is the early 21st Century, which was previously discussed.

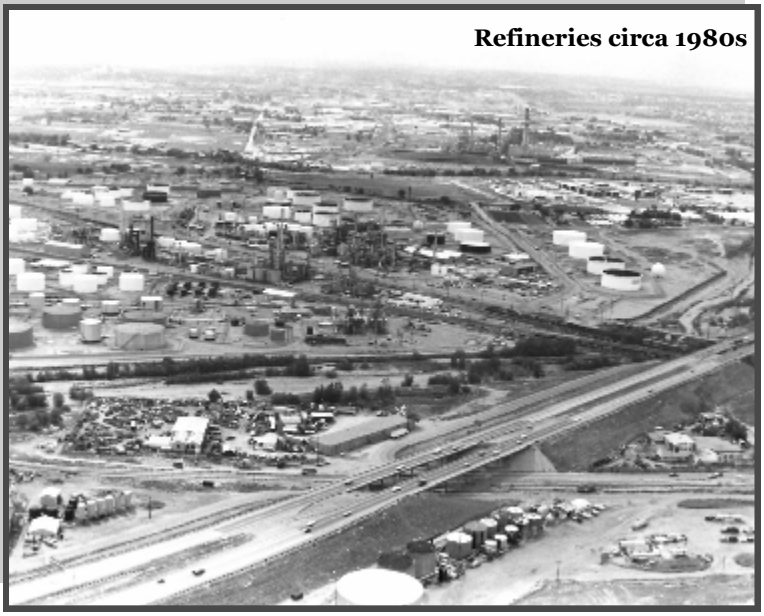
Pre World War II industrial development

While few in number, the remaining structures and operations from this era provide a glimpse into the early industrial development in the area and they serve as reminders that industrial development is an important part of Commerce City's history. Typically, this era's heavy-industrial uses are difficult to incorporate into historic preservation efforts because of their age and intensity. These types of structures generally need routine upgrades and maintenance in order to maintain safety or compliance with environmental standards. These alterations may also conflict with historic preservation principles and the structures themselves are difficult to repurpose.

Illustrative examples of this era of industrial development are found at the oil refinery (generally located south of I-270 and on both sides of Brighton Boulevard) and the grain silos (addressed as 4545 and 4600 East 64th Avenue).


Existing Silos

Refinery Operations



Refineries circa 1980s

One of the first heavy-industrial uses in the area was an oil refinery located on Brighton Boulevard, just south of Sand Creek (currently addressed as 5801 Brighton Boulevard). Established by The Continental Oil Refinery in 1930, today the refinery is operated by Suncor Energy. This is the only refinery in the state of Colorado, and it refines about 98,000 barrels a day *(www.suncor.com/en/about/232.aspx).* While tragic, an important piece of Commerce City's history is the explosion that occurred at the refinery on October 3, 1978. At that time, the refinery was owned by Continental Oil and on that day there was an explosion at the facility that killed three workers and injured 14 others. Investigators attributed the blast to a leaky valve in a new gas mixing unit. The night before the event, workers had been reporting that a valve was not closing, which allowed pressure to build in the equipment. At 6:35 a.m., the explosion rocked the area sending shards of glass and metal hurling for miles. Regis College measured the shock wave at 3.5 on the Richter Scale *(Rocky Mountain News; 10/4/78).*



Refineries circa 2010s

POST WORLD WAR II INDUSTRIAL DEVELOPMENT

The industrial buildings from this era represent the desire of the original Commerce City communities to incorporate employment into the residential neighborhoods. It is typical for industrial buildings from this era to be constructed (at least in part) from masonry and located relatively close to residential uses so that it was easy to commute to work. Generally speaking, industrial buildings from this era tend to garner a lot of attention for historic preservation efforts because they are located close to homes, they can accommodate a variety of individual uses and they make great spaces for communal commercial business (e.g., accommodating a variety of

commercial space in one building). Illustrative examples of this era of industrial development include the "Eason Service" building (6425 Brighton Boulevard), the "Dreith Auto" buildings (7100, 7140 and 7150 Brighton Boulevard), and the Rainbow Bread factory at 7300 Brighton Boulevard.



Rainbo Bread Factory



Eason Building

Late 20th Century Industrial Development

The City of Commerce City continued to experience an expansion of industrial development through the 1970s, '80s, and '90s. Industrial buildings from this period reflect both local and national trends in construction for this time period. It is common for buildings constructed during this era to primarily consist of metal with some accenting masonry, which facilitated their cost effective construction to accommodate a variety of users. These structures are not yet eligible for historic preservation on the national level, therefore, there is limited information about the historical significance of these buildings. Representative examples of the industrial development from this era may be found in the Rocky Mountain Industrial Park (bound by East 56th Avenue on the south, Monaco Street on the east, East 58th Avenue on the north, and Holly Street on the west) and the Stapleton Industrial Park (bound by East 48th Avenue on the south, Sand Creek on the east, East 50th Avenue on the north, and Ivy Street/Railroad tracks on the west).

Public Assets

Public assets represent land uses, buildings, or existing infrastructure that are generally open to the public or serve as important community icons. The unifying characteristic of these assets is the way in which residents identify them as an important component of the community's history. Illustrative examples of Commerce City's public assets include Riverside Cemetery, Rose Hill Cemetery, the original civic center, the Rocky Mountain Arsenal National Wildlife Refuge (RMANWR), the Burlington Ditch/O'Brien Canal, and the original fish hatchery locations. Public assets are generally some of the first lands to be included in a local historic designation program, because they are easily agreed upon as being significant members of the community. Additionally, they are usually owned by a public entity, a non-profit organization that is interested in the preservation of the resource, or a small group of people who are interested in preserving the resource.

Riverside Cemetery (information obtained from ww.fairmountheritagefoundation.org/riverside-cemetery-history and Denver's Riverside Cemetery, Where History Lies, Annette L. Student. Printed by CSN Books, 7287 Birchcreek Road, San Diego, CA 92119. 2006.)

Riverside Cemetery is located east of the South Platte River and west of the intersection of York Street and Brighton Boulevard. It was founded by the Riverside Cemetery Association in 1876, which makes it the oldest cemetery in the Denver-Metro area. During the 1870s, the residents of Denver were burying their dead at "City Cemetery" (current day Cheesman Park), but due to a growing population and the cemetery's conditions, Denver residents began looking for alternative places to bury their dead. The Riverside Cemetery Association attempted to meet this need and for $20,000, they purchased 160 acres of land from Dr. John Morrison. The property was located north and east of downtown Denver along the South Platte River in what was then Arapahoe County. It provided a quiet location with spectacular views of the mountains.

Due to the age of the cemetery and the significance of those who are buried there, Riverside Cemetery is listed as a National Historic District, which is particularly important for Commerce City because it is the only property in the community with this designation. Unfortunately, it is not widely known that the majority of this icon is located in Commerce City. The confusion is easy to explain, since the office building on the property remains in the City and County of Denver and has a Denver address. Unknown are the details about why most of the property is located in Commerce City with a small portion situated in Denver. However, available information suggests that it is a result of the early 20th Century split between Adams County and Arapahoe County, when Denver County was being established. Regardless of the circumstances, the vast majority of this asset is located in Commerce City and the city should continue to strengthen relationships with the cemetery.



Those buried at Riverside read as a who's who of Colorado history. The following is a short list of the most recognizable individuals that are buried there.

Clara Brown – A former slave who became a prominent land owner in Central City and Denver, she had a reputation for caring for the weak and the sick.

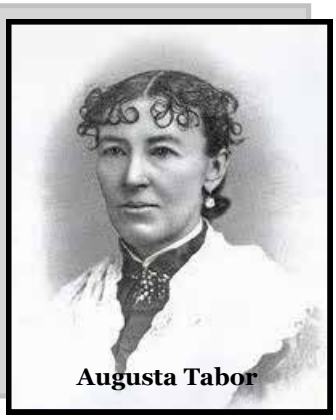
Samuel H. Elbert – Appointed by President Ulysses S. Grant as the 6th governor of the Colorado Territory.

John Evans – Appointed by President Abraham Lincoln as the 2nd governor of the Colorado Territory.

Alexander C. Hunt – Appointed by President Andrew Johnson as the 4th governor of the Colorado Territory.

Oliver H. Marcelle – A Creole born in New Orleans, he is credited with bringing the first professional African-American Baseball team to Colorado.

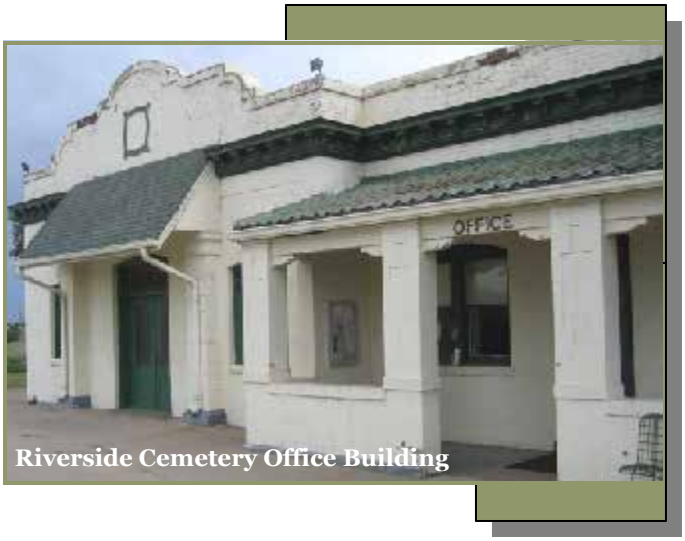
Dr. John H. Morrison – A graduate of medical school, he moved to Denver to ranch and work in the lumber industry. Dr. Morrison sold the ground to the Riverside Cemetery Association for their new cemetery.


Augusta Tabor

John L. Routt – Appointed by President Ulysses S. Grant as the 8th and final governor of the Colorado Territory.

Captain Silas Soule – The second in command at Fort Lyon, he and others tried to stop Colonel Chivington's massacre of peaceful Native Americans camped along the Sand Creek in 1864.

Augusta Tabor – Known as the "First Lady of Leadville," she was devoted to philanthropic work and was inducted into the National Mining Hall of Fame and Museum in Leadville, CO in 1991.



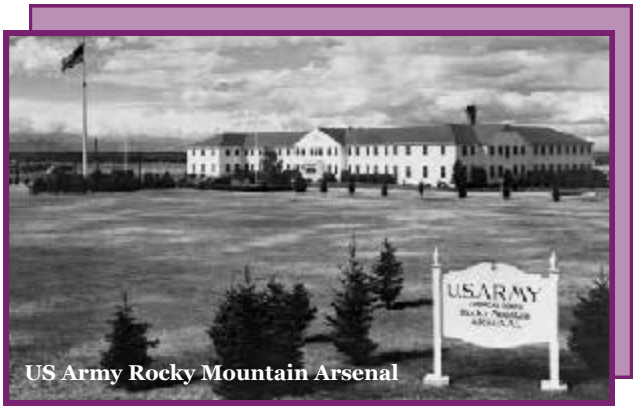
Riverside Cemetery Office Building


Riverside Cemetery Grave Stones

The Rocky Mountain Arsenal National Wildlife Refuge (RMANWR) (information obtained from www.fws.gov/refuge/Rocky_Mountain_Arsenal and www2.epa.gov/region8/rocky-mountain-arsenal)

In 1942, the United States Army purchased 17,000 acres (26.6-square miles – roughly the size of Manhattan Island in New York City) of farmland from the homesteaders and farmers in the area of Commerce City (the Arsenal was bound by East 96th Avenue on the north, Buckley Road on the east, East 56th Avenue on the south, and Quebec Street/State Highway 2 on the west, as they are known today). The Army purchased the land in order to establish the Rocky Mountain Arsenal (RMA) where the government manufactured chemical weapons such as mustard gas, white phosphorus, and napalm that were used as a deterrent during World War II and the Cold War. After WWII, the Army leased property on the Arsenal to private industry that manufactured pesticides.

The RMA brought jobs and other economic development opportunities to the Commerce City area, but it also brought serious consequences and impacts to the community. While the processes for creating, handling, and discarding these harmful products was done in accordance with widely accepted practices at the time, contaminated ground water was discovered in the 1950s after crops north of the Arsenal were damaged. At that time, the Army and Shell Chemical Company (the primary private industrial user producing pesticides on the property) began working to treat and remediate the contamination and related off-site impacts, the evidence of which still can be seen today. Specifically, there are still five groundwater treatment systems treating more than 750-million gallons of groundwater each year.



US Army Rocky Mountain Arsenal


RMA Pool

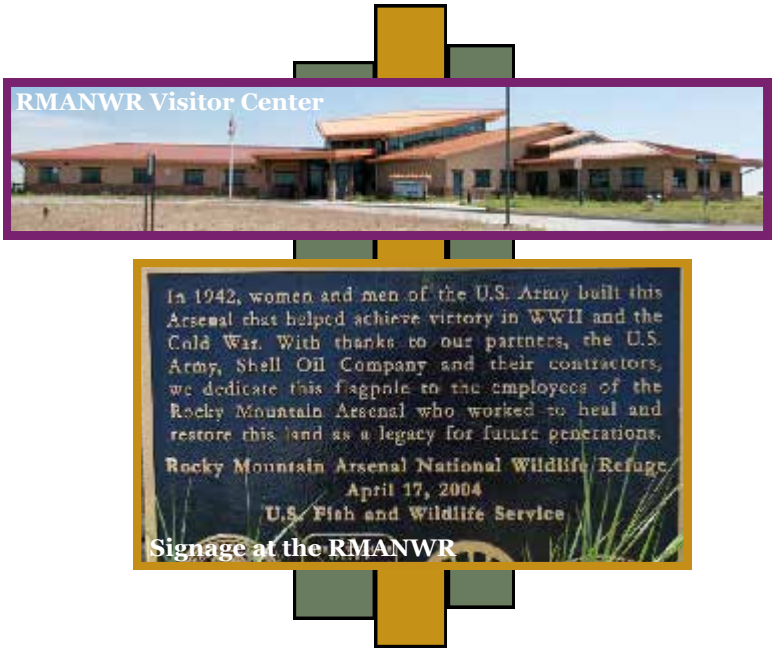


RMA Entrance

By 1982, the chemical manufacturing on the Arsenal had stopped and there was no long-term plan for what to do with the property. Fortunately, an answer presented itself in 1986. That winter, a communal roost of bald eagles (an endangered species at the time) was discovered on the property. This discovery led to an investigation about the existing wildlife on the Arsenal and the potential of using the site as a wildlife refuge. The investigation revealed that there were more than 330 species of wildlife on the Arsenal, and that a wildlife refuge was feasible. In 1992, Congress passed the Rocky Mountain Arsenal National Wildlife Refuge Act (RMANWR), which stipulated that the Arsenal become part of the National Wildlife Refuge System once cleanup of the contamination was complete. In 2004, 2006, and 2011, specific cleanup efforts were deemed complete, portions of the site identified for transfer from the Army to the US Fish and Wildlife Service were conveyed, and the property was included in the National Wildlife Refuge System.

COMMERCE CITY MAYOR HAROLD KITE suggested "...that the Rocky Mountain Arsenal should be turned into a wildlife refuge once the U.S. Army is through with it. Few metro residents realize there's a natural bonanza to be found so close to their homes...he said a refuge like the Arsenal located in close proximity to a major urban area is...rare."

Commerce City Sentinel, May 22, 1980

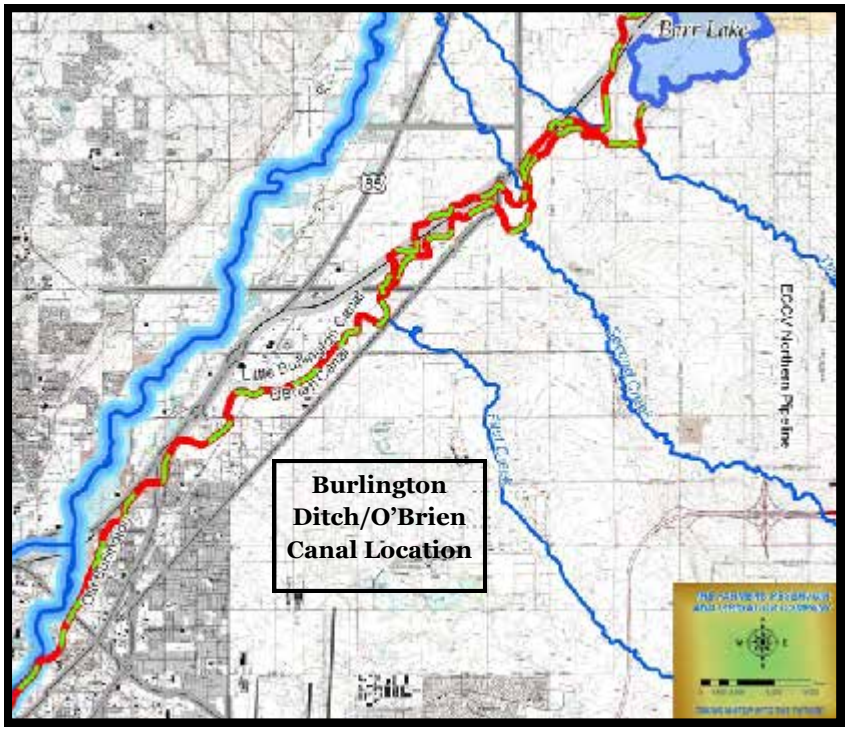


Signage at the RMANWR

Today, the RMANWR is a very popular urban wildlife refuge, as evidenced by the 297,000 visitors it welcomed in 2013. Given the unique historical connection between Commerce City and the RMANWR, it is important for this established partnership to remain in place so that future generations understand the relationship between the city and the Arsenal.

"I grew up on the Arsenal....there wasn't much out there then...just snakes, grasshoppers, and sagebrush." On attending the one-room schoolhouse there, "We had grades 1 through 8, all in one room." Most of her schoolmates were children of Swedish, Danish, and Italian immigrants who settled in the area, although there were a few black and Japanese families, as well. Each nationality had its own occupation...the Danes went into hog ranching, the Swedes ran the dairies, and the Italians had the truck farms. ***Marjorie Christiansen, 25-year Commerce City Councilwoman/Rocky Mountain News; August 7, 1991***

The Burlington Ditch/O'Brien Canal (information obtained from "A Historical Narrative of the Burlington Ditch, Reservoir, and Land Company" by James East Sherow; 12/31/87 available at www.burlingtonres.com/history.htm)



As has been mentioned previously, the agrarian nature of the area is critical to the history of Commerce City. However, this part of the United States has limited water resources and water intense uses such as farming can lead to heated debates. The earliest farmers in the Commerce City vicinity understood the necessity of a reliable water supply, which led to the engineering and construction of a series of ditches, canals, and reservoirs. While there are a number of existing ditches, canals, and reservoirs (the Fulton Ditch, the Burlington Ditch/Obrien Canal, and Barr Lake) there are also naturally occurring water features (First Creek, Second Creek, Third Creek, Box Elder Creek). This plan highlights the Burlington Ditch/O'Brien Canal due to it's prominent location within Commerce City.


Burlington Ditch Headworks

In an effort to provide additional water to farmers in what is known today as Adams and Weld Counties, the Burlington Ditch, Reservoir, and Land Company (BDRLC) set out to construct an irrigation canal in 1885. Using modern day references, the canal would divert water from the South Platter River on the southwest side of Riverside Cemetery and carry water to what is known today as Barr Lake. Water would then be stored in Barr Lake until it was sent north into Weld County. Prior to increased development in the early 21st Century, the O'Brien Canal split from the Burlington Ditch just north of East 88th Avenue and east of I-76. However, due to the

area's explosive growth during the early 21st Century, the split now occurs south of East 104th Avenue and east of Joliet Street. As growth continues in the area, it is likely that additional changes to the route of the O'Brien Canal will take place.

Peter O'Brien was the engineer for the project and he also sat on the board of directors for the BDRLC while he designed, surveyed, and guided construction of the ditch. His plans called for the ditch to tap the South Platte River, Sand Creek, First Creek, Second Creek, and Third Creek for direct irrigation and to supply two contiguous storage reservoirs. When construction was completed in November of 1888, the canal measured 20 miles in length.


O'Brien Canal

The Burlington Ditch/O'Brien canal has served as an important part of the agricultural heritage of the Commerce City area. Water from this canal helped produce countless harvests of alfalfa, cereals, and sugar beets. Many of the Central and Eastern European immigrants, who originally settled in the area to farm its land, would have been unable to do so if not for this water. Today, immigrants from Central and South America benefit from the ability to farm the land that is supported by the canal's water.


O'Brien Canal

The Burlington Ditch/O'Brien Canal is an important icon that represents the agrarian roots of Commerce City. Given its history, the city should explore ways in which to honor the canal.

Summary

Despite being a relatively young municipality, Commerce City is fortunate to have numerous community assets. The historical eras and types of architecture that have been identified are intended to provide additional details or examples that helped shape the unique identity of Commerce City. The aforementioned properties or assets may or may not warrant historic preservation status, which will be determined by a subsequent phase of historic preservation efforts in the city. Therefore, the city should conduct a community resource survey to determine appropriate properties or eras of architecture that are significant to Commerce City's history and worthy of a potential designation of historical importance.

EVENT TIMELINE - COMMERCE CITY AREAS



Figure: 10









The Role of the Historic Preservation Plan

The Role of the Historic Preservation Plan

Directed by the Comprehensive Plan



Figure: 11

This Historic Preservation Plan is directed, in part, by the city's adopted Comprehensive Plan, which represents a year-long community outreach process that consolidated the city's previous comprehensive plan and sub-area plans to establish a community vision for the next 30 years. As a result of the outreach for that plan, residents expressed a desire for historic preservation to play a larger role in the community. Specifically, the second goal of the Cultural Facilities and Tourism section (CF) states:

Goal CF 2 – Preserve and Broaden History, Arts, and Culture.

Commerce City will plan and provide for a broad range of art and cultural facilities and events (e.g., museums, art centers, theater, sport venues) and preserve remaining elements and characteristics of the original communities to protect a unique identity. The city will promote the display of local arts in public places to add energy, imagination, interest, and variety to places.

The identified policies for this goal are as follows:

City Wide Policy CF 2.1 – Original Communities Recognition:

Recognize and celebrate the original communities, as shown on the Future Land Use Plan – Commerce Town, Adams City, Irondale, Derby, Dupont, and Rose Hill. Improve preservation and character of historic communities and historic structures that are significant in raising awareness and understanding of the community's history and cultural diversity (e.g. through cultural events, signage, architectural treatments).

City Wide Policy CF 2.5 – Awareness of City's Historic Cemeteries:

Inventory the city's historic cemeteries; encourage their ongoing maintenance and increase awareness of them.

City Wide Policy CF 2.6 – Historic Preservation, Evaluation:

Using appropriate state and federal standards, evaluate the significance of historic resources, including potential structures and potential districts. Should significant resources exist, prioritize them for preservation and/or adaptive reuse.

The identified implementation strategies for this goal are as follows:

CF 2a – Prioritize Historic Resources.

Evaluate and prioritize historic resources.

CF 2b – Public/Private Partnerships – Historic Preservation.

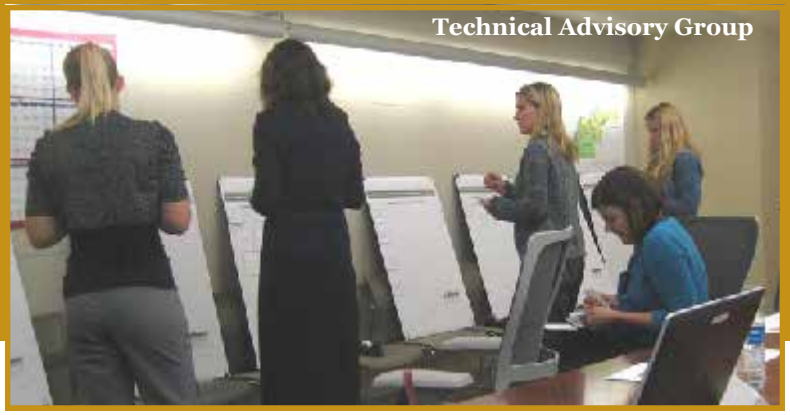
Engage in public/private partnerships to preserve and rehabilitate significant resources.

CF 2c – Historic Preservation Board.

Consider whether a Historic Preservation Board could advance the aims of this Plan to elevate awareness of historical sites and features, and preserve historic resources.

CF 2h – Inventory Cemeteries.

Inventory the historic cemeteries in the city and work with ownership to ensure on-going maintenance while increasing awareness about them.


Technical Advisory Group

Plan Development and Outreach

The Historic Preservation Plan was created by a variety of participants interested in sharing Commerce City's historic resources. This document represents a collaborative effort by the City Council, the Planning Commission, the city's staff, the Technical Advisory Group, the Commerce City Historical Society, and Commerce City citizens. It was critical for all of these groups to have opportunities to develop the plan and create a document grounded in sound historic preservation principles, while addressing the challenges and opportunities unique to Commerce City.



Neighborhood Outreach

After City Council directed the creation of the Historic Preservation Plan, staff held several meetings with the Technical Advisory Group and the Commerce City Historical Society to incorporate their expertise. In order to ensure that the plan

reflected the community's vision, staff hosted an open house, attended the city's neighborhood outreach events, presented to the senior advisory committee, created a web page, provided online survey opportunities, and held study sessions with both Planning Commission and City Council. To date, there have been 17 opportunities for public input, representing numerous hours of outreach.


Neighborhood Outreach

The Historic Preservation Plan is a Policy Document

Similar to the city's adopted Comprehensive Plan, the Historic Preservation Plan is an advisory document. While this plan will not create new regulations, it should be used as a guide for future decisions related to historic preservation and during the creation of future regulations.


Commerce City Historical Society

Role of the Plan

The purpose of this document is to provide a comprehensive approach to historic preservation efforts that are consistent with the expressed desires of the community. Using the initial direction that was provided by the Comprehensive Plan, this document represents hours of public outreach related to historic preservation. Historic preservation professionals and the Commerce City Historical Society have used the information received during the public outreach events to create the Commerce City Historic Preservation Plan. Critical steps still need to be taken in order to implement historic preservation efforts, but this plan will provide a basic framework as to how the city should approach the next steps for historic preservation in Commerce City.


Technical Advisory Group









Foundational Elements

FOUNDATIONAL ELEMENTS

The Commerce City Historic Preservation Plan is guided by three "Foundational Elements," which establish the basis and rationale for the plan. The Foundational Elements were developed with input from the City Council, the Planning Commission, the historic preservation community, the Commerce City Historical Society, and the public. The three components of the Foundational Elements are the "Guiding Principles," the "Mission Statement," and the "Vision Statement." As the name implies, the Foundational Elements are the building blocks on which the plan is constructed. In order to develop the Foundational Elements, two important exercises were conducted. The first exercise was to identify the Strengths, Weaknesses, Opportunities, and Threats (SWOT Analysis) related to historic preservation in Commerce City. The second exercise was a Theme Analysis, which identified historical themes relevant to Commerce City. These two exercises were the basis for the Guiding Principles, which were used to create the Mission and Vision Statements and ultimately to produce the Goals, Objectives, and Implementation Strategies of the plan.

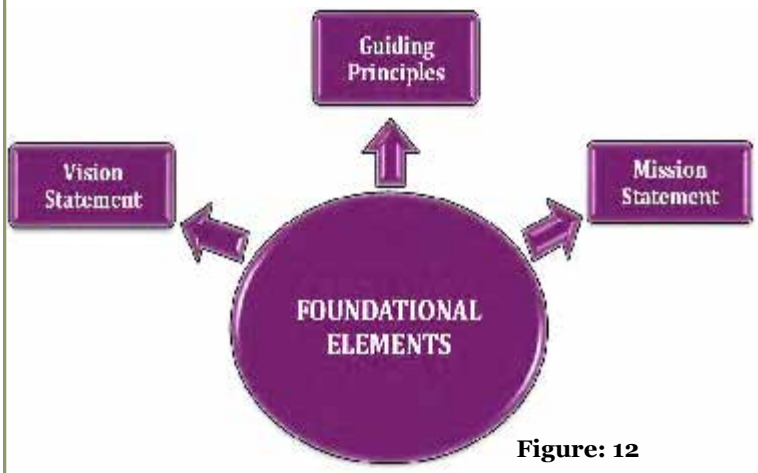


Figure: 12

Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis

Conducting a SWOT Analysis was important to this project because it provided a basic understanding of the Strengths, Weaknesses, Opportunities, and Threats for historic preservation in Commerce City. Specifically, the SWOT Analysis helped identify how to build on positive historic preservation efforts while limiting the potential road blocks. The results of the SWOT Analysis are as follows:

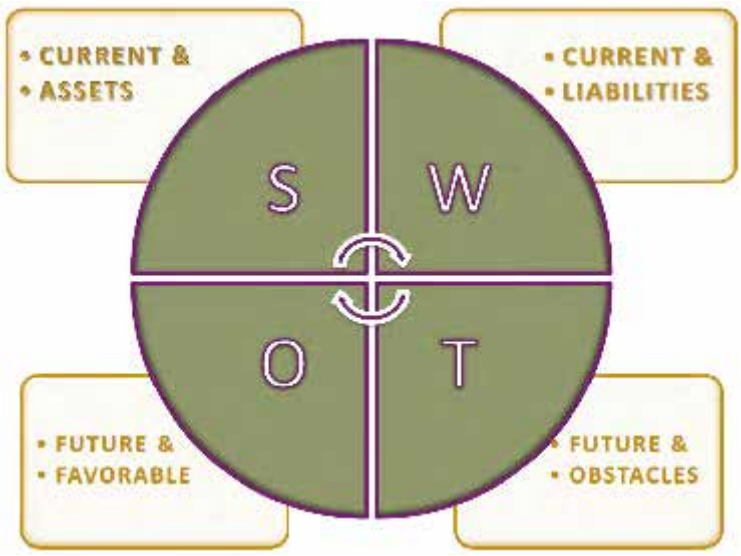


Figure: 13

Strengths (Both Current and Assets):

- Relatively large building stock of mid-century resources
- Location (of resources and the city within the Denver-metro area)
- Local Historical Society
- Fresh municipal commitment to historic preservation
- Interest and assistance from Colorado Preservation, Inc. and History Colorado
- Four seasons of Colorado
- Diverse building and diverse history compared to other communities
- City involvement – prioritizing
- City expansion
- Resident diversity
- Fresh slate – no current preservation plans/expectations
- Renewed community energy/next generation
- City leadership

Figure: 14



Weaknesses (Both Current and Liabilities):

- Perception of historic resources (or lack thereof)
- No current historic preservation plan
- Resident attitudes/education related to historic preservation
- Lack of "traditional" resources
- Resident diversity (difficult to reach all groups)
- Lack of funding
- Lack of organized/established support groups or societies
- Too much land – growth
- Apathy
- Money – Funding – Prioritizing
- Lack of corporate involvement
- Conditions of historic building stock
- Lack of an ordinance, commission, and city staff
- Too few generally appreciated high-profile buildings

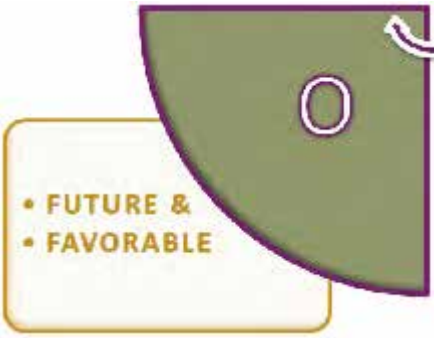
Figure: 15



Opportunities (Both Future and Favorable):

- Adopt a Preservation Plan
- Survey, interpret, and educate about historic resources
- Interest in mid-century design and architecture
- Clean slate approach to preservation
- Education
- Community involvement
- Larger inventory as time goes on (things get older)
- Open space—resource
- Financial support from existing companies
- School as an audience/partner
- Utilizing re-energized community for grass-root efforts
- Using preservation to inform future growth
- Use the current residents that know the story as resources
- Develop a list of priority projects for when future funding/mitigation funding becomes available
- Inter-generational approach
- Less infill pressure
- Unique history

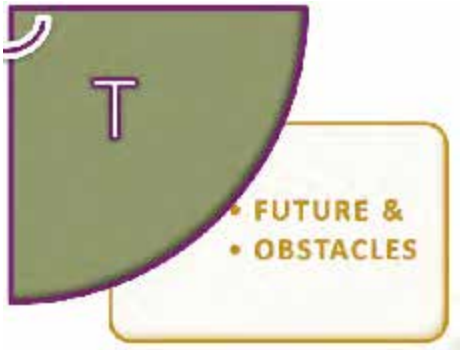
Figure: 16



Threats (Both Future and Obstacles):

- Future development – rising value of land
- Water
- Increased regulations for buildings
- Lack of planning
- Destruction of resources before they can be preserved
- Funding
- Competition within city government for resources (cannot fund everything)
- Risk associated with industrial activities (politics, influence, environmental)
- Apathy in the community
- Lack of education regarding the benefits of historic preservation
- Lack of current appreciation of mid-century resources
- Perception that mid-century resources and land use do not represent sustainability

Figure: 17



Theme Analysis

The Theme Analysis was important to this project because it identified the historical themes that make Commerce City unique. Having an understanding of the city's unique history allows this plan to be Commerce City specific and meet the desires expressed during the outreach for this plan. The historic themes that were identified are as follows:

- Agriculture/Hogs
- Blue collar workers and farmers
- Collection of original neighborhoods
- Conservation/Arsenal
- Consolidation/annexation
- Environmental mitigation/exploitation
- Established community with young energy
- Ethnic Heritage
- Fishery hatcheries
- Industry
- Mid-century housing
- Other industries serving the war effort
- Pre-history or pre-settlement
- Recreation
- Relationship with adjacent municipalities
- Schools-education
- Suburbanization
- Transforming industrial roots
- Transportation (air/train/automobile)
- Water-ditches
- Worker communities – company towns
- World War II



Commerce City Recreation Center



Cactus Ridge School House



Irondale Plat



Cultural Celebration in Commerce City

Guiding Principles

Using the information obtained during the SWOT Analysis and the Theme Analysis, Guiding Principles were developed in order to establish topics or issues that were identified as important to the history of Commerce City. The Guiding Principles identified below were used in the creation of the Mission and Vision Statements, as well as being used to guide the creation of the Goals, Objectives, and Implementation Strategies of this plan. In no particular order, the identified Guiding Principles are:

- **Historic preservation is a component of sustainability.**
- **Historic preservation provides educational opportunities.**
- **Historic preservation connects generations.**
- **It is important to secure accurate information, stories, and resources.**
- **Historic preservation in Commerce City is about the past, present, and future.**
- **The City of Commerce City has a unique history of agriculture, industry, and growth.**
- **Historic preservation can assist and support Economic Development efforts.**
- **Historic preservation can be used to create a sense of place.**
- **Historic preservation acknowledges important buildings, people, places, and events.**

The Guiding Principles of this document were used to develop key words and phrases that would evolve into the Mission Statement and subsequent Vision Statement for this plan. For example, "sustainability" and "connections" were identified as Guiding Principles and those ideas can be found in both the Mission and the Vision Statements.

Mission Statement:

The "Mission Statement" of this plan was, in part, created from the Guiding Principles to clearly and concisely state the purpose of the project. In other words, the Mission Statement is a declaration of what Commerce City wants to **achieve** through this Plan.

"To assist with a viable, strategic, and sustainable approach to promote, preserve, and protect the diverse historical resources within our community so that current and future generations are linked to the accurate history of Commerce City."

Vision Statement:

Once the Guiding Principles of the plan were created and the Mission Statement finalized, a "Vision Statement" was created. The Vision Statement builds on the Guiding Principles and Mission Statement by declaring the **value** of the project.

"The City of Commerce City highly values its historic resources and unique heritage and understands the strategic role historic preservation can play to ensure a sense of place while fostering an environment for growth and economic development. The city will identify and share these historic resources with people living in or visiting the community in order to enhance everyone's quality of life."

Connection to Goals, Objectives, and Implementation Strategies

The Mission and Vision Statements provide the general framework for subsequent Goals, Objectives, and Implementation Strategies. Specifically, the Mission Statement declares what the plan intends to achieve—or the goal of the plan—which is reflected in this plan's Goals. Likewise, the Vision Statement declares the project's value—or the objectives of the plan—which are reflected in this plan's Objectives. Finally, the Implementation Strategies represent the specific steps to attain the goals (achievements) and objectives (values) that are rooted in the Mission and Vision Statements.









Historic Preservation Strategies

GOALS & OBJECTIVES

This section of the Commerce City Historic Preservation Plan identifies certain Goals, Objectives, and Implementation Strategies that will guide decisions in order to facilitate the community's vision for historic preservation in the city.

Goals • The Goals of this plan are intended to be broad statements that help implement the Foundational Elements previously discussed. They are overarching in nature and may be implemented in a variety of ways.

Objectives • The Objectives of this plan are intended to clarify the overarching Goal and provide specific direction about what the Goal attempts to accomplish. Objectives are also suggestions about ways in which the Goal may be achieved.

Implementation Strategies • The Implementation Strategies of this plan are intended to be specific suggestions about how to achieve the Goals and Objectives. Implementation Strategies are not provided on a one-to-one basis, since one Implementation Strategy may relate to more than one Objective or directly to the overarching Goal. The Implementation Strategies are not intended to be exhaustive lists since there may be additional strategies that have not been included in this plan that would implement a Goal or Objective.

GOAL #1

PROVIDE AN UNDERSTANDING OF COMMERCE CITY'S HISTORY SO THAT THERE IS A SOLID FOUNDATION FOR HISTORIC PRESERVATION EFFORTS.

OBJECTIVES

A. PROVIDE A CONTEXT FOR HISTORIC PRESERVATION IN COMMERCE CITY.

B. STUDY THE POTENTIAL CONTRIBUTIONS OF PRE-HISTORY IN COMMERCE CITY'S HISTORY.

C. RESEARCH THE CULTURALLY DIVERSE HISTORY OF COMMERCE CITY.

D. DOCUMENT AND HONOR THE IMPORTANT PEOPLE, PLACES, AND EVENTS IN COMMERCE CITY'S HISTORY.

IMPLEMENTATION STRATEGIES

i. Work with the citizenry to promote donations of property, deed restrictions, grants of easements, and other forms of less than fee-simple ownership of historic property.

ii. Promote a "Founder's Day" celebration.

"We shape our buildings; thereafter, our buildings shape us." Winston Churchill

GOAL #2

PARTICIPATE IN EDUCATIONAL OPPORTUNITIES RELATED TO HISTORIC PRESERVATION.

OBJECTIVES

A. SUPPORT EDUCATION EFFORTS RELATED TO COMMERCE CITY'S HISTORY.

B. UNDERSTAND AND SHARE THE UNIQUE HISTORY OF COMMERCE CITY, PARTICULARLY ACKNOWLEDGING THE MIDDLE OF THE 20TH CENTURY (1935 – 1960).

C. USE HISTORIC PRESERVATION TO CONNECT PAST, PRESENT, AND FUTURE GENERATIONS.

D. ENSURE THAT FUTURE DEVELOPMENT IS SENSITIVE TO ITS HISTORIC CONTEXT.

E. SUPPORT THE MAINTENANCE OF HISTORIC PROPERTIES.

IMPLEMENTATION STRATEGIES

i. Implement a preservation week or month through workshops, tours, plaques, maps, technical assistance, education videos, etc.

ii. Publish descriptions of buildings, sites, artifacts, and events that played a significant role in Commerce City's history.

iii. Develop, promote, and share best practices for maintenance of historic properties in Commerce City.

iv. Create best practices for development that occurs within or around historic properties or districts.

v. When appropriate, partner with local higher education institutions for historic preservation efforts.

GOAL #3

IDENTIFY HISTORIC RESOURCES.

OBJECTIVES

A. ESTABLISH CRITERIA FOR WHAT IS CONSIDERED HISTORIC IN COMMERCE CITY.

B. IDENTIFY HISTORIC RESOURCES IN COMMERCE CITY BASED ON ESTABLISHED CRITERIA.

C. MAINTAIN AND UPDATE THE INVENTORY OF HISTORIC RESOURCES.

D. EXPLORE THE POTENTIAL OF CREATING AN INVENTORY OF CULTURAL PLACES OF VALUE OR CONSERVATION DISTRICTS (MAY OR MAY NOT BE HISTORIC).

IMPLEMENTATION STRATEGIES

i. Create a map of historic resources in Commerce City.

ii. Keep updated records and documentation for historic resources.

iii. Initiate a plan to survey the community.

"It's not good because it's old; it's old because it's good."

Anonymous

Commerce City, Colorado

GOAL #4

AFTER IDENTIFICATION, EXPLORE STRATEGIES FOR HONORING IMPORTANT HISTORIC RESOURCES.

OBJECTIVES

A. CREATE AND ADOPT A HISTORIC PRESERVATION ORDINANCE.

B. CREATE AND ADOPT A FORMAL NOMINATION PROGRAM FOR HISTORIC RESOURCES.

C. ESTABLISH A HISTORIC PRESERVATION BOARD.

D. INSTITUTE A RECOGNITION PROGRAM FOR HISTORIC RESOURCES.

E. WORK TO PRESERVE THE HISTORIC RESOURCES THAT ARE IMPORTANT TO THE HISTORY OF COMMERCE CITY, THE STATE OF COLORADO, AND THE UNITED STATES OF AMERICA.

IMPLEMENTATION STRATEGIES

i. Investigate the ability to preserve the Echo Vale property.

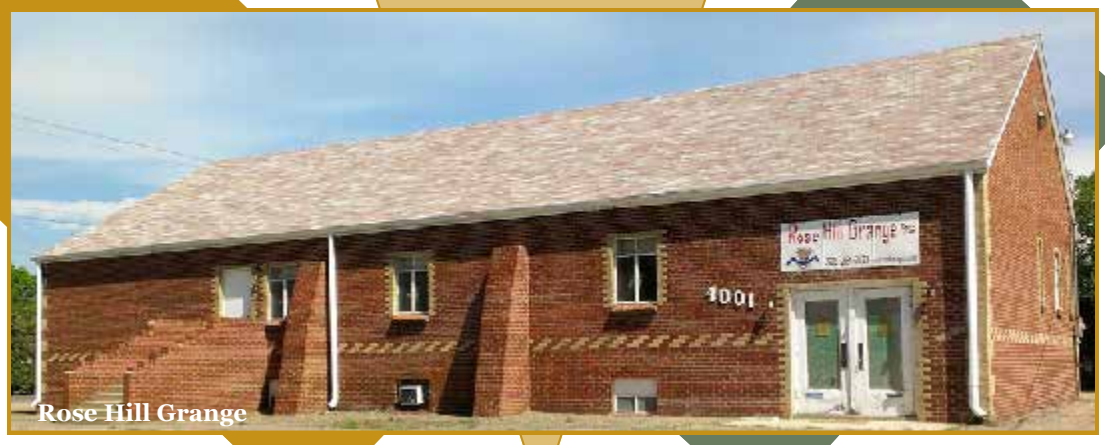
ii. Pursue opportunities for plaques and signage that will honor the Rocky Mountain Arsenal National Wildlife Refuge.

iii. Preserve historic cemeteries (local cemetery designation).

iv. As part of the historic preservation ordinance, allow for locally designated historic districts.

v. Become a Certified Local Government (CLG).

vi. If necessary, update the Land Development Code (LDC) to include regulations that mitigate impacts to historic resources.



Rose Hill Grange

GOAL #5

USE HISTORIC PRESERVATION AS AN ECONOMIC DEVELOPMENT TOOL.

I. Use available financial tools to encourage historic preservation.

OBJECTIVES

A. EXPLORE OPPORTUNITIES FOR FUNDING PRESERVATION EFFORTS.

B. PROVIDE FINANCIAL INCENTIVES FOR APPROPRIATE REHABILITATION PROJECTS.

IMPLEMENTATION STRATEGIES

i. Promote the Federal and State rehab tax credit programs.

ii. Use Community Development Block Grant (CDGB) funds for appropriate public improvements to help historic preservation efforts.

iii. Pursue grant opportunities for historic preservation efforts.

iv. Allocate a percentage of demolition fees to historic preservation efforts.

v. Establish a yearly budget for historic preservation efforts.

vi. Create a façade loan program for qualifying historic resources.

vii. Consider establishing a revolving loan program for historic resources.

II. Use historic preservation to support the business community.

OBJECTIVES

A. BEGIN TO TAKE ADVANTAGE OF HERITAGE TOURISM OPPORTUNITIES.

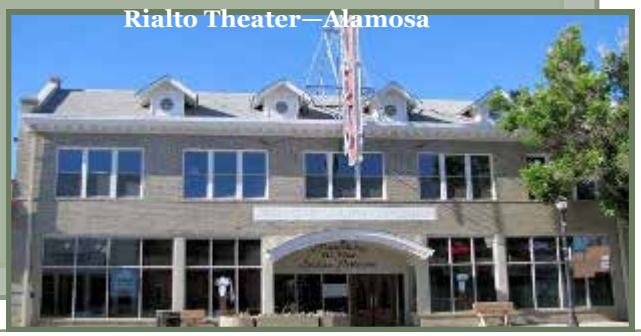
B. SUPPORT BUSINESSES THAT LOCATE IN HISTORIC BUILDINGS OR IN HISTORIC AREAS.

C. ENCOURAGE THE ADAPTIVE REUSE OF HISTORICALLY SIGNIFICANT PROPERTIES.

IMPLEMENTATION STRATEGIES

i. Streamline the development review process for preservation related projects.

ii. Promote appropriate use of the flexibility provided for in the adopted building code for historic properties.



Commerce City, Colorado

GOAL #6

DEVELOP, MAINTAIN, SUPPORT, AND ESTABLISH PARTNERSHIPS FOR HISTORIC PRESERVATION.

OBJECTIVES

A. CONTINUE TO MAINTAIN THE POSITIVE WORKING RELATIONSHIP WITH THE COMMERCE CITY HISTORICAL SOCIETY.

B. ENCOURAGE OTHER ORGANIZATIONS IN THEIR HISTORIC PRESERVATION EFFORTS IN COMMERCE CITY.

C. HELP TO STRENGTHEN CONNECTIONS WITHIN THE HISTORIC PRESERVATION COMMUNITY.

D. FACILITATE PARTNERSHIPS BETWEEN THE PUBLIC AND PRIVATE SECTORS .

IMPLEMENTATION STRATEGIES

i. Develop a rehabilitation skills building program for local trade workers.

ii. Identify strategies for funding a permanent city staff position dedicated to historic preservation.

GOAL #7

PROMOTE HISTORIC PRESERVATION AS A TOOL FOR CREATING A SENSE OF PLACE.

OBJECTIVES

A. PROMOTE HISTORIC PRESERVATION AS A KEY ELEMENT OF SUSTAINABLE DEVELOPMENT.

B. ARTICULATE HOW HISTORIC PRESERVATION ENHANCES A COMMUNITY'S LIVABILITY.

C. ENSURE THAT THE CITY USES BEST PRACTICES WHEN INCORPORATING HISTORIC PRESERVATION INTO PROJECTS LED BY THE CITY.

D. IDENTIFY ANY AREAS THAT MAY BE OF SPECIAL INTEREST WITHIN THE ORIGINAL COMMERCE CITY COMMUNITIES.

E. ENCOURAGE PRESERVATION PROGRAMS AT THE NEIGHBORHOOD LEVEL.

IMPLEMENTATION STRATEGIES

i. When appropriate, incorporate history into public areas.

ii. Enable the identification of historic communities through signage, streetscapes, zoning designation standards, etc.

iii. Create a process for the protection of historic signs and the re-construction of historic signs.

iv. Include historic preservation in any future revisions to the Comprehensive Plan.

Next Steps

The previously listed Implementation Strategies are recommended to implement historic preservation in Commerce City so that is consistent with the community's vision. Some of the recommendations may be achieved in a relatively short timeframe, while others will be realized over a longer period of time. Therefore, the figures below should be used to prioritize the plan's recommendations. While all of the items are important, there are limited resources and it is critical to prioritize the next steps. The items in the tables below are not listed in order of importance.

IMMEDIATE PRIORITIES (Phase II Efforts; 1—3 years) Figure: 18
✓Establish criteria for what is considered historic in Commerce City.
✓Initiate a plan to survey the community.
✓Identify historic resources in Commerce City based on established criteria.
✓Create a map of historic resources in Commerce City.
✓Create and adopt a historic preservation ordinance.
✓Create and adopt a formal nomination program for historic resources.
✓As part of the historic preservation ordinance, allow for locally designated historic districts.
✓Become a Certified Local Government (CLG).
✓Identify any areas that may be of special interest within the original Commerce City communities.
✓Investigate the ability to preserve the Echo Vale property.
✓Establish a historic preservation board.
✓Institute a recognition program for historic resources.
✓Research the culturally diverse history of Commerce City.



Derby

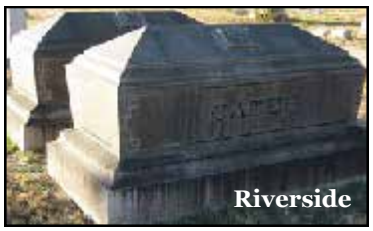
3 – 10 Year Priorities

Figure: 19

✓Explore the potential of creating an inventory of cultural places of value or conservation districts (may or may not be historic).
✓Implement a preservation week or month through: workshops ● tours ● plaques ● maps ● technical assistance ● educational videos
✓Begin to take advantage of heritage tourism opportunities.
✓Pursue opportunities for plaques and signage that will honor the Rocky Mountain Arsenal National Wildlife Refuge.
✓Preserve historic cemeteries (local cemetery designation).
✓Streamline the development review process for preservation related projects.
✓Create a process for the protection of historic signs and the re-construction of historic signs.
✓Study the potential contributions of pre-history in Commerce City's history.
✓Develop best practices for maintenance of historic properties.
✓Create best practices for development that occurs within or around historic properties or districts.
✓Consider establishing a revolving loan program for historic resources.
✓Use Community Development Block Grant (CDGB) funds for appropriate public improvements to help historic preservation efforts.
✓Publish descriptions of buildings, sites, artifacts, and events that played a significant role in Commerce City's history.
✓Identify strategies for funding a permanent city staff position dedicated to historic preservation.
✓Develop a rehabilitation skills building program for local trade workers.
✓Create a façade loan program for qualifying historic resources.
✓Promote a "Founder's Day" celebration.
✓Understand and share Commerce City's unique history, particularly acknowledging the mid -20th Century (1935 – 1960).
✓Allocate a percentage of demolition fees to historic preservation efforts.







Commerce City, Colorado

CONTINUOUS PRIORITIES	Figure: 20
✓Provide a context for historic preservation in Commerce City.	
✓Establish a yearly budget for historic preservation efforts.	
✓Document and honor the important people, places, and events in Commerce City's history.	
✓Work with citizens to promote donations of property, deed restrictions, grants of easements, and other forms of less than fee-simple ownership of historic property.	
✓Support education efforts related to Commerce City's history.	
✓Ensure that future development is sensitive to its historic context.	
✓Use historic preservation to connect past, present, and future generations. Support the maintenance of historic properties.	
✓When appropriate, partner with local higher-education institutions for historic preservation efforts.	
✓Maintain and update the inventory of historic resources.	
✓Maintain updated records and documentation for historic resources.	
✓Work to preserve the historic resources that are important to the history of Commerce City, the state of Colorado, and the United States of America.	
✓Support businesses that locate in historic buildings or in historic areas.	
✓If necessary, update the Land Development Code (LDC) to include regulations that mitigate impacts to historic resources.	
✓Explore opportunities for funding preservation efforts.	
✓Provide financial incentives for appropriate rehabilitation projects.	
✓Promote federal and state rehabilitation tax credit programs.	
✓Pursue grant opportunities for historic preservation efforts.	


Historic City Home


Historic City Home

CONTINUOUS PRIORITIES *(continued)*
✓Encourage the adaptive reuse of historically significant properties.
✓Promote appropriate use of the flexibility provided for in the adopted building code for historic properties.
✓Continue to maintain the positive working relationship with the Commerce City Historical Society.
✓Encourage other organizations in their historic preservation efforts in Commerce City.
✓Help to strengthen connections within the historic preservation community.
✓Promote historic preservation as a key element of sustainable development.
✓Facilitate partnerships between the public and private sectors.
✓Articulate how historic preservation enhances a community's livability.
✓Ensure that the city uses best practices when incorporating historic preservation into city-led projects.
✓Encourage preservation programs at the neighborhood level.
✓When appropriate, incorporate history into public areas.
✓Enable the identification of historic communities through signage, streetscapes, zoning designation standards, etc.
✓Include historic preservation in any future revisions to the Comprehensive Plan.

Historic Preservation Plan Amendments

The current version of the Historic Preservation Plan represents numerous hours of public outreach and the dedicated efforts of historic preservation professionals and the Commerce City Historical Society. The results of this hard work have been carefully considered and incorporated into the final document.

However, all good strategic plans are considered 'living' documents that may be amended from time to time to account for new information or changes in circumstances. Amendments to the plan may be requested by the City Council, the Planning Commission or city staff. Proposed plan amendments must be accompanied by detailed information about why the proposed amendment is necessary; specific language to be added, amended, or removed; and any other information deemed relevant by the Community Development Director. The Community Development Director shall determine whether the proposed amendment is or is not significant. Significant amendments are those that change the general intent of the plan; alter a specific Goal, Objective, or Implementation Strategy; or are of a

nature that the Community Development Director determines may adversely impact historic preservation efforts in Commerce City. Insignificant amendments are those amendments that the Community Development Director determines will not impact the general intent of the plan and will not adversely impact historic preservation efforts in Commerce City. Any amendment to this plan that is determined to be significant must proceed through the public hearing process for an amendment to the Comprehensive Plan, as provided in the city's Land Development Code.

Conclusion

This document has identified seven overarching goals to help implement historic preservation efforts in Commerce City.

- ✓ Provide an understanding of Commerce City's history to establish a solid foundation for historic preservation efforts.
- ✓ Participate in educational opportunities related to historic preservation.
- ✓ Identify historic resources.
- ✓ After identification, explore strategies for honoring important historic resources.
- ✓ Use historic preservation as an economic development tool.
- ✓ Develop, maintain, support, and establish partnerships for historic preservation.
- ✓ Promote historic preservation as a tool for creating a sense of place.

The implementation of these broad goals will help retain the unique character of Commerce City so that current and future generations are connected to their history. This connection will encourage citizens to have a greater sense of pride and ownership in their community.

The Priority Tables (Figures 18, 19 and 20) were developed to provide specific direction for the continued realization of historic preservation in Commerce City. Ongoing efforts from elected and appointed officials, city staff, historic preservation professionals, and the community will be necessary to create an effective preservation program, but this plan should be used to guide those efforts. Some decisions will be challenging and some programs will take time to be effective, but this plan will help guide the difficult decisions and provide a roadmap for successful historic preservation in Commerce City.





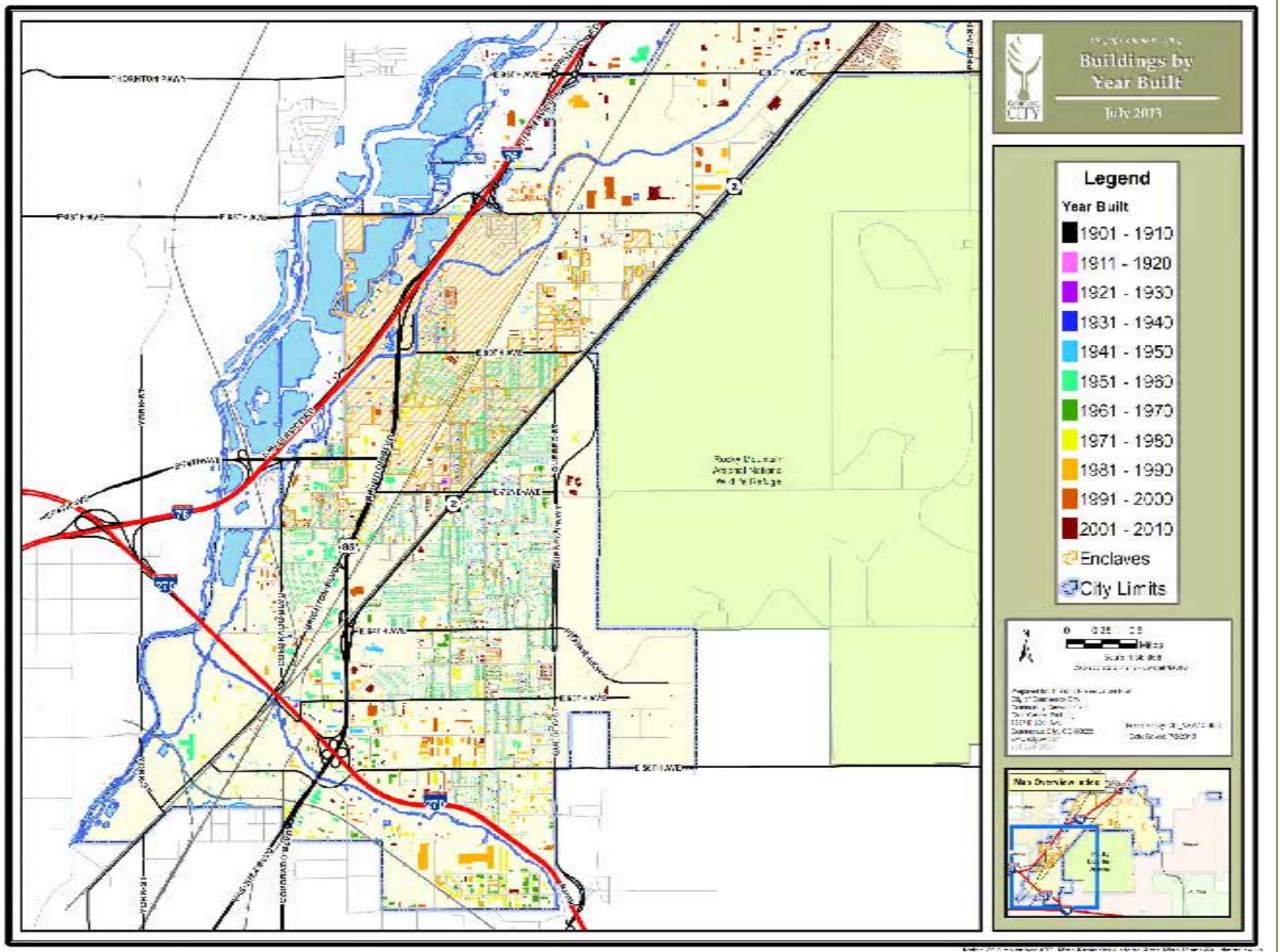








Appendices


Buildings by Year Built
July 2013
Legend
Year Built
1901 - 1910
1911 - 1920
1921 - 1930
1931 - 1940
1941 - 1950
1951 - 1960
1961 - 1970
1971 - 1980
1981 - 1990
1991 - 2000
2001 - 2010
Enclaves
City Limits

Outreach Results

GENERALLY SPEAKING, WHEN I THINK OF HISTORIC PRESERVATION THE THREE MOST IMPORTANT WORDS OR PHRASES I THINK OF ARE....

1. THE MECHANICS OF PRESERVATION – (Preservation takes an effort and prioritizing were effort is spent is important)

- ACCURATE AND DOCUMENTED INFORMATION
- COST
- DESIGNATION STATUS
- ECONOMIC TOOLS – CLEAR SET OF EXPECTATIONS FOR EVERYONE
- OLD
- PRESERVATION OF THE INFORMATION
- PRESERVING AND DOCUMENTING
- REGULATIONS/PROTECTIONS
- RENOVATION
- RESTORATION
- SAVE IT BEFORE IT'S TOO LATE
- SECURE THE INFORMATION PERMANENTLY
- SELECTIVE/HONORING (WHAT IS WORTHY)?
- SOCIAL, ECONOMIC, AND ENVIRONMENTAL
- SUSTAINABLE
- VIABLE
- WHAT IS HISTORIC? (LOCATION) WHO DECIDES?

2. PEOPLE/PLACES/BUILDINGS/EVENTS – (History is created by people, or at a place, or in a building, or by an event)

- ARCHITECTURE
- AREA/LOCATION
- BUILDINGS
- CULTURAL HISTORY – ETHNICITY OF PEOPLE/PLACES
- EVENTS, LANDMARKS, AND PLACES
- IMPORTANT PEOPLE/PLACES
- PEOPLE, PLACES, AND EVENTS
- SAVING PLACES
- SIGNIFICANT BUILDINGS/PLACES
- STRUCTURES/PHYSICAL PLACES
- THE INFLUENCE OF INDIVIDUALS

3. A COMMUNITY IDENTITY – (History is unique and preserving history creates an identity)

- COMMUNITY
- COMMUNITY CHARACTER
- COMMUNITY IDENTITY
- COMMUNITY STORY (IT TELLS IT)
- CREATING PLACE
- IDENTITY OF THE PAST CREATES TODAY'S IDENTITY
- PRESERVING THE PAST
- SENSE OF PLACE
- SENSE OF COMMUNITY PRIDE

4. CREATING CONNECTIONS – (History connects generations across time and people to specific places or events or structures)

- CONNECTING WITH THE PAST TO INFORM THE FUTURE
- FUTURE GENERATIONS
- HONORING THE PAST
- PRIDE
- ROOTS
- TIMELESS
- TRADITION
- UNDERSTAND

GENERALLY SPEAKING, HISTORIC PRESERVATION AT THE LOCAL LEVEL SHOULD INCLUDE...

(#1 IS MOST IMPORTANT)

1. HAVING A HISTORIC PRESERVATION PLAN.
2. HAVING A HISTORIC PRESERVATION ORDINANCE.
3. HAVING A HISTORIC PRESERVATION COMMISSION.
4. HAVING HISTORIC DESIGN STANDARDS.
5. A PROCESS FOR LOCAL DESIGNATION INCLUDING SPECIFIC DESIGNATION CRITERIA.
6. AN EDUCATION COMPONENT.
7. HAVING PRESERVATION INCENTIVES.
8. SOME KIND OF RECOGNITION PROGRAM.
8. DEDICATED RESOURCES ON A DAY-TO-DAY BASIS.
10. OTHER...
    a. CERTIFIED LOCAL GOVERNMENT STATUS
    b. HAVE A SOURCE OF MONEY

GENERALLY SPEAKING, THE PURPOSE OF A HISTORIC PRESERVATION PLAN IS TO...

(#1 IS MOST IMPORTANT)

1. IDENTIFY GOALS FOR HISTORIC PRESERVATION EFFORTS.
2. CREATE A LIST OF IMPLEMENTATION STRATEGIES FOR HISTORIC PRESERVATION
3. GENERALLY IDENTIFY HISTORICAL RESOURCES IN A COMMUNITY.
4. PROVIDE SPECIFIC DIRECTION FOR ELECTED AND APPOINTED OFFICIALS.
5. PROVIDE GENERAL DIRECTION FOR ELECTED AND APPOINTED OFFICIALS.
6. SPECIFICALLY IDENTIFY HISTORICAL RESOURCES IN A COMMUNITY
7. CREATE A HISTORICAL RECORD FOR A COMMUNITY.
8. CREATE THE DOCUMENT IN ORDER TO BECOME A CERTIFIED LOCAL GOVERNMENT (CLG).
9. SERVE AS A HISTORICAL RECORD.
10. OTHER
    a. INCLUDE A HISTORIC PRESERVATION SURVEY PLAN

GENERALLY SPEAKING, HISTORIC PRESERVATION IS IMPORTANT BECAUSE...

(#1 IS MOST IMPORTANT)

1. IT CONNECTS PAST, CURRENT, AND FUTURE GENERATIONS.
2. HISTORIC RESOURCES ESTABLISH A SENSE OF PLACE.
3. HISTORIC RESOURCES CAN BE USED TO EDUCATE FUTURE GENERATIONS.
4. HISTORIC RESOURCES ENHANCE THE QUALITY OF LIFE.
5. USING HISTORIC RESOURCES IS THE MOST SUSTAINABLE FORM OF DEVELOPMENT.
6. IT SPURS ECONOMIC DEVELOPMENT.
7. IT IS AN IMPORTANT ELEMENT OF TOURISM.
8. IT CREATES JOBS.
9. IT SETS THE STANDARD FOR DEVELOPMENT WIHTIN A COMMUNITY.
10. OTHER...
    a. PROVIDES INFO FOR COMMUNITY PRIDE/IDENTITY

Outreach Results

Outreach Results

GENERALLY SPEAKING, WHEN I THINK OF HISTORIC PRESERVATION THE THREE MOST IMPORTANT WORDS OR PHRASES I THINK OF ARE....

- ACCURATE AND DOCUMENTED INFORMATION
- COST
- DESIGNATION STATUS
- ECONOMIC TOOLS - CLEAR SET OF EXPECTATIONS FOR EVERYONE
- OLD
- PRESERVATION OF THE INFORMATION
- PRESERVING AND DOCUMENTING
- REGULATIONS/PROTECTIONS
- RENOVATION
- RESTORATION
- SAVE IT BEFORE IT'S TOO LATE
- SECURE THE INFORMATION PERMANENTLY
- SELECTIVE/HONORING (WHAT IS WORTHY)?
- SOCIAL, ECONOMIC, AND ENVIRONMENTAL
- SUSTAINABLE
- VIABLE
- WHAT IS HISTORIC? (LOCATION) WHO DECIDES?
- ARCHITECTURE
- AREA/LOCATION
- BUILDINGS
- CULTURAL HISTORY - ETHNICITY OF PEOPLE/PLACES
- EVENTS, LANDMARKS, AND PLACES
- IMPORTANT PEOPLE/PLACES
- PEOPLE, PLACES, AND EVENTS
- SAVING PLACES
- SIGNIFICANT BUILDINGS/PLACES
- STRUCTURES/PHYSICAL PLACES
- THE INFLUENCE OF INDIVIDUALS
- COMMUNITY
- COMMUNITY CHARACTER
- COMMUNITY IDENTITY
- COMMUNITY STORY (IT TELLS IT)
- CREATING PLACE
- IDENTITY OF THE PAST CREATES TODAY'S IDENTITY
- PRESERVING THE PAST
- SENSE OF PLACE
- SENSE OF COMMUNITY PRIDE
- CONNECTING WITH THE PAST TO INFORM THE FUTURE
- FUTURE GENERATIONS
- HONORING THE PAST
- PRIDE
- ROOTS
- TIMELESS
- TRADITION
- UNDERSTAND
- CULTURE
- ARCHAIC
- LASTS FOREVE

WHEN I THINK OF COMMERCE CITY...	TRUE	FALSE	UNSURE
1. I THINK OF A COMMUNITY WITH VALUABLE HISTORIC RESOURCES.	(74%) 70	(7%) 7	(18%) 17
2. I THINK OF A COMMUNITY WITH VALUABLE HISTORIC RESOURCES THAT NEED TO BE IDENTIFIED.	(84%) 79	(2%) 2	(14%) 13
3. I THINK OF A COMMUNITY WITH VALUABLE HISTORIC RESOURCES THAT NEED TO BE SAVED.	(71%) 67	(4%) 4	(25%) 24
4. I THINK OF A COMMUNITY THAT PLACES A HIGH VALUE ON ITS HISTORIC RESOURCES.	(39%) 37	(22%) 21	(38%) 36
5. I THINK OF A COMMUNITY THAT HAS VALUABLE HISTORIC RESOURCES FOR THE DENVER METRO AREA.	(69%) 66	(7%) 7	(23%) 22
6. I THINK OF A COMMUNITY THAT HAS VALUABLE HISTORIC RESOURCES FOR THE STATE OF COLORADO.	(69%) 64	(8%) 7	(23%) 22
7. I THINK OF A COMMUNITY THAT HAS VALUABLE HISTORIC RESOURCES FOR THE UNITED STATES OF AMERICA.	(48%) 45	(11%) 10	(41%) 38

Outreach Results

1. AS COMMERCE CITY DEVELOPS THEIR 1ST HISTORIC PRESERVATION PLAN, THEY SHOULD BE AWARE OF...
   - A. *Work with the State of Colorado – they have valuable resources.*
   - B. *The great amount of info that you will have to deal with.*
   - C. *Various levels of public involvement and support. Not everyone sees value in historic preservation and this is where the need for education comes in.*
   - D. *Many communities both with and without historic preservation plans recognize that education and transparency are key. If you have an ordinance, the process should be clean and defensible. Examples are available.*
   - E. *The organic nature of cities and plan for smart growth.*
   - F. *It is important to be clear about why this kind of plan is needed.*
     - ➔ *Why now?*
     - ➔ *How will it be used?*
     - ➔ *Will it be regulatory in any sense?*
     - ➔ *What are some potential projects or implementation actions that might result from it?*
   - G. *Historic preservation plans should help guide efforts for multiple years. If the momentum is not apparent today, provide strategies and goals that will give guidance for years to come.*
   - H. *Keep in mind what elements are needed to qualify for state funding.*

WHAT WE HEARD:

A lot of people will be involved in the process and everyone should be open to an educational process on a variety of topics along the way.

2. AS COMMERCE CITY DEVELOPS THEIR 1ST HISTORIC PRESERVATION PLAN, THEY SHOULD FOCUS ON...
   - A. *Identify your goal and focus on it. Incorporate it in your Comp Plan.*
   - B. *Have an achievable list of outcomes or 'next steps'. There is much to be done and it takes time.*
   - C. *Making Commerce City residents very aware of the historic plan and get them involved.*
   - D. *I think a lot of identification and community education needs to be emphasized.*
   - E. *Embracing post war resources as historic and worthy of identification and preservation. Survey/identification of historic resources known and unknown.*
   - F. *Community and how to successfully incorporate new with historic.*
   - G. *Telling the story of the City in a way that is captivating to a wide range of people.*
   - H. *A roadmap for identifying resources.*
   - I. *Strategies for preserving (in some form) identified resources.*
   - J. *Strategies for sharing Commerce City's history with various audiences.*

WHAT WE HEARD:

Tell the unique story of Commerce City, embrace our history, and set a realistic set of expectations for historic preservation in Commerce City.

3. AS COMMERCE CITY DEVELOPS THEIR 1ST HISTORIC PRESERVATION PLAN, THEY SHOULD AVOID...
   - A. *Being pulled in a hundred different directions.*
   - B. *Don't try to be everything to everyone if you do, you will be nothing to everyone.*
   - C. *Only focusing on the oldest resources. Much of Commerce City's development is from the recent past and those resources should not be overlooked.*
   - D. *Creating false history/false sense of place. Commerce City has a unique and important identity that should be protected.*
   - E. *Making what's new look historic. This can often be confusing and create a false sense of history.*
   - F. *Focus on one strategy.*

WHAT WE HEARD:

Don't try and be everything to everyone and keep an open mind about what may be considered 'historic' in Commerce City because of our unique history.

Outreach Survey Results

Survey Results - Plan Development & Summer Outreaches

111

8/12/2013

1. Where do you live?		
South Commerce City (south of 72nd)	41	45%
Central Commerce City (between 72nd and 96th)	15	16%
North Commerce City (north of 96th)	26	28%
Outside Commerce City	10	11%
Total	92	

2. Commerce City needs to identify the following types of historic resources:		
Individual Residential Property	49	29%
Individual Commercial Property	16	9%
Individual Industrial Property	13	8%
Residential Neighborhoods	48	28%
Commercial Neighborhoods	23	13%
Industrial Neighborhoods	18	11%
None	5	3%
Other	0	0%
Total	171	

3. Commerce City needs to identify the following types of "non-traditional" resources:		
Agricultural Lands	25	19%
Landscape/Parks/Open Space	26	19%
Water Bodies/Rivers/Ditches/Canals	18	13%
Roadways/Rail Roads/Trails	29	22%
Signs/Markers	13	10%
Cemeteries	23	17%
None	0	0%
Other	1	0%
Total	134	

4. Commerce City should be involved in the following types of education:		
Elementary Education	48	28%
Middle School Education	26	15%
High School Education	81	20%
Adult Education	29	19%
Interpretive Signs	18	12%
Technology or Virtual Education	9	6%
None	2	1%
Other	1	1%
Total	156	

5. Commerce City should focus on the following time periods in the city's History:		
Pre 1900	17	16%
Early 20th Century (1900 - 1935)	28	27%
World War I era (1935 - 1945)	22	21%
Mid 20th Century (1945 - 1960)	20	19%
Late 20th Century (1960 - Current)	18	17%
Total	105	

6. On a scale of 1 - 5 with, 5 being the highest priority and 1 being the lowest priority, how important should historic preservation be compared to new park development?			
1	5	5	
2	8	16	
3	18	54	
4	17	68	
5	13	65	
Total	61	208	Average Score: 3.41

7. On a scale of 1 - 5 with, 5 being the highest priority and 1 being the lowest priority, how important should historic preservation be compared to new road improvements?			
1	7	7	
2	4	8	
3	23	69	
4	10	40	
5	13	65	
Total	57	189	Average Score: 3.32

8. On a scale of 1 - 5 with, 5 being the highest priority and 1 being the lowest priority, how important should historic preservation be compared to economic development?			
1	9	9	
2	9	18	
3	26	78	
4	9	36	
5	10	50	
Total	63	191	Average Score: 3.03

9. On a scale of 1 - 5 with, 5 being the highest priority and 1 being the lowest priority, how important should historic preservation be compared to Public Art/Culture?			
1	5	5	
2	6	12	
3	21	63	
4	12	48	
5	17	85	
Total	61	213	Average Score: 3.49

10. Commerce City should recognize individuals that have played an important role in the city's history?		
Yes	85	86%
No	1	1%
Unsure	13	13%
Total	99	

11. Commerce City should recognize the historic events of the city?		
Yes	84	84%
No	2	2%
Unsure	14	14%
Total	100	

Foundational Elements—Worksheet

THE **GUIDING PRINCIPLES** (NO PARTICULAR ORDER):

i. HISTORIC PRESERVATION IS A COMPONENT OF SUSTAINABILITY.
ii. HISTORIC PRESERVATION PROVIDES EDUCATIONAL OPPORTUNITIES.
iii. HISTORIC PRESERVATION CONNECTS GENERATIONS.
iv. IT IS IMPORTANT TO SECURE ACCURATE INFORMATION, STORIES, AND RESOURCES.
v. HISTORIC PRESERVATION IN COMMERCE CITY IS ABOUT THE PAST, PRESENT, AND FUTURE.
vi. THE CITY OF COMMERCE CITY HAS A UNIQUE HISTORY OF AGRICULTURE, INDUSTRY, AND GROWTH.
vii. HISTORIC PRESERVATION CAN ASSIST AND SUPPORT ECONOMIC DEVELOPMENT EFFORTS.
viii. HISTORIC PRESERVATION CAN BE USED TO CREATE A SENSE OF PLACE.
ix. HISTORIC PRESERVATION ACKNOWLEDGES IMPORTANT BUILDINGS, PEOPLE, PLACES, AND EVENTS.

Incorporated revisions:

- ❒ Combine the 'unique history' guiding principle with the 'development and growth' guiding principle.
- ❒ Add a specific guiding principle related to economic development.

MISSION STATEMENT:

TO ASSIST WITH A VIABLE, STRATEGIC, AND SUSTAINABLE APPROACH TO PROMOTE, PRESERVE, AND PROTECT THE DIVERSE HISTORICAL RESOURCES WITHIN OUR COMMUNITY SO THAT CURRENT AND FUTURE GENERATIONS ARE LINKED TO THE ACCURATE HISTORY OF COMMERCE CITY.

Incorporated Revisions:

- ❒ Shorter and more 'active'.

VISION STATEMENT:

THE CITY OF COMMERCE CITY HIGHLY VALUES ITS HISTORIC RESOURCES AND ITS UNIQUE HERITAGE AND UNDERSTANDS THE STRATEGIC ROLE HISTORIC PRESERVATION CAN PLAY IN ORDER TO ENSURE A SENSE OF PLACE WHILE FOSTERING AN ENVIRONMENT FOR GROWTH AND ECONOMIC DEVELOPMENT. THE CITY WILL IDENTIFY AND SHARE THESE HISTORIC RESOURCES WITH PEOPLE LIVING IN OR VISITING THE COMMUNITY IN ORDER TO ENHANCE EVERYONE'S QUALITY OF LIFE.

Potential Changes:

- ❒ None.

Technical Working Group—Goal Survey

GOAL #1. LEARN ABOUT AND DOCUMENT COMMERCE CITY'S HISTORY IN ORDER TO PROVIDE A SOLID FOUNDATION FOR HISTORIC PRESERVATION EFFORTS.

- Is this goal reflective of the foundational elements?
  - Yes – 5
  - No – 0
  - Unknown – 1
  - If no, I would change the following:
  - Other/Comments:
    1. "Identify and Document" is clearer. Or explore?
    2. Goals seem like objectives – agree to tie in with Comp Plan and take a step back and have a more overarching goal(s).
    3. Add education and add sustainability.
    4. Narrative.

GOAL #2. USE HISTORIC PRESERVATION TO CONNECT PRESENT AND FUTURE GENERATIONS.

- Is this goal reflective of the foundational elements?
  - Yes – 7
  - No – 0
  - If no, I would change the following:
  - Other/Comments:
    1. Needed clarification in the objectives – this is perhaps too broad.

GOAL #3. IDENTIFY TRULY HISTORIC RESOURCES.

- Is this goal reflective of the foundational elements?
  - Yes – 5
  - No – 1
  - Unknown – 1
  - If no, I would change the following:
    1. Define "truly". What is its purpose – are you defining what is or a time frame that deems something "truly" historic?
  - Other/Comments:
    1. "Truly" isn't needed here – suggest there is relative significance. Historic suggests significance.
    2. This seems more like an implementation strategy.
    3. Set stronger parameters for "truly".
    4. Seems redundant to Goal #1. I also don't understand what you mean by "truly". Do you mean "identify significant historic resources"?
    5. What does truly mean? "Eligible" or "significant" resources

GOAL #4. AFTER IDENTIFICATION, EXPLORE STRATEGIES FOR RECOGNIZING IMPORTANT HISTORIC RESOURCES.

- Is this goal reflective of the foundational elements?
  - Yes – 5
  - No – 0
  - Unknown – 2
  - If no, I would change the following:
  - Other/Comments:
    1. "Recognize" is loose – could mean a plaque after demo, could be rehab and adaptive use. Protect and preserve is preferred. Is this both preservation and designation?
    2. Again, is implementation strategy.
    3. So they have to be historic truly and important or is that what truly means – important?
    4. What is important? Landmark requirements? Not necessarily National Registry, People and Places? Inventory.

Technical Working Group—Goal Survey

GOAL #5. USE HISTORIC PRESERVATION AS AN ECONOMIC DEVELOPMENT TOOL.

- Is this goal reflective of the foundational elements?
  - Yes – 6
  - No – 0
  - Unknown – 1
  - If no, I would change the following:
  - Other/Comments:
    1. "Are these Goals or Objectives? Tie in w/ goals and policies of the city. Implementation. Education could still be a goal.

GOAL #6. DEVELOP, MAINTINA, SUPPORT, AND ESTABLISH PARTNERSHIPS FOR HISTORIC PRESERVATION.

- Is this goal reflective of the foundational elements?
  - Yes – 7
  - No – 0
  - Unknown – 2
  - If no, I would change the following:
  - Other/Comments:
    1. Perhaps zero in on community – based partnerships first, then city/national.
    2. Was partnership in principles?

GOAL #7. PROMOTE HISTORIC PRESERVATION AS A TOOL FOR CREATING A SENSE OF PLACE.

- Is this goal reflective of the foundational elements?
  - Yes – 7
  - No – 0
  - Unknown – 2
  - If no, I would change the following:
  - Other/Comments:
    1. Utilize – not sure "promote" is the right word.

ARE THERE ANY GOALS THAT YOU FEEL ARE MISSING?

- Make available incentives/resources for owners of historic properties (maybe better as an objective).
- Perhaps additional goal that addresses the issue of HP and sustainability.
- Develop ways to integrate Commerce City's history and historic resources in local schools and other community venues.
- Educate community regarding sustainability of historic preservation.
- A livable community with a strong sense of history.
- A sustainable community supported by preservation efforts.
- The City's guiding policies and document preservation.
- Preservation principles are integrated with other community goals.
- The City maintains a functional, integrated preservation program which employs best practices.
- Historic preservation is integrated to all levels of City government and its operation.
- A detailed understanding of CC's history provides a base for identification of historic resources.
- Historic survey information supports all program components.
- CC's historic resources are properly documented/designated to ensure continued protection.

Commerce City Historical Society—Goal Survey

GOAL #1. LEARN ABOUT AND DOCUMENT COMMERCE CITY'S HISTORY IN ORDER TO PROVIDE A SOLID FOUNDATION FOR HISTORIC PRESERVATION EFFORTS.

- Is this goal reflective of the foundational elements?
  - Yes – 2
  - No 0
  - Unknown 2
  - If no, I would change the following:
  - Other/Comments:
    1. Should read: "Learn about and educate visitors and other members of the community making sure info is accurate".
    2. Learn and educate visitors, other members of the Community making sure all information is accurate.
    3. Learn about and educate...

GOAL #2. USE HISTORIC PRESERVATION TO CONNECT PRESENT AND FUTURE GENERATIONS.

- Is this goal reflective of the foundational elements?
  - Yes – 4
  - No – 0
  - If no, I would change the following:
  - Other/Comments:
    1. ...past, present, and future...
    2. ...past, ...

GOAL #3. IDENTIFY TRULY HISTORIC RESOURCES.

- Is this goal reflective of the foundational elements?
  - Yes – 3
  - No – 1
  - Unknown – 0
  - If no, I would change the following:
    1. Include: "and present day documents, pictures, and records for preservation".
  - Other/Comments:
    1. Preserve and record.
    2. ...preserve and record

GOAL #4. AFTER IDENTIFICATION, EXPLORE STRATEGIES FOR RECOGNIZING IMPORTANT HISTORIC RESOURCES.

- Is this goal reflective of the foundational elements?
  - Yes – 3
  - No – 1
  - Unknown – 0
  - If no, I would change the following:
    1. Shouldn't identification happen after exploring strategies for recognizing important historic resources?
  - Other/Comments:

GOAL #5. USE HISTORIC PRESERVATION AS AN ECONOMIC DEVELOPMENT TOOL.

- Is this goal reflective of the foundational elements?
  - Yes – 4
  - No – 0
  - Unknown – 0
  - If no, I would change the following:
  - Other/Comments:

Commerce City Historical Society—Goal Survey

GOAL #6. DEVELOP, MAINTIN SUPPORT, AND ESTABLISH PARTNERSHIPS FOR HISTORIC PRESERVATION.

- Is this goal reflective of the foundational elements?
  - Yes – 4
  - No – 0
  - Unknown – 0
  - If no, I would change the following:
  - Other/Comments:

GOAL #7. PROMOTE HISTORIC PRESERVATION AS A TOOL FOR CREATING A SENSE OF PLACE.

- Is this goal reflective of the foundational elements?
  - Yes – 4
  - No – 0
  - Unknown 0
  - If no, I would change the following:
  - Other/Comments:

ARE THERE ANY GOALS THAT YOU FEEL ARE MISSING?

Nothing Stated

Commerce City Historical Society—Objective Survey

OBJECTIVES FOR GOAL #1.

- These objectives are reflective of the stated goal?
  - Yes – 3
  - No – 0
  - Unknown – 1
  - If no, I would change the following:
  - Other/Comments:
    1. Start documenting each day now for current history
    2. Develop a process to help facilitate a way to save documents, pictures, etc.

OBJECTIVES FOR GOAL #2.

- These objectives are reflective of the stated goal?
  - Yes – 3
  - No – 0
  - Unknown - 1
  - If no, I would change the following:
  - Other/Comments:
    1. ...past, present, and future...

OBJECTIVES FOR GOAL #3.

- These objectives are reflective of the stated goal?
  - Yes – 3
  - No – 0
  - Unknown – 1
  - If no, I would change the following:
  - Other/Comments:
    1. Maintain and update the inventory of historic and present day resources for historic preservation.

OBJECTIVES FOR GOAL #4.

- These objectives are reflective of the stated goal?
  - Yes – 3
  - No – 0
  - Unknown 1
  - If no, I would change the following:
  - Other/Comments:

OBJECTIVES FOR GOAL #5.

- These objectives are reflective of the stated goal?
  - Yes – 3
  - No – 0
  - Unknown – 1
  - If no, I would change the following:
  - Other/Comments:

Commerce City Historical Society—Objective Survey

OBJECTIVES FOR GOAL #6.

- These objectives are reflective of the stated goal?
  - Yes – 3
  - No – 0
  - Unknown – 1
  - If no, I would change the following:
  - Other/Comments:

OBJECTIVES FOR GOAL #7.

- These objectives are reflective of the stated goal?
  - Yes – 3
  - No 0
  - Unknown – 1
  - If no, I would change the following:
  - Other/Comments:
    1. Encourage preservation programs at the neighborhood level and school.
    2. History club
    3. History clubs at the high school level
    4. Curriculum for local history in elementary schools.

ARE THERE ANY GOALS THAT YOU FEEL ARE MISSING?

Goal: Educate people about the history

Educate new employees with City history



COMMERCE CITY

Historic Preservation Plan







