

GRAND COUNTY HISTORICAL ASSOCIATION  
COUNTY-WIDE MASTER PLAN  
2022 February 23



## GRAND COUNTY HISTORICAL ASSOCIATION COUNTY-WIDE MASTER PLAN

The County-Wide Master Plan for the GCHA has been developed to assist the Association in establishing a vision and framework for the future growth and physical development of four campuses. The Master Plan responds to the Association's intention to establish itself as a premier regional comprehensive historical source, supporting the Association's Strategic Plan.

The Master Plan is the product of an inclusive process that engaged community stakeholders throughout the course of the planning effort. Guided by a Steering Committee comprised of senior administration, site managers, staff, and volunteers, the Master Plan has received input and consideration from a range of representative county constituencies. The planning process also included input from representatives of the Cities of Winter Park/Fraser, Hot Sulphur Springs and Kremmling, Granby and Grand County and, neighboring landowners and developers.

### MASTER PLAN DEVELOPMENT TEAM

#### GCHA;

Shanna Ganne – Executive Director  
Erica Rodenbeck - Managing Curator  
B. Travis Wright - Board President  
Shawn Davis - Board Secretary  
Emilie McKittrick - Board Member  
Michael Koch - Board Member



A. APPLICATION OF THE MASTER PLAN TO THE ASSOCIATION’S STRATEGIC INITIATIVES AND GOALS

An integral aspect of the Master Plan is its connection to, and alignment with, the Grand County Historical Association’s Strategic Initiatives and Goals as outlined in the Strategic Plan.

The following describes the connection of the Master Plan to the Strategic Plan, outlining its Initiatives and Goals as they apply to the Master Plan to create a viable future vision for the campuses.

**Strategic Initiative One: Operation of Historical Museums**

GCHA is committed to continuous improvement and innovation in all aspects of archive procurement, restoration, and preservation. To that end, as funds are available, GCHA will:

Goal: Update the existing aging facilities to accommodate the overflowing current archive materials and accommodate new acquisitions.

Response: The Master Plan illustrates recommendations for the phased expansion of facilities.

Response: The Master Plan outlines recommendations for the existing Facilities upgrades and controlled maintenance.

Goal: Improve efficiency of operations.

Response: Consolidate operations in appropriate locations with up-to-date facilities and personnel.

**Strategic Initiative Two: Encourage appreciation of Grand County History**

GCHA will strengthen its involvement with the community through intellectual, economic, social, and cultural collaborations that are mutually beneficial to the GCHA and its many external constituents. GCHA will strive to create an environment that promotes public education, social, and

personal development through:

Goal: Increasing public access, awareness, and visitation rates.

Goal: Supporting and promoting public engagement in museum and community service activities.

Response: The Master Plan strives to improve public access and awareness through the improvement of the museums and exhibits experience, including recommendations for:

- Expansion or enhancement of public use facilities to encourage broadened use by community groups.
- Expansion of archival facilities to accommodate current shortfalls and future artifact growth acquisition.
- Focused beautification of the museums’ grounds and physical connections to public ways.

**Strategic Initiative Three: Collection of Artifacts and Archival Documents.**

GCHA is committed to procuring significant historical materials through active search and solicitation as well as receiving selective donation:

Goal: Be recognized as a trusted steward and partner for relevant, significant, and at-risk artifacts.

Response: The facilities must have and show capabilities that build trust.

Goal: Be prepared for incoming artifacts.

Response: Improve the facilities to safely accept and protect artifacts.

**Strategic Initiative Four: Preservation and Maintenance of Artifacts and Archival Documents**

Approximately 70-75% of current materials are not cataloged and/or ready for display. GCHA does not currently have adequate

facilities for working with and safely storing artifacts.

Goal: Inventory all current artifacts.

Response: Physical space is needed for processing and cataloging artifacts and their organized storage

Goal: Prepare materials already on-site for storage and possibly restoration.

Response: Physical space and equipment is needed.

**Strategic Initiative Five: Exhibition of Artifacts and Archival Documents**

The current exhibition spaces abilities have not been updated for several years and multiple exhibits have not been rotated for more than five years.

Goal: Update the infrastructure of the exhibition spaces to complement diverse artifacts and flexible display formats.

Response: Building space inventories will be analyzed to determine current abilities and what more is desired.

Goal: Detailed Building and infrastructure assessment.

Response: A consultant analysis is needed to determine existing conditions and capacities.

**Strategic Initiative Six: Artifacts and Archival Documents available for Historical Research**

GCHA intends to be a resource center for regional historic research efforts. The GCHA goals to achieve this are:

Goal: Create a searchable inventory and atmosphere that encourages a sense of ownership and a culture of accountability.

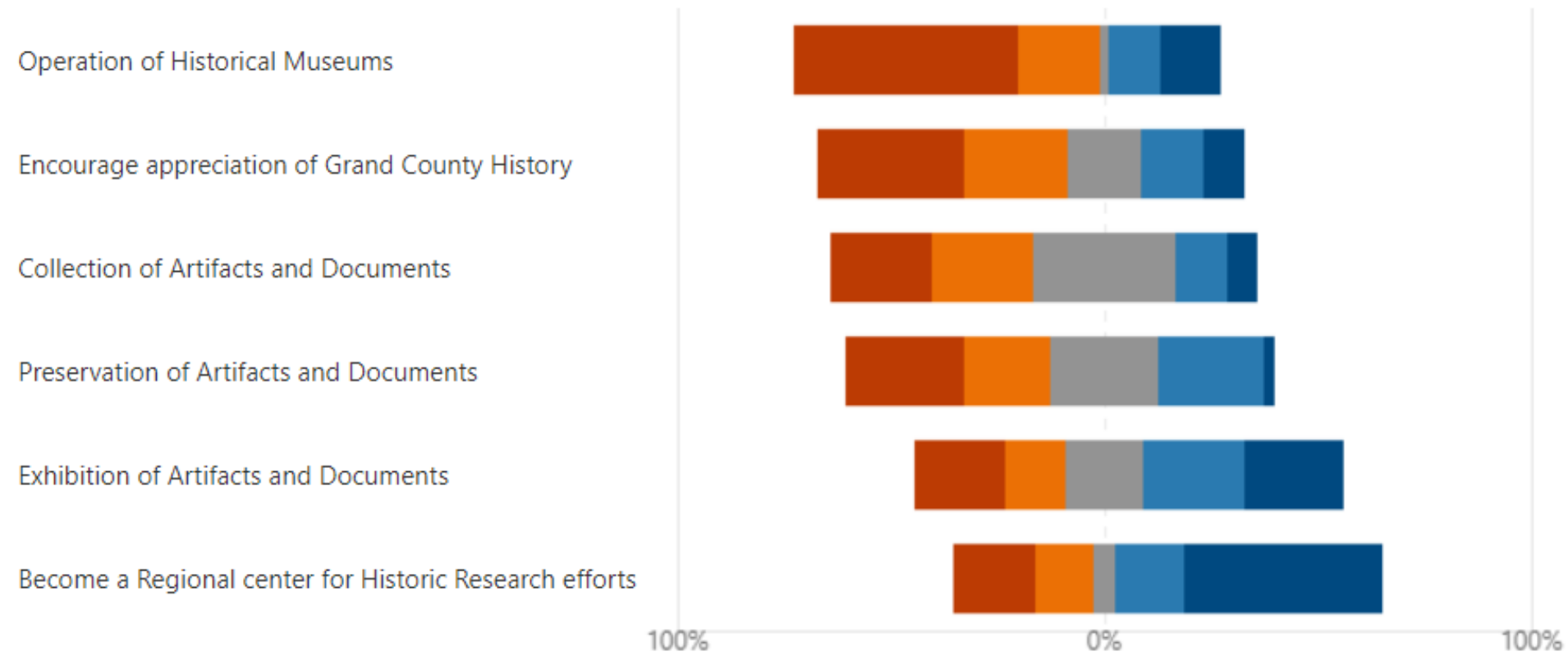
Response: The association is currently funded to move electronic materials to the CLOUD. Internet access with better search options is the next step.

## PUBLIC COMMENTS ON STRATEGIC INITIATIVES

### 11. Please rank the "Associations Strategic Initiatives" in order of priority

[More Details](#)

■ First ■ Second ■ Third ■ Fourth ■ Fifth





## B. MASTER PLAN GOALS

At the outset of the planning process, the planning team and Steering Committee worked together to develop goals for the Master Plan. The purpose of these goals is to guide the process, ensuring that all the goals influence all levels of alternative planning and the development of the preferred plans and Master Plan recommendations. The Master Plan Goals were developed relative to four campus influences, including: Facilities Improvements; Community Engagement; Connectivity; Association Identity; and Sustainability.

### Update and expand the aging facilities to:

- Improve efficiency of operations.
- Preserve the associations artifacts with updated archive abilities and spaces.
- Ultimately increase the Associations income.

### Community Engagement

- Become a Community hub with shared spaces and opportunities to meet the community’s needs.

### Connectivity

- Improve the visibility, or wayfinding to, of each campus.
- Enhance the pedestrian and bicycle access to each campus.
- Clarify vehicular arrival, circulation, and parking.

### Association Identify

- Present all Museums and Facilities as a cohesive entity.
- Improve the marketing of the Association to make it more visible and inviting to the public.
- Celebrate Grand County’s heritage and setting.

### Sustainability

- Foster a culture of fiscal and environmental sustainability.
- Use the Master Plan to encourage the implementation of sustainability strategies and best practices.
- Explore partnership opportunities to leverage financial resources.

## PRIORITIZATION OF GOALS by GCHA

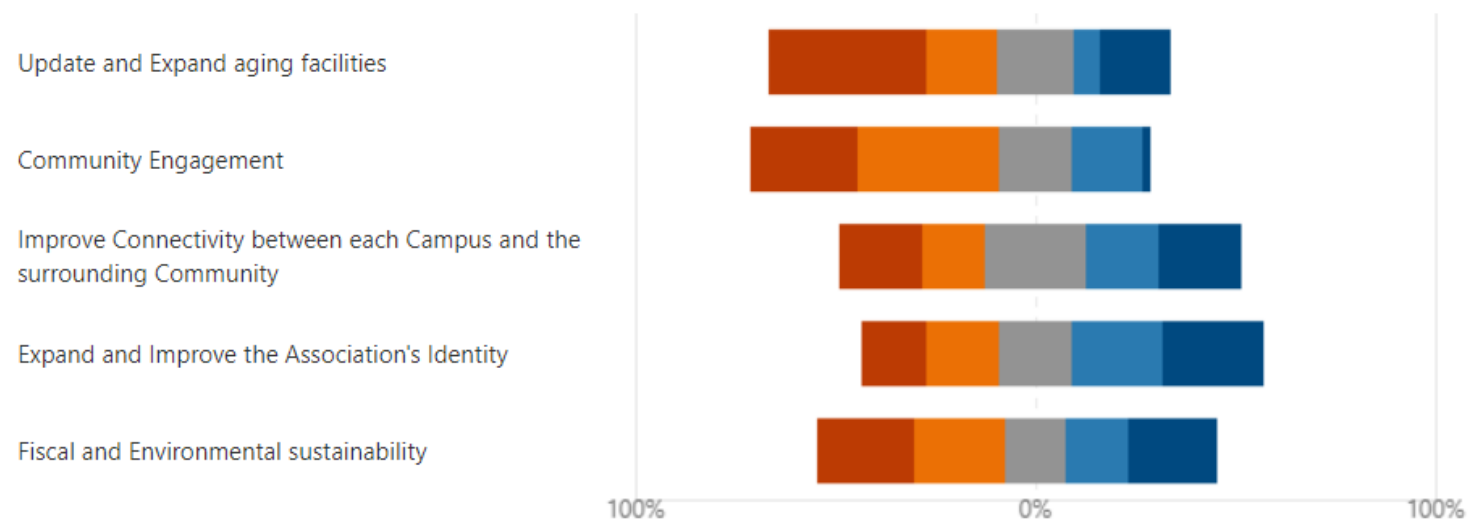
Each goal is currently equally important. Prioritization is directly impacted by available grants, donations, or unforeseen events (positive or negative).

## PRIORITIZATION OF GOALS per PUBLIC COMMENT

10. Please rank the current GCHA Goals in order of priority.

[More Details](#)

■ First ■ Second ■ Third ■ Fourth ■ Fifth



### C. COMMUNITY INVOLVEMENT VISION

The Public comments received indicate that Community Involvement / Engagement is one of two top priorities that the GCHA should prioritize. 26.7% respondents rank this the number one priority and 35.6% rank this as the number two priority. The aggregate number of one and two priorities is 62.3%, the highest rank of all goals.

The community design vision for future campus developments is heavily influenced by the existing physical campus land areas, which are defined in large part by the following:

- The organization of the campuses is along US Highway 40, the original “Pony Express Route” and “Victory Highway”.
  - Maximize visibility to vehicular traffic.
  - Encourage visitation from one campus to another.
- Welcome/public zones. - Exterior spaces with 24 hour visual access.
  - Always open without a fee.
  - Transition area that provides views into the campuses and encourages exploration and visitation.
- Alternate campus and facility use.
  - Community/education rooms.
  - Art Shows.
  - Library spaces or uses.
  - Research Facility

With these elements as the basis for the organization of campus buildings, open space, circulation, and parking, a preferred Master Plan direction has been developed that strengthens the design and appearance of each campus while providing clear opportunities for physical expansion and growth.

## D. PROGRAM DEFINITION

### D.1 Methodology

- All existing spaces have been inventoried and categorized.
- Deficiencies or surpluses, if any, for each current space have been noted.
- Projected space needs, based on current deficiencies and surpluses analysis, are identified as part of the master plan process to establish future space needs and to identify priorities for the reuse of vacated space.

The space types assessed within the analysis include exhibit spaces, archive work rooms, archive storage, offices, merchandising spaces and meeting/community spaces.

Space needs were determined for the Association’s projected future visitor count of 10K/year. These space needs were subsequently translated into individual building programs that were used to explore a range of potential future development scenarios.

The analysis has assumed that existing space deficits would be satisfied by the current projects being considered by the Association (see Expressed Needs). This space needs analysis focuses on meeting the incremental space need necessary to accommodate future growth.

### D.2 Visitor Assumptions

The visitor figures provided by GCHA provide the foundation for the space needs analysis. Based on the Association’s desire to increase visitor count to 10K.

### D.3 Expressed Needs

The GCHA has plans for acquisition of additional properties and several building expansions options to accommodate the existing excess of Historic Artifacts and incoming new ones. The need for these facilities has been previously established and roughly outlined. The following program elements have been identified by GCHA stakeholders as future needs.

#### Archival Storage

- Climate Controlled
- Inventoried
- Indexed for efficient retrieval.

#### Archival Preservation Workspace

- Dedicated
- Climate Controlled
- Possibly viewable by the public.

#### Exhibition Space

- Updated to complement and showcase materials and displays.
- Protective environment for Historic Materials.

#### Community Facilities

- Shared spaces.
- Include the entire Public Library on-site in a portion of the new building at Pioneer Village.
- Community meeting/activity rooms.

#### Site Expansion & Improvement

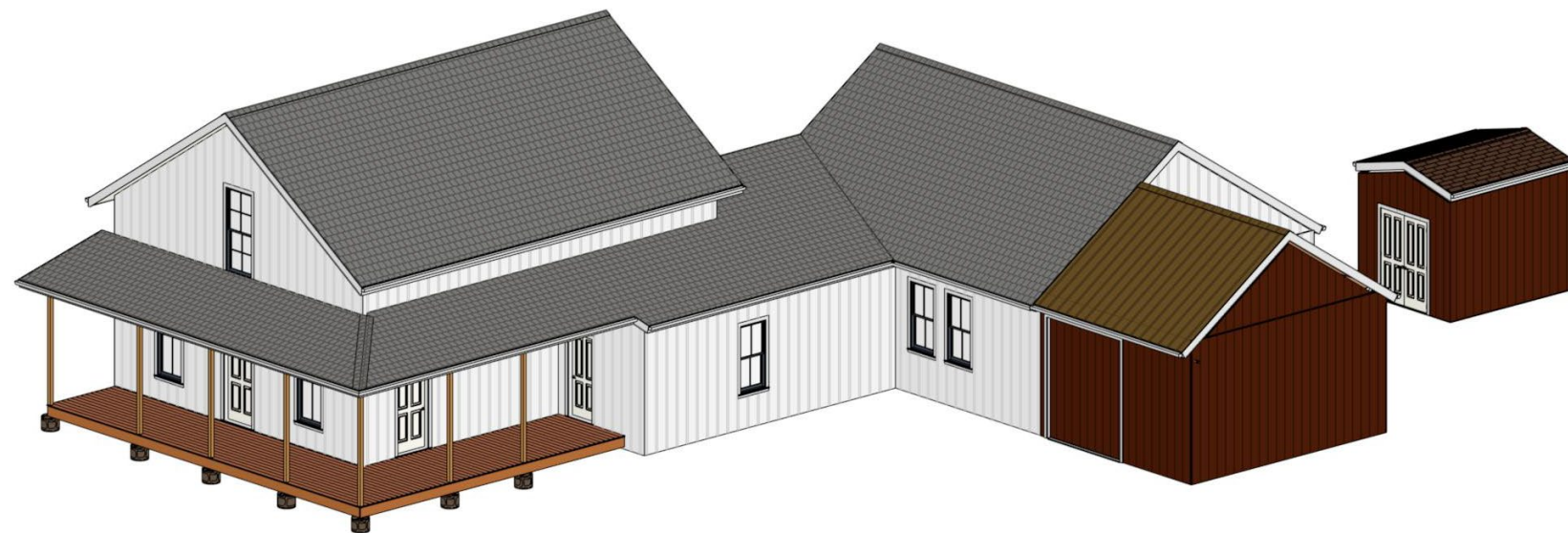
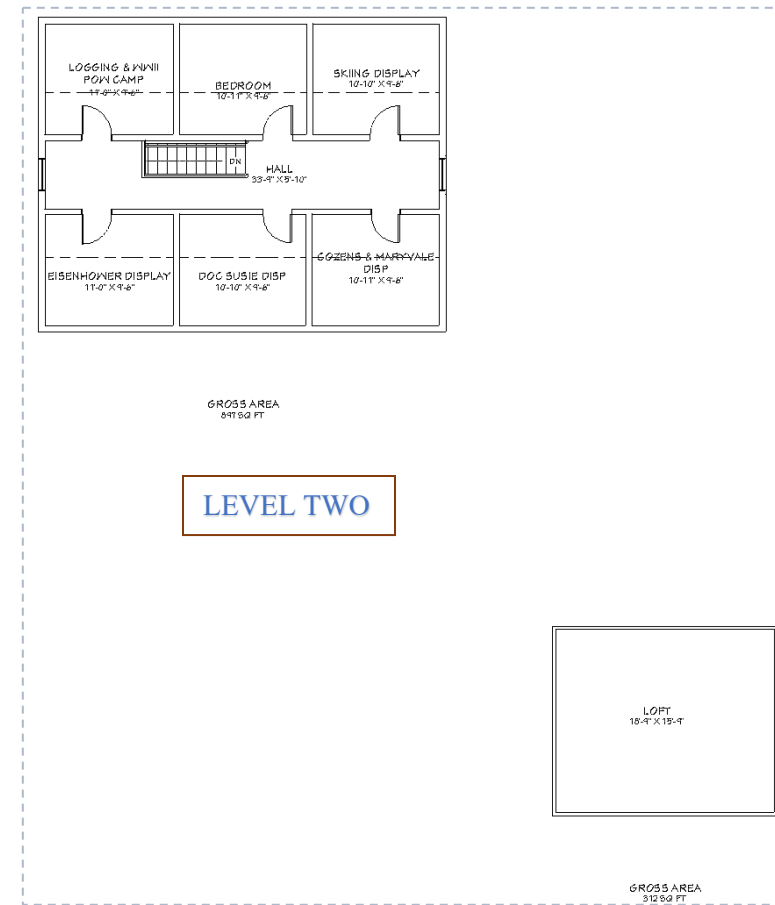
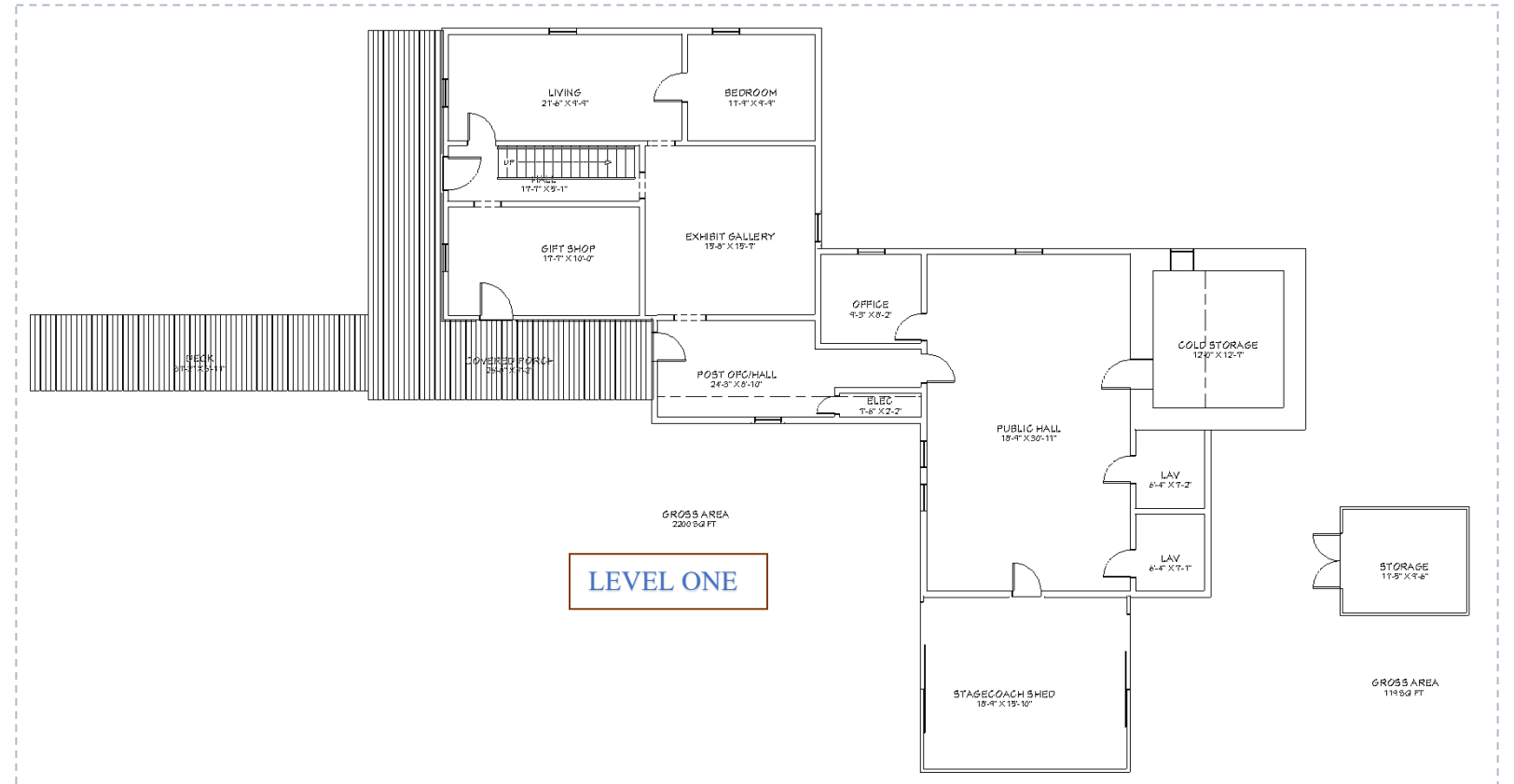
- Visual engagement with Highway 40
- Public gathering spaces
- Historic gardens
- Historic live ranching function

### D.4 Incremental Space needs

GCHA has significant current and future space deficits. In general, any foreseeable amount of added exhibit space could be filled with the current stock of Historic Materials.

EXISTING SPACE INVENTORIES

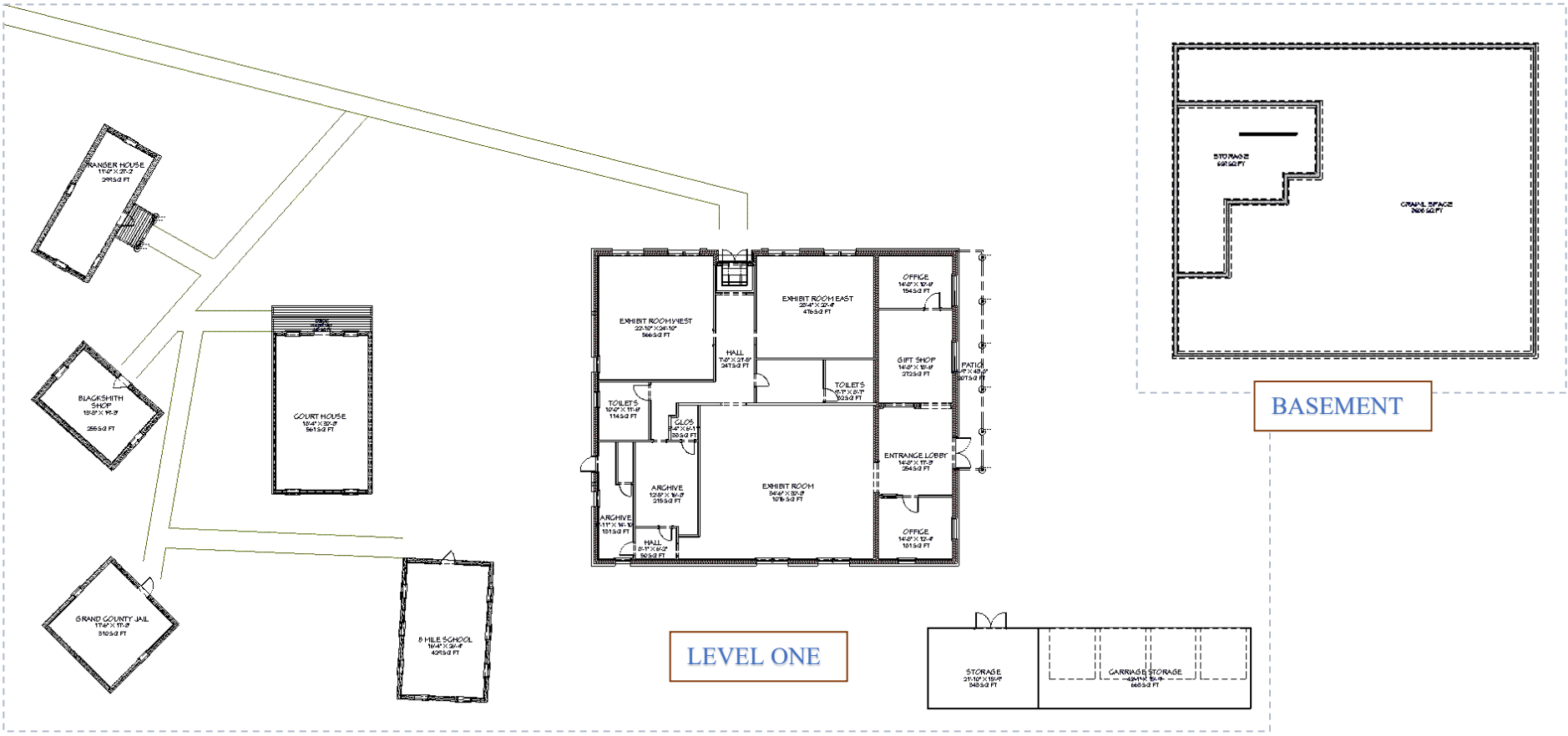
COZENS RANCH		EXISTING SPACE		
GENERAL				
Space Category	Room/Area Name	Description	Quantity	Size (ASF)
Public	Gift Shop			169
Public	Hallway Lvl 1			91
Public	Living Room			210
Restricted	Bedroom			115
Public	Exhibit Gallery			240
Public	Post Office			128
Exhibit/Circulation	Hallway at Post			32
	Electrical Closet			24
	Office			76
	Public Room	Historical Stage Coach Stop		598
	Cold Storage Room			144
	Toilet Room			47
	Toilet Room			47
	Coach Shed			297
Exhibit	Cozens & Mary Vale			104
Exhibit	Doc Susie			102
Exhibit	Eisenhower			105
Exhibit	Logging & WWII POW Camp			105
Exhibit	Bedroom	Historical Use		104
Exhibit	Skiing			102





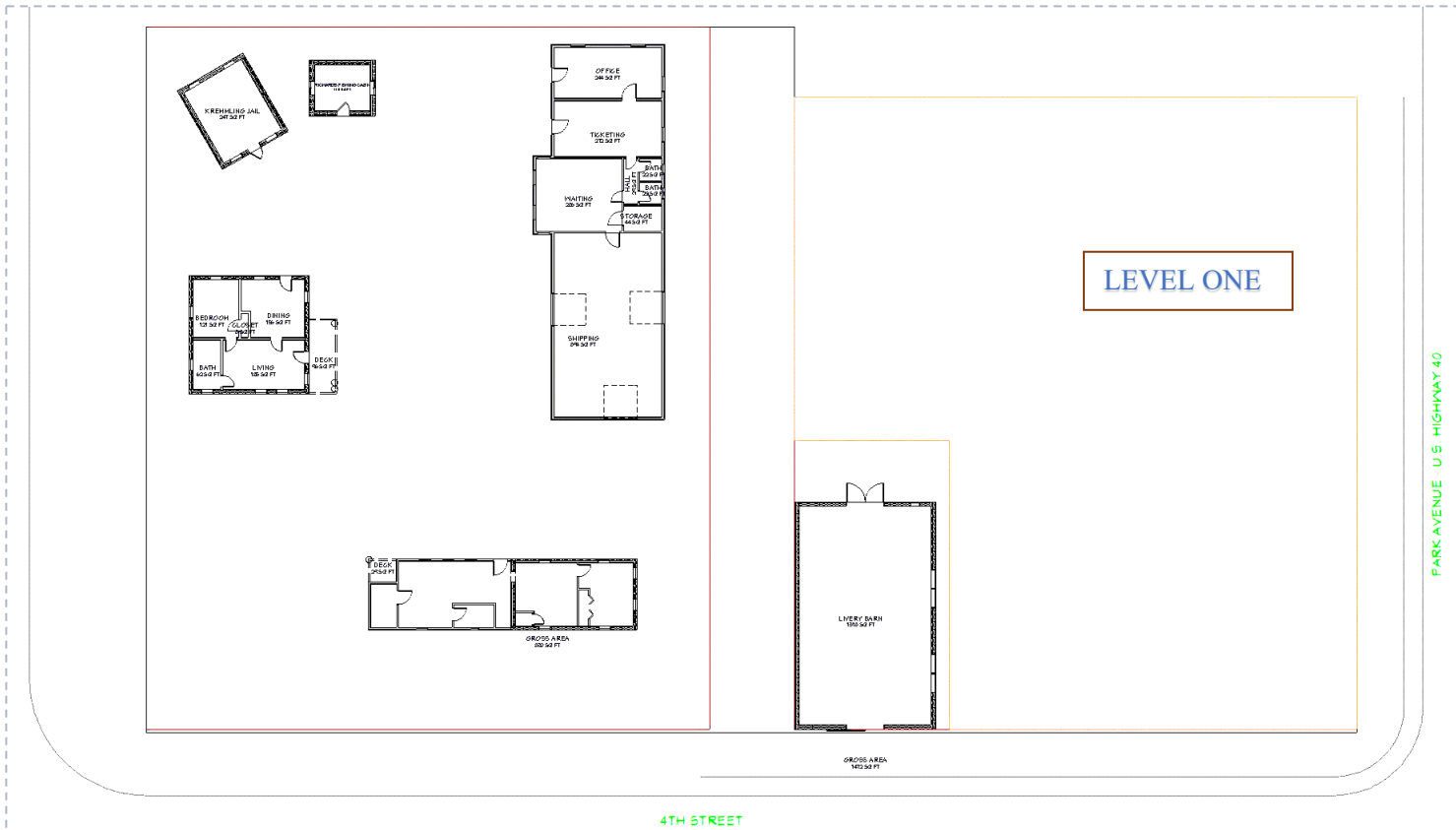
EXISTING SPACE INVENTORIES

PIONEER VILLAGE			EXISTING SPACE	
GENERAL				
Space Category	Room/Area Name	Description	Quantity	Size (ASF)
Out Building	Ranch House	Formerly a Forest Service Bldg		385
Out Building	Blacksmith			339
Out Building	Jail			361
Out Building	School House			502
Out Building	Courthouse			647
Out Building	Caboose			412
Out Building	Caboose	Ski Train		312
<b>CARRIAGE SHED BUILDING</b>				
Out Building	Carriage Storage	Carriage Storage		686
Out Building	Storage	Within Carriage Shed no climate control		356
<b>SCHOOL HOUSE BUILDING</b>				
	Lobby			335
	Office			179
	Gift Shop			270
	Exec Dir Office			155
	Exhibit Hall			1002
	Exhibit Room East			452
	Exhibit Room West			536
	Hallway South			126
	Archive/Hall			105
	Archive Work Room			228
	Service Entry West			29
	Stair Down			26
	Hallway West			77
	ADA Toilet			83
	Toilet Room			205
	Hallway/Exhibits			162
	Entry Vestibule North			38
	Basement Storage			674

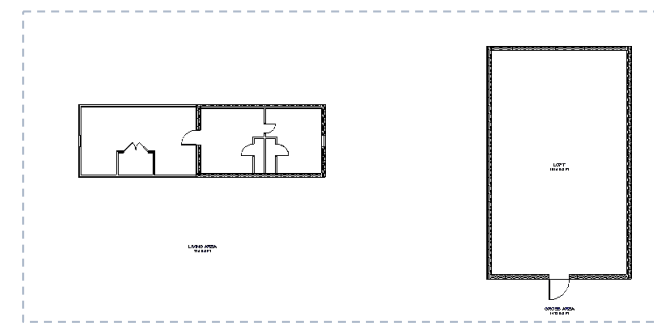


EXISTING SPACE INVENTORIES

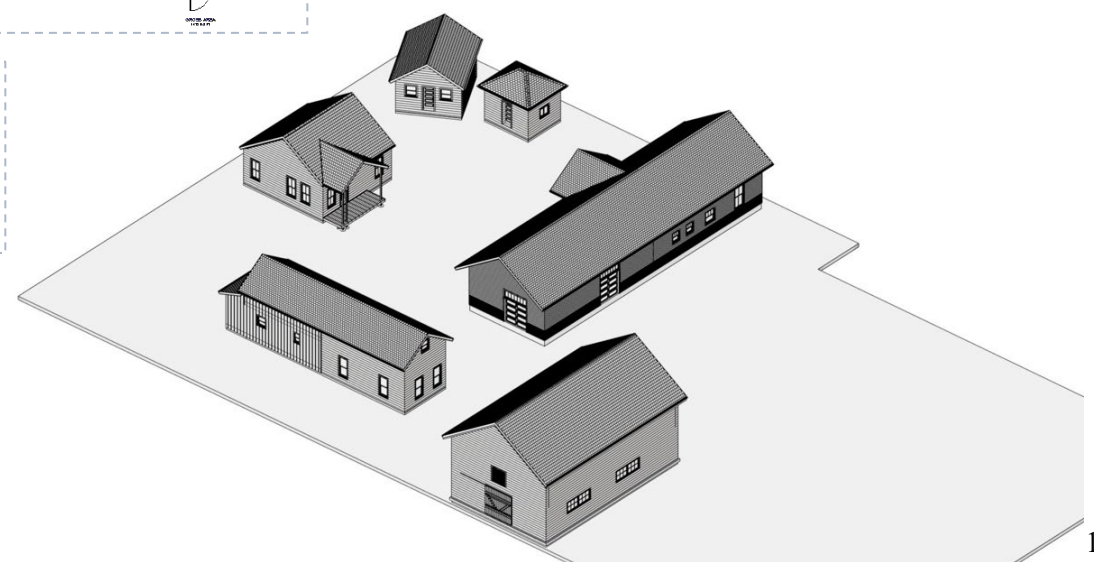
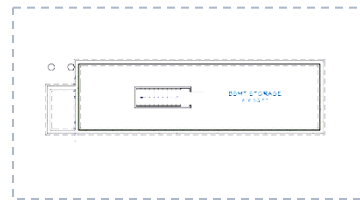
HERITAGE PARK		EXISTING SPACE		
GENERAL				
Space Category	Room/Area Name	Description	Quantity	Size (ASF)
Out Building	Livery Barn		GSF	1318
Out Building	Richard Fishing Cabin		GSF	168
Out Building	Kremmling Jail		GSF	320
Out Building	USFS Horseshoe Ranger Station		GSF	737
<b>KREMMLING DEPOT</b>				
	Shipping			900
	Waiting			290
	Storage			42
	Toilet Room			22
	Utility Room			22
	Ticketing			271
	Platform (future)	600 SF Probable		
<b>HOMESTEAD HOUSE</b>				
<b>BSMT 767 GSF</b>	Stair			45
	Storage			582
<b>Lvl One 830 GSF</b>	Common Room			
	Kitchen/Dining			153
	Bathroom			42
	Rear Mudroom			52
	Bedroom			155
	Stairs UP/DN		2	50
	Entry/Circulation			99
<b>Lvl Two 767 GSF</b>	Circulation & Stair	Currently storage		182
	Bedroom N	Currently meeting/storage		314
	Bedroom S	Currently storage		155
<b>ON-SITE outdoor display equipment</b>				
	Gas Pump			
	Logging Truck			
	Logging Trailer			
	Hay Rake			
	Baler			
	Planer			



LEVEL TWO



BASEMENT



## E. LAND USE AND ACQUISITION

The GCHA campuses are generally organized within several functional zones, including a main Historical Structure with rotating interior exhibition spaces, Out-Buildings of Historical Structures with semi-permanent period interior exhibits and outdoor exhibit items. The Main Historical structure is typically the guest reception and control area.

### Planned Land Development Projects:

Cozens: Nothing is in the planning stage.

Pioneer Village: Land is available but no active planning is being done.

Heritage Park:

- 1) The plan is being implemented to remove undesirable site displays/artifacts.
- 2) The Depot building will remain in its current location and a permanent foundation is being designed for it.

Emily Warner:

- 1) There is not foreseeable need for expanded facilities.
- 2) Two site displays are envisioned.

### New Development:

Future development is dependent on new site acquisition for each campus. Land parcels adjacent to each campus have been identified for purchase when possible.

Cozens:

- 1)The current site is not adequate for adding or expanding structures.
- 2) The grounds are currently undeveloped/utilized. Plans can be made for display or ground use.
- 3) The onsite parking is currently undefined and could be improved.

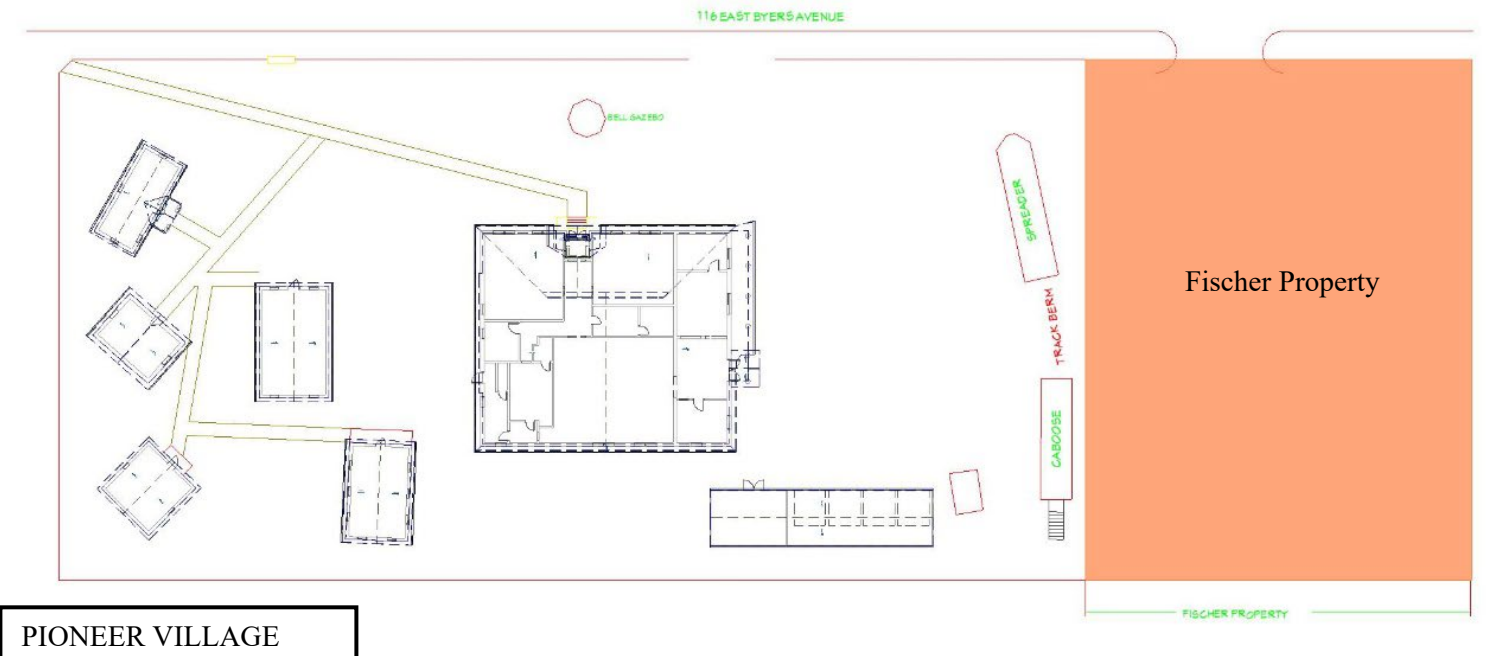
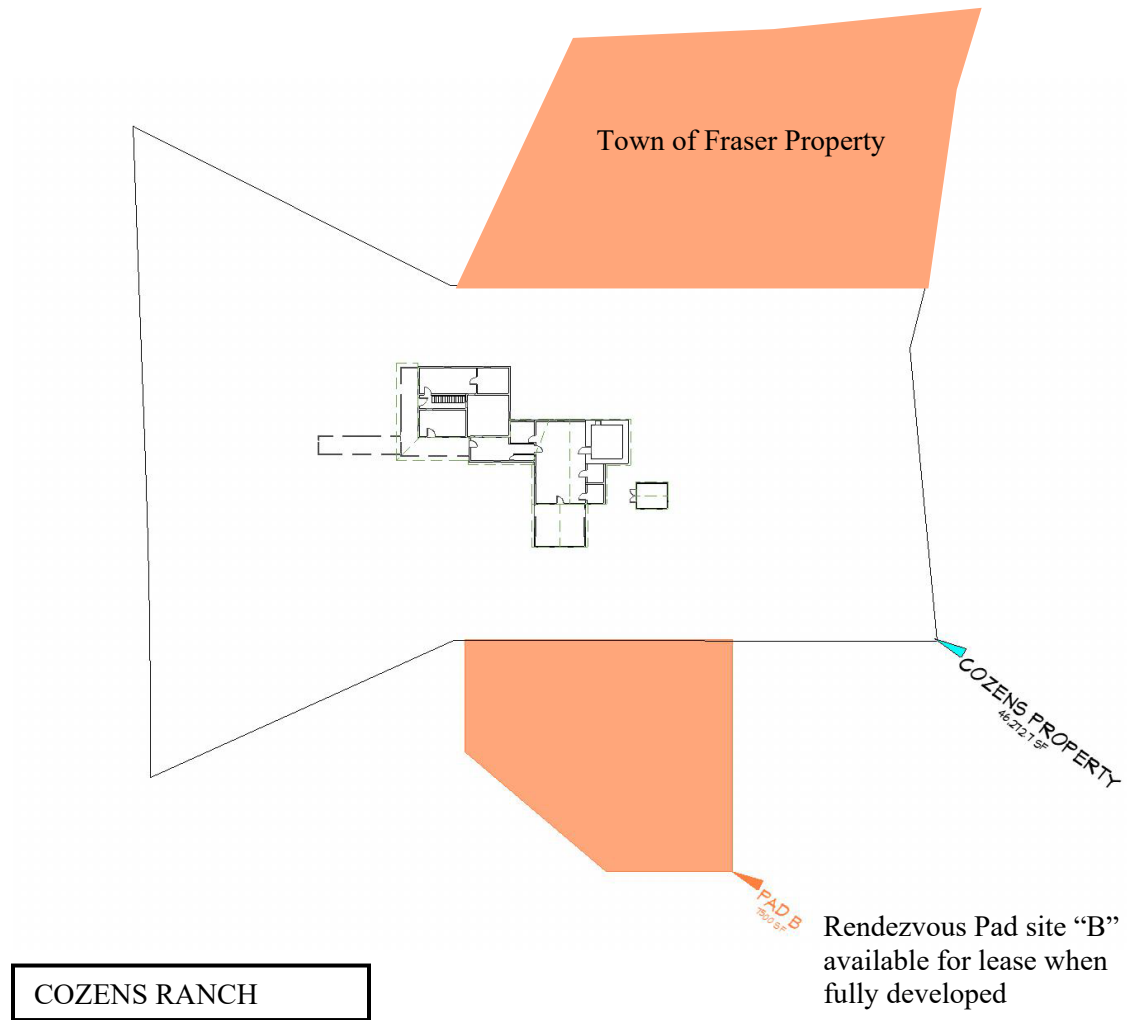
Pioneer Villages:

- 1) The Fisher Property is owned by the Association and is the prime development site for a new building to support the Association. Plans for the site have been developed in the past and option for the site is included in this masterplan.
- 2) The disposition of the (2) two rail cars on site has been previously discussed and decisions to keep or move them significantly impacts the site.
- 3) Currently the grounds' landscaping is not an amenity or historic display. Design and use of the grounds would improve the campus image and participation.

### Strategic Land Decisions:

Each Campus currently has limited property for future development. A primary goal is to acquire adjacent vacant properties for future GCHA expansion. Each available parcel has critical timing and economic impact challenges.

AVAILABLE PARCELS





## CIRCULATION AND PARKING

### VEHICULAR CIRCULATION

The way both visitors and daily users’ access and navigate to each campus has a profound effect on their impression and experience of the campus. As each campus grows to meet strategic goals, it will be especially important to consider the success of the vehicular visual awareness of each campus to provide clear and efficient vehicular access, visible and appropriately located parking areas, and the reduction of areas of vehicular/pedestrian conflict. The Master Plan addresses these elements through the following recommendations:

#### Campus Approach and Access:

Currently, access to all campuses except for Emily Warner Field Aviation Museum occurs directly off of Highway 40. Highway speeds are reduced, 30-45 mph, adjacent to each campus. Signage needs to be large and legible enough for these speeds. The signage placement needs to be planned to allow for vehicle read.

#### Completion of Cozens frontage road

The existing....

### PEDESTRIAN & BICYCLE CIRCULATION

An effective framework for pedestrian circulation is key to providing an engaging and inviting environment on campus. The location, orientation, and width of pedestrian corridors are all important factors in providing a circulation network that is intuitive and efficient. While clear, directional navigation of the campus is the primary charge of the circulation network, pedestrian corridors can also contribute greatly to the social qualities of the campus. Where large volumes of foot traffic are concentrated adjacent to each campus opportunities for social interaction and recruitment are improved.



COZENS RANCH



HERITAGE PARK

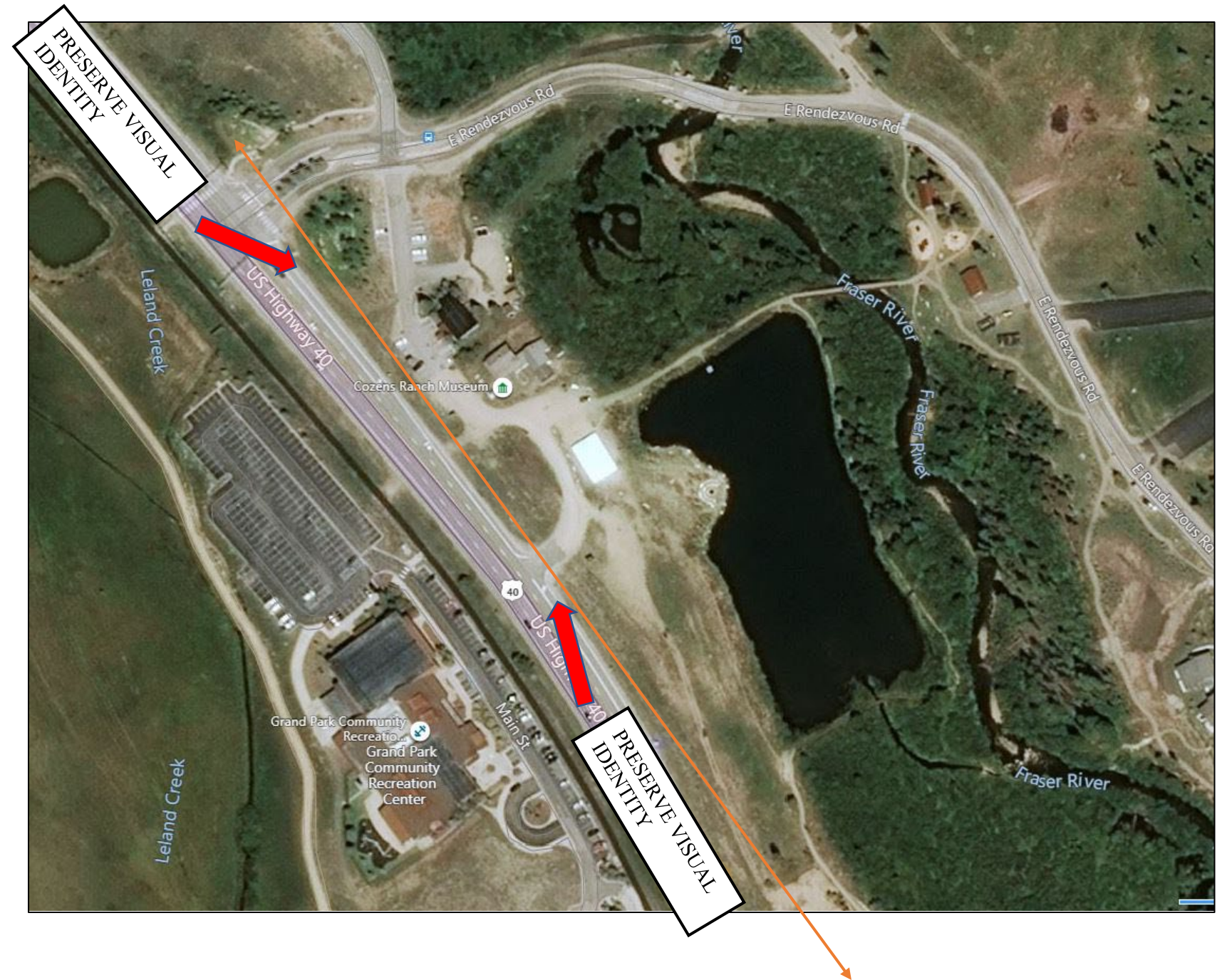


PIONEER VILLAGE



## Fraser & Cozens Ranch Museum

- “FRASER RIVER CORRIDOR MASTER PLAN – THROUGH COZENS RANCH OPEN SPACE”. This document was developed by the Town of Fraser in 2018.
  - Cozens Ranch Museum is noted in the document’s scope as an entity within the CORRIDOR but no specific agenda or planning for the Museum site is specifically stated.
  - The Museum is specifically adjacent to ‘Reach 1: Headwaters’ and Reach 2: Mountain Man Park’ in the CORRIDOR. This location is an important pedestrian connection to Winter Park and the adjacent neighborhoods. The Museum stands to gain from an increased volume of pedestrian traffic the document plans for. Planning efforts by the Museum should always address and coordinate with the CORRIDOR plan to integrate with the community.
  - The CORRIDOR MP seeks to protect the natural character and environmental elements of the open space while providing recreational opportunities to the community. This goal is consistent with the Museum goals and all efforts should be made to work to this end with the Town of Fraser and the Museum’s neighbors.
  
- VISIBILITY & IDENTITY FROM US 40
  - Preserve the site visibility. Control future development, signage, or other visual impediments.
  - Improvements to attract new visitors. Give motorists a reason to stop.
  - Remind local and past visitors that Cozens is thriving and there are reasons to keep visiting.
  
- DESIRE OR WAYS TO CREATE PEDESTRIAN/BICYCLE CONNECTIONS
  - Safe and identifiable path adjacent to Highway 40.
  - Pedestrian path to crosswalk(s) across US 40. Signaled, safe and located to benefit the entire community.
  - Safe Walking paths from/to the neighboring hotels, businesses, and developments.
  - Develop and implement an engagement plan of pedestrian and bicycle traffic.

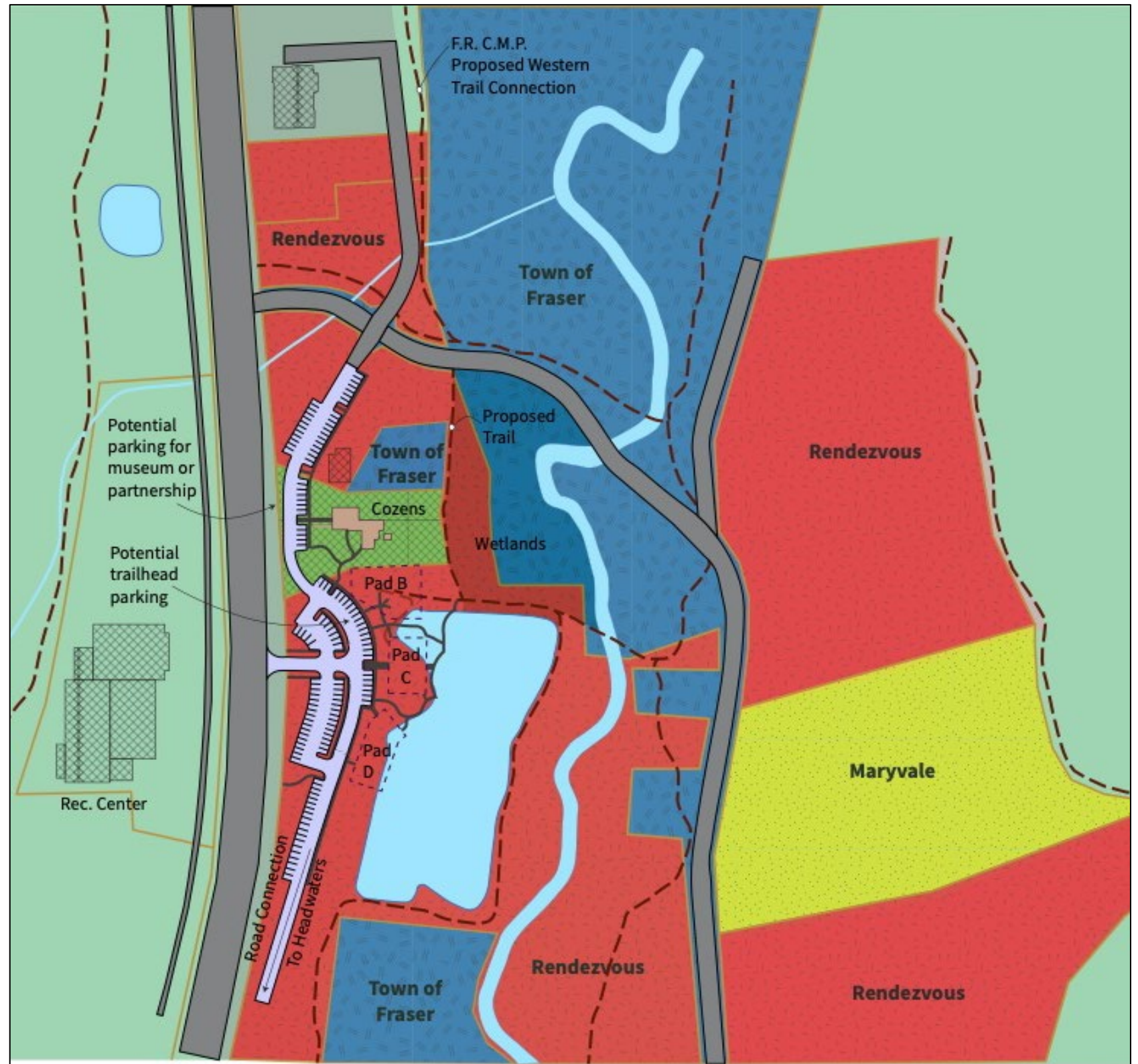




## Fraser & Cozens Ranch Museum

- WHAT CAN COZENS GIVE BACK TO THE FRASER COMMUNITY?
  - A destination for visitors. Increased economic activity.
  - Provide additional jobs with the expanded facilities and increased hours of operation?
  - Community event space.
  - Partnerships with the school and library for education.
  - Partnerships with the ski resort for a ski museum.
  - Record keeper or guardian of the Valley's history.
- WHAT CAN FRASER PROVIDE TO COZENS?
  - Can the City invest in Cozens improvements?
    - Directly on campus?
    - Adjacent Right of Ways? Roadway and parking.
  - Safe and identifiable walking/bicycle paths from/to the neighboring amenities, businesses, and developments. Provide opportunity for engagement with the Museum.
  - Preserve the open views from Highway 40 with Planning or Zoning rules if needed. Partnership with Fraser.
- Fraser River Corridor Master Plan & Grand County Historical Association Master Plan coordination.
  - Share resources to complete the trailhead and bike path upgrades.
  - Develop a plan/schedule for completion of the access road through the museum site and parking for the museum.

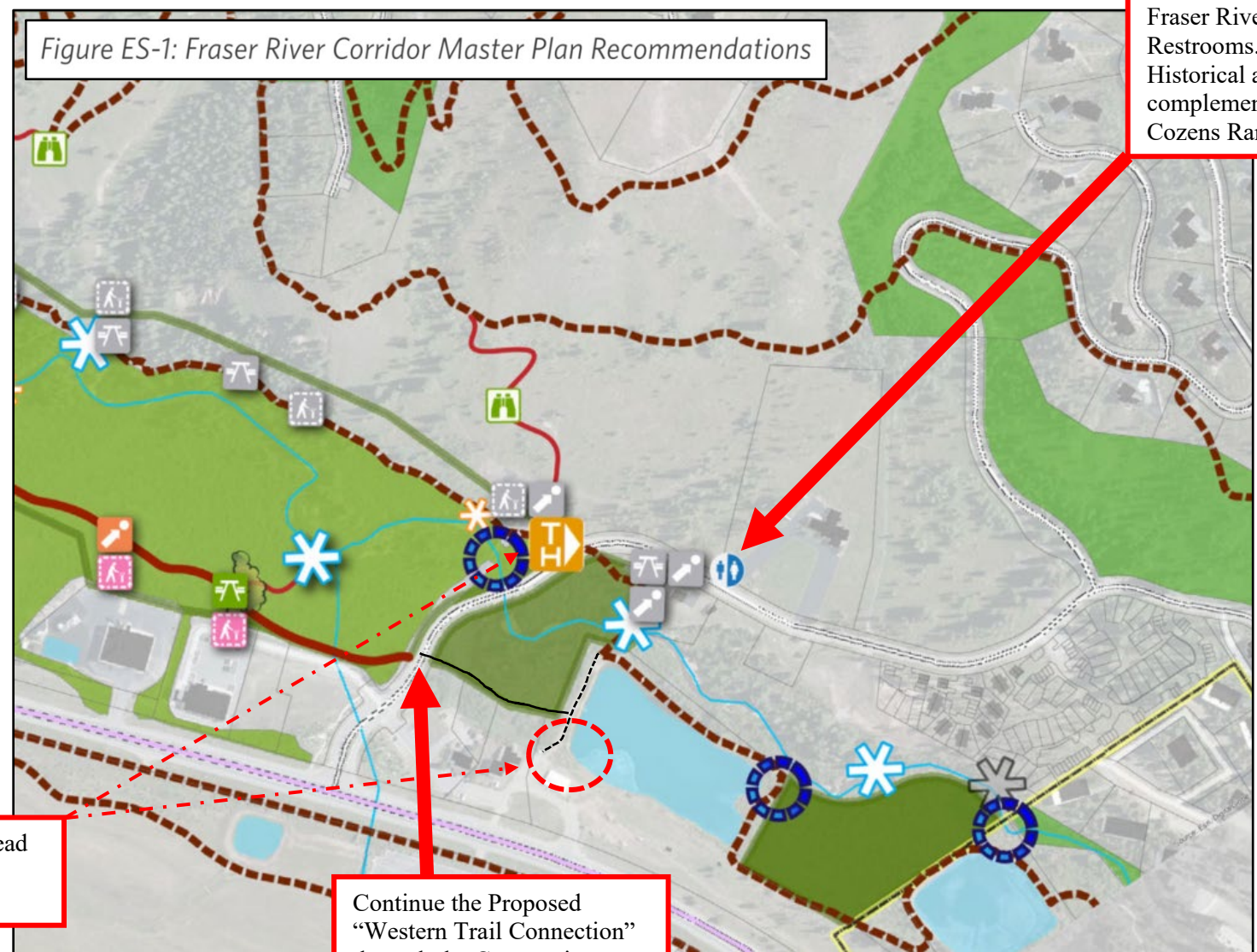
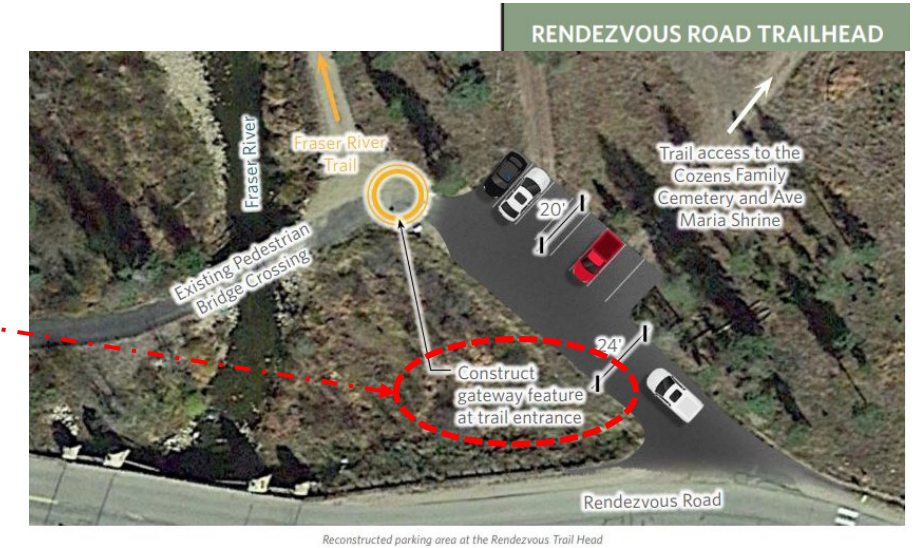
### COZENS RANCH OPEN SPACE





## Fraser & Cozens Ranch Museum

- Fraser River Corridor Master Plan – OVERLAPPING GOALS
  - #4: Use the Fraser River Corridor as a major local and regional asset to expand the existing tourist industry and to build and support economic diversification.  
 GCHA OBJECTIVE: Coordinate with the Town of Fraser to develop the corridor to be inclusive with Cozens Museum.
    - Include gateway and directional signage directly for the Museum within the corridor.
    - Provide historic data or materials to the Town of Fraser for inclusion within the corridor system.
    - Capture new visitors that may be using the Corridor for other activities.
  - #7: Improve parking within and enhance public transportation to get to the project area.  
 GCHA OBJECTIVE: Coordinate or collaborate with the Town of Fraser to improve and add parking directly accessible to the Cozens Museum.
  - #8: Increase internal pedestrian and bicycle circulation through the creation of looped trails and trail connections to adjacent neighborhoods in the Fraser Valley.  
 GCHA OBJECTIVE: Participate in adding pedestrian trails directly around the Museum.
    - Add a portion of trail directly on Museum property or let the Town of Fraser add a trail on the Museum property.
    - Make the Museum a destination.
  - #9: Increase user safety by minimizing conflicts between user groups, improve visibility and reduce pedestrian and wildlife conflicts.  
 GCHA OBJECTIVE: Help plan or develop shared parking and pedestrian paths.
- Cozens Ranch Museum – Involvement in the Fraser River Corridor Master Plan
  - Historic in Name only. Encourage historic image.
  - Character of Cozens Pioneers in the open space.
  - Character of indigenous residents prior to Cozens as possible.
  - Proposed improvements are primarily behind / east of the Museum.
  - A cohesive and planned image of all amenities both shared or adjacent should always be the museum’s objective.



Fraser River Proposed Restrooms. Encourage Historical aesthetic to complement the Cozens Ranch image.

Proposed Trail Head improvements by Rendezvous.

Continue the Proposed “Western Trail Connection” through the Cozens site.



## Fraser & Cozens Ranch Museum

- Potential Museum Expansion
  - There is potential for the museum to expand onto the adjacent Rendezvous Pad A.
  - Could serve as a new ski museum as well as rotating exhibits.
  - Could connect directly to the existing Cozens structure.
  - Incorporate a site for the Ski train caboose rail car currently at Pioneer Village as a part of the ski museum exhibit.

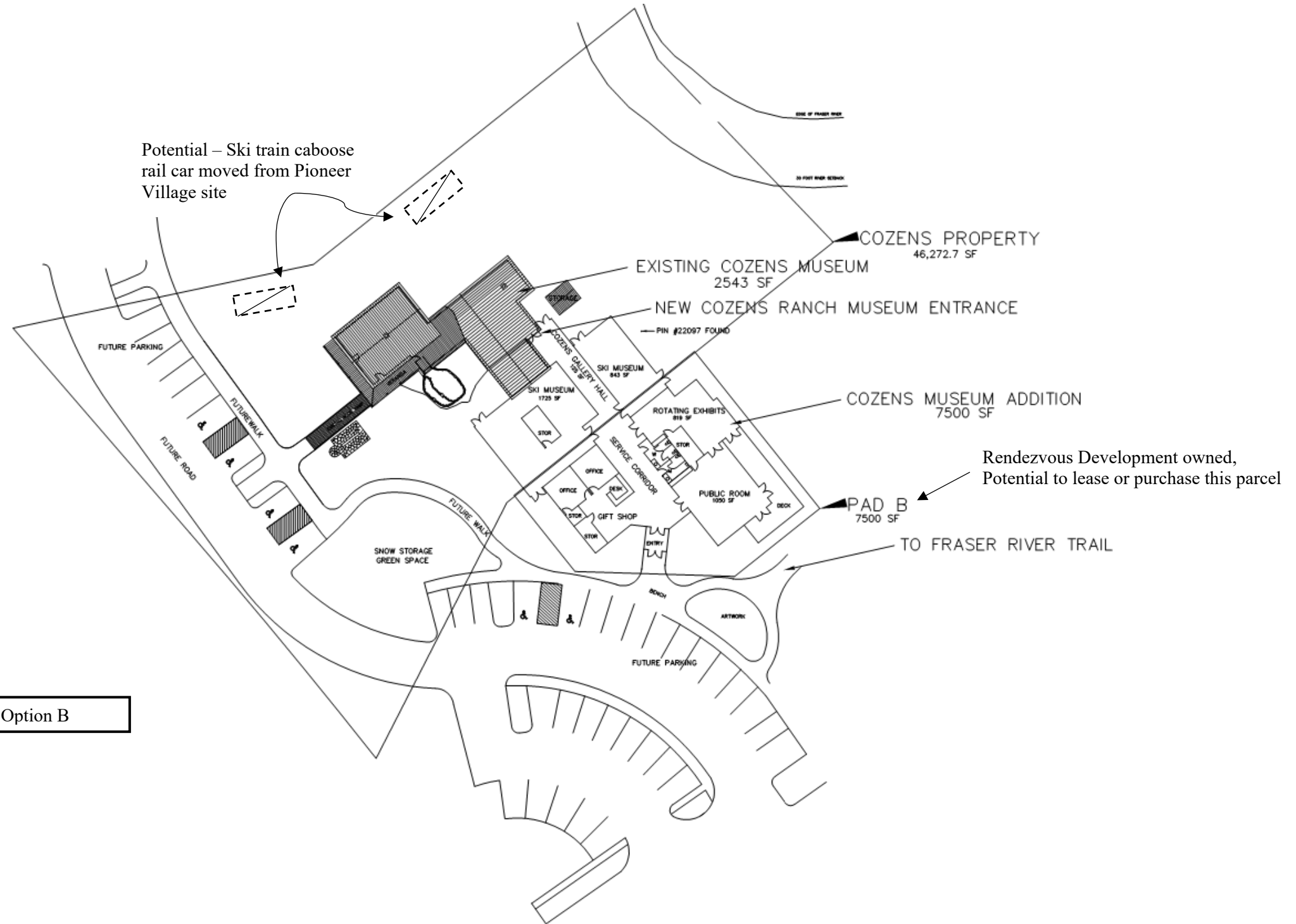
Expansion Option A



Conceptual Expansion Plan  
Example Only

## Fraser & Cozens Ranch Museum

- Potential Museum Expansion
  - There is potential for the museum to expand onto the adjacent Rendezvous Pad B.
  - Could serve as a new ski museum as well as rotating exhibits.
  - Could connect directly to the existing Cozens structure.
  - Incorporate a site for the Ski train caboose rail car currently at Pioneer Village as a part of the ski museum exhibit.



Expansion Option B

Conceptual Expansion Plan Example Only





## Hot Sulphur Springs & Pioneer Village site

- VISIBILITY & IDENTITY FROM US 40
  - Improvements to attract new visitors. Give motorists a reason to stop in Hot Sulphur Springs.
  - Remind local and past visitors that Pioneer Village is thriving and there are reasons to keep visiting.
- DESIRE OR WAYS TO CREATE PEDESTRIAN CONNECTIONS
  - Safe and identifiable walking paths from/to the neighboring hotels and businesses.
  - Possible crosswalk(s) across US 40. Signaled, safe and located to benefit the entire community.
  - Temporary use of chain link fence.
    - Permanent fence replacement (Historic).
  - Existing sprinkler system maintenance.
  - Pollinator Garden.
  - Ethnobotany Garden.
  - Sustainable Landscaping.
  - Wildflowers coming in. Need more seeds.



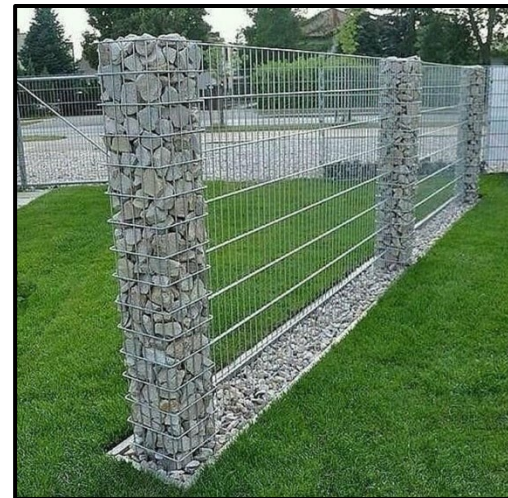


## Hot Sulphur Springs & Pioneer Village site Identity Improvements

- CHAIN LINK FENCE REPLACEMENT
  - Current fence is unappealing and deters those passing by on the highway from investigating any further.
  - New fence could be more transparent and inviting.
    - Local lumber – more rustic
    - Metal – more transparent
- LANDSCAPE IMPROVEMENTS
  - Maintenance of trees blocking views of the historic structures.
  - Landscaping of Right of Way outside of site fence on East Byers Ave & 1<sup>st</sup> Street.

### Metal Fences

- Limited historical significance to Grand County
- Clean/finished visual presence
- Maximized visual transparency
- Acceptable level of security without added materials



### Timber or Historic Vernacular Fences

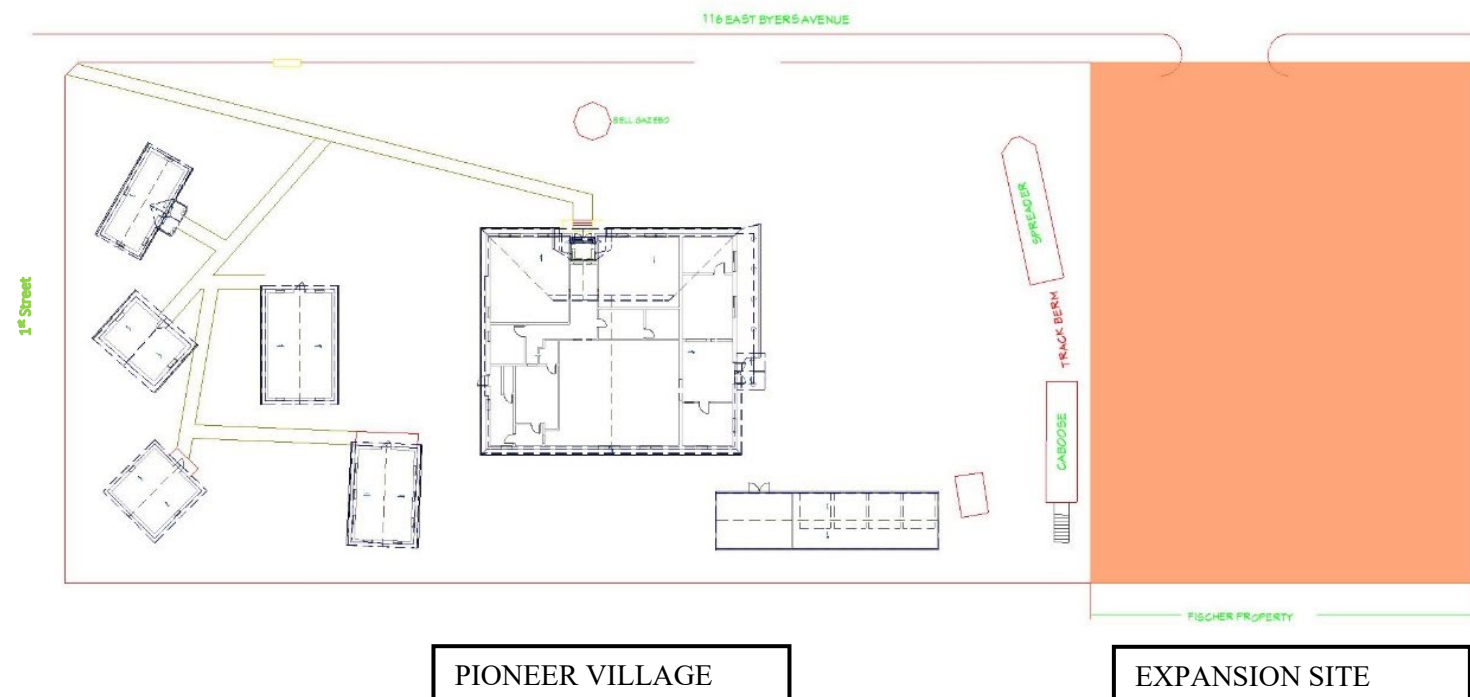
- Limited security without added secondary fencing





## Hot Sulphur Springs & Pioneer Village site

- WHAT CAN PIONEER VILLAGE GIVE BACK TO THE HSS COMMUNITY?
  - A destination for visitors. Increased economic activity.
  - Provide additional jobs with the expanded facilities and increased hours of operation.
  - Community Meeting/Activity rooms.
  - Partnership with the Grand County Library District to share space within the expansion space.
  - Provide retail space for a coffee shop.
- WHAT CAN HSS PROVIDE TO PIONEER VILLAGE?
  - Can the City invest in Pioneer Village improvements?
    - Directly on campus?
    - Adjacent Right of Ways?
    - Provide street/alley access improvements at no cost.
    - Financial assistance with or credits for new development requirements.
    - Water/sewer taps.
    - Street cut repairs.
    - Possibly moving roadway signs if required for the improved site.
    - Waiver of permit or plan review fees.
    - Monetary investment to build Library space.
    - Tax incentive to build retail space(s).
  - Safe and identifiable walking paths from/to the neighboring hotels and businesses. Retain visitors in town rather than stop and go engagement at a single business or attraction.
  - Additional or improved directional signage on Highway 40 for Pioneer Village

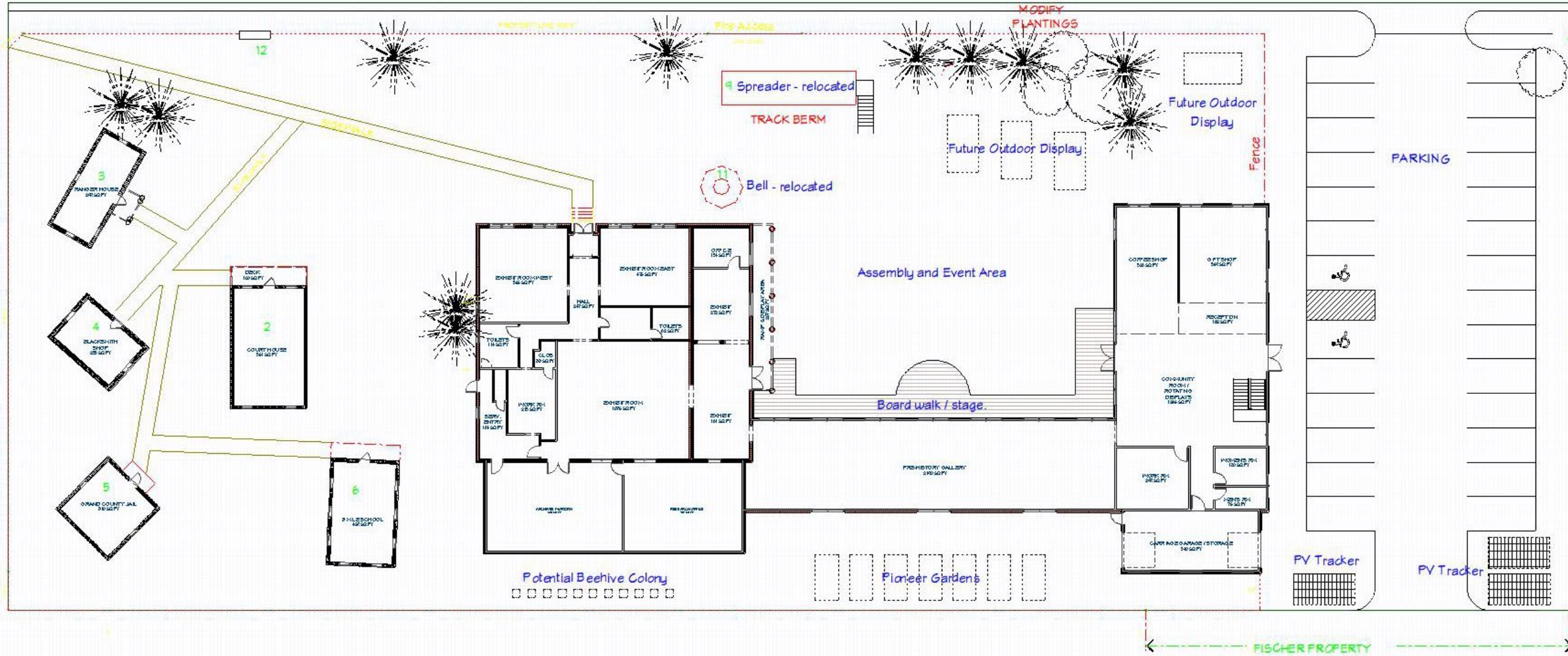




EXPANSION OPTION

POTENTIAL - PIONEER VILLAGE MUSEUM EXPANSION

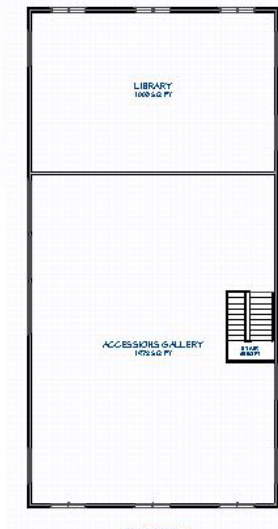
116 EAST BYERS AVENUE



STRUCTURES

- 1 PIONEER VILLAGE MUSEUM
- 2 FIRST COUNTY COURT HOUSE
- 3 RANGERS HOUSE
- 4 BLACKSMITH SHOP
- 5 FIRST COUNTY JAIL
- 6 8 MILE SCHOOL
- 7 CARRIAGE BARN
- 8 SHED
- 9 GABBOSE
- 10 SPREADER
- 11 BELL GAZEBO
- 12 MUSEUM SIGN

LEVEL TWO





## Kremmling & Heritage Park Museum

- VISIBILITY & IDENTITY FROM US 40 / Park Avenue
  - Signage directing people onto 4<sup>th</sup> street is critical.
  - Improvements to attract new visitors. Give motorists a reason to stop in Kremmling.
  - Remind local and past visitors that Heritage Park is open and improving and there are reasons to keep visiting.
  - Encourage the reduction, elimination or visual improvement of the fencing on the adjacent Private development site on Park Avenue.
- DESIRE OR WAYS TO CREATE PEDESTRIAN CONNECTIONS
  - Safe and identifiable walking paths from/to the neighboring hotels and businesses.
  - Park Ave could be updated to the Kremmling Design Standards for a pedestrian way including, lighting, sidewalk and possible tree canopy.
  - Possible crosswalk(s) across US 40. Signaled, safe and located to benefit the entire community.



VIEW FROM SOUTH

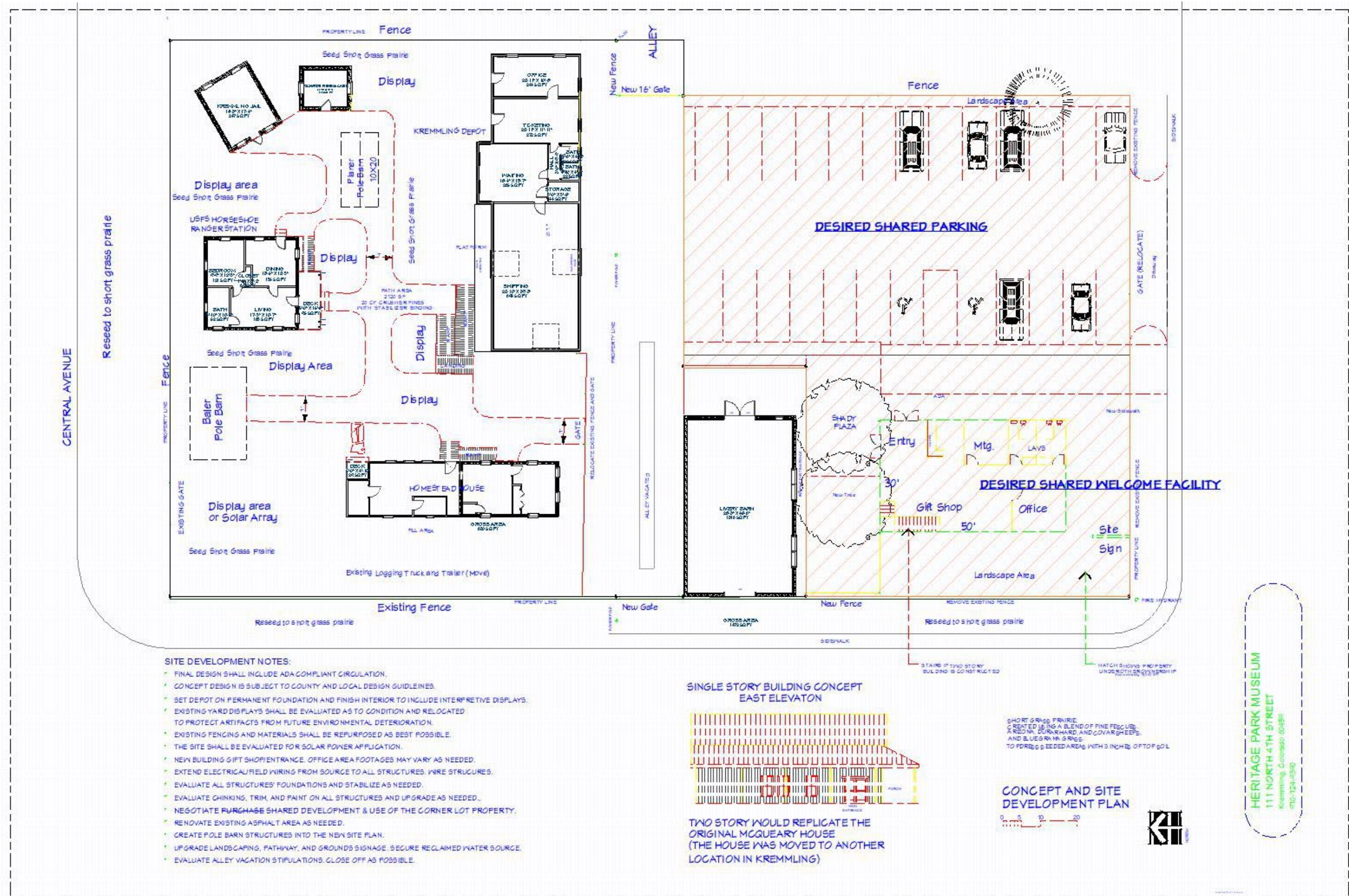


## SITE DEVELOPMENT OPTIONS

- The Depot's foundation and restoration construction is the current priority and subsequent renovations/restorations of the depot are the museum's priority once the foundation is complete.
- Site cleanup and/or removal of undesired materials and exhibits is on-going.
- Parking and Open Space for Heritage Park is contingent on shared or coordinated use of the southern private development site. Communications with the current landowner shall be maintained and all options pursued for mutual neighbor agreements.
- Encourage private adjacent development that maintains visual identity to Heritage Park, from Highway 40.
- Explore permanent closure of the old Alley to vehicle traffic. The disposition of the alley will be an ongoing discussion with the city of Kremmling. Closure of the alley would allow consolidation of the Heritage sites and buildings including additional site display area and a single point of site control.



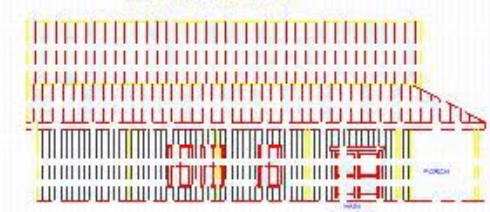
Potential Expansion into Shared Site



**SITE DEVELOPMENT NOTES:**

- FINAL DESIGN SHALL INCLUDE ADA COMPLIANT CIRCULATION.
- CONCEPT DESIGN IS SUBJECT TO COUNTY AND LOCAL DESIGN GUIDELINES.
- SET DEPOT ON PERMANENT FOUNDATION AND FINISH INTERIOR TO INCLUDE INTERPRETIVE DISPLAYS.
- EXISTING YARD DISPLAYS SHALL BE EVALUATED AS TO CONDITION AND RELOCATED TO PROTECT ARTIFACTS FROM FUTURE ENVIRONMENTAL DETERIORATION.
- EXISTING FENCING AND MATERIALS SHALL BE REPURPOSED AS BEST POSSIBLE.
- THE SITE SHALL BE EVALUATED FOR SOLAR POWER APPLICATION.
- NEW BUILDING GIFT SHOP/ENTRANCE, OFFICE AREA FOOTAGES MAY VARY AS NEEDED.
- EXTEND ELECTRICAL/FIELD WIRING FROM SOURCE TO ALL STRUCTURES. WIRE STRUCTURES.
- EVALUATE ALL STRUCTURES' FOUNDATIONS AND STABILIZE AS NEEDED.
- EVALUATE CHINKING, TRIM, AND PAINT ON ALL STRUCTURES AND UPGRADE AS NEEDED.
- NEGOTIATE PURCHASE SHARED DEVELOPMENT & USE OF THE CORNER LOT PROPERTY.
- RENOVATE EXISTING ASPHALT AREA AS NEEDED.
- CREATE POLE BARN STRUCTURES INTO THE NEW SITE PLAN.
- UPGRADE LANDSCAPING, PATHWAY, AND GROUNDS SIGNAGE. SECURE RECLAIMED WATER SOURCE.
- EVALUATE ALLEY VACATION STIPULATIONS. CLOSE OFF AS POSSIBLE.

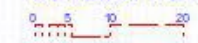
**SINGLE STORY BUILDING CONCEPT EAST ELEVATION**



TWO STORY WOULD REPLICATE THE ORIGINAL MCQUEARY HOUSE (THE HOUSE WAS MOVED TO ANOTHER LOCATION IN KREMMLING)

SHORT GRASS PRAIRIE  
 CREATED USING A BLEND OF FINE FESCUE,  
 A RYMA, DURARHARD, AND COVARR SHEEPS,  
 AND BLUEGRASS SEEDS  
 TO PROVIDE SEEDING AREAS WITH 3 INCHES OF TOP SOIL

**CONCEPT AND SITE DEVELOPMENT PLAN**



**HERITAGE PARK MUSEUM**  
 111 NORTH 4TH STREET  
 Kremmling, Colorado 80438  
 970-724-4330



## Kremmling & Heritage Park Museum

- WHAT CAN HERITAGE GIVE BACK TO THE KREMMLING COMMUNITY?
  - A destination for visitors. Increased economic activity.
  - Provide additional jobs with the expanded facilities and increased hours of operation?
  - Main Street presence / partnership?
  - Historic and iconic Kremmling aesthetic for Hwy 40 /Park Avenue?
- WHAT CAN KREMMLING PROVIDE TO HERITAGE PARK?
  - Can the City invest in Heritage Park improvements?
    - Directly on campus?
    - Investment in land acquisition?
    - Adjacent Right of Ways?
      - Incorporation of Design Guidelines of Hwy 40 Right-of-Way.
      - Pedestrian and parking improvements on 4<sup>th</sup> St.
  - Safe and identifiable walking paths from/to the neighboring hotels and businesses. Retain visitors in town rather than stop and go engagement at a single business or attraction.
  - Provide directional signage on Hwy 40 for the Museum?



4<sup>TH</sup> ST  
IMPROVEMENTS  
PROTENTIAL

### Granby & Emily Warner Field Aviation Museum site

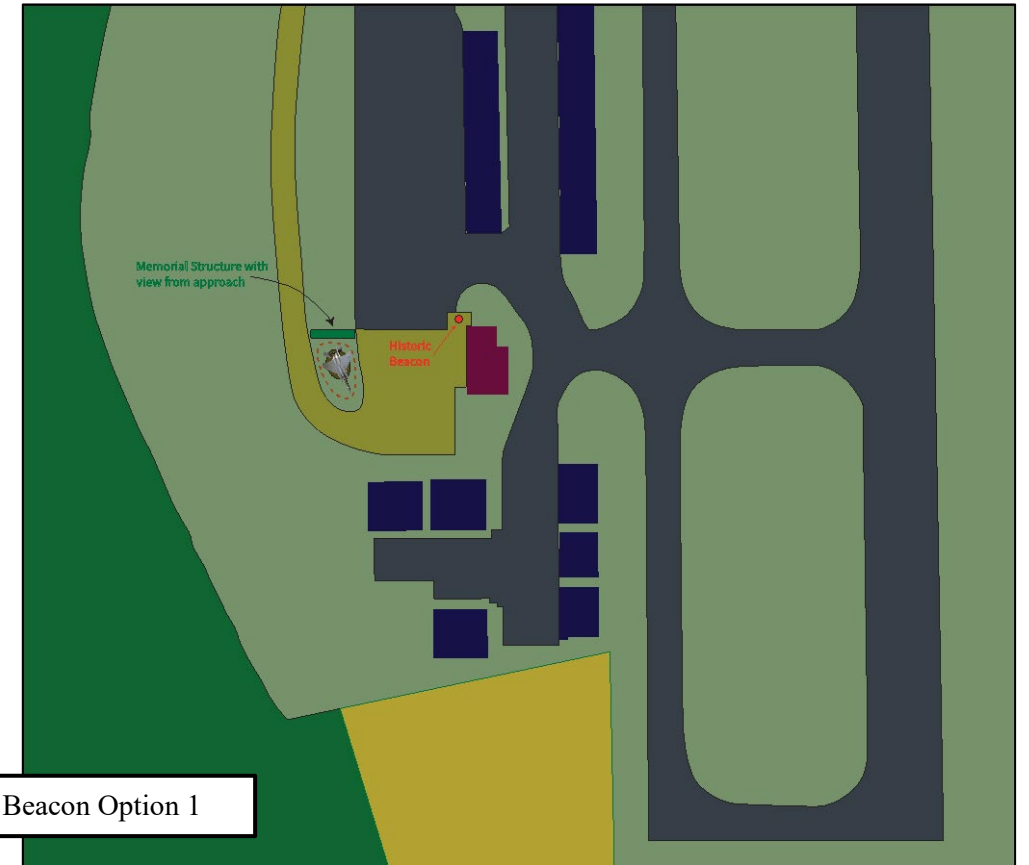
- WHAT CAN EMILY WARNER FIELD AVIATION MUSEUM GIVE BACK TO THE COMMUNITY?
  - A destination for visitors. Increased economic activity.
  - Education of the significance of the Airfield.
- WHAT CAN GRANBY PROVIDE TO EMILY WARNER?
  - Directional signage to the Museum & Airport.
  - Development of an onsite memorial



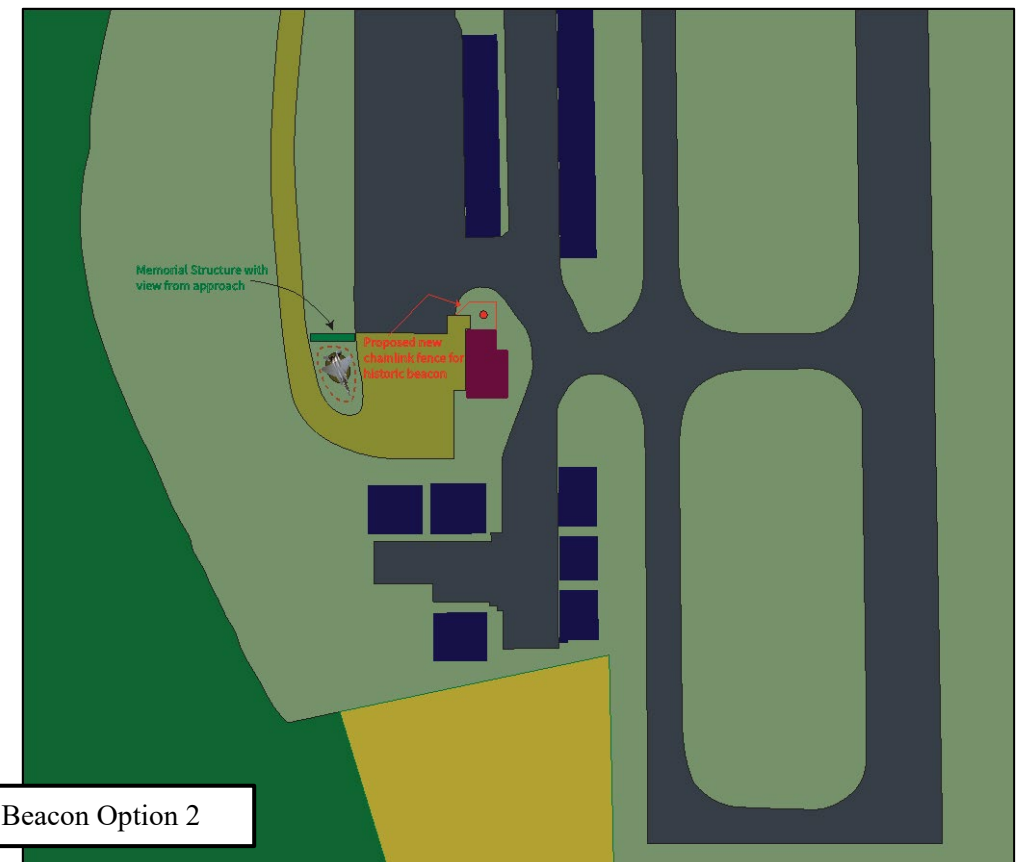
View from South



Proposed locations for historic beacon



Beacon Option 1



Beacon Option 2



## F. OPEN SPACE AND LANDSCAPE STRATEGY

The GCHA campuses are generally organized within several functional zones, including:

- A main Historical Structure with rotating interior exhibition spaces.
- Out-Buildings of Historical Structures with semi-permanent period interior exhibits.
- Outdoor exhibit items. The Main Historical structure is typically the guest reception and control area.

### Strategies for Future Development

- Strong & vital visual impact to traffic on Hwy 40.
- Physical transparent barriers that encourage observing the grounds & displays on-site even when the facilities are closed. “Visual Marketing”
- Controlled access to grounds display items.
- Accessible sites & site displays.
- Sustainable landscape strategies including:
  - Drought resistant plantings
  - Native landscape
  - Ecosystem enhancements such as bee gardens
  - Respect & protect watersheds
- Future development is dependent on new site acquisition for each campus. Land parcels adjacent to each campus have been identified for purchase when possible.

### Grass Ground Cover:

Fine Fescue can be used as suitable ground cover. It is a clump grass that does exceptionally well growing at high elevations. Since it is clump forming it is minimally invasive, stays relatively low (about one foot max), and requires less maintenance than turf grasses.

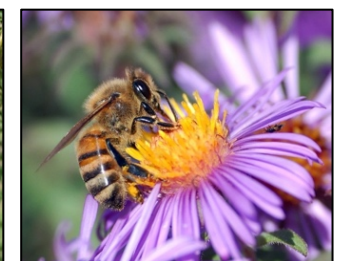


Railcar at Pioneer Village

### Alpine Bee Gardens:

Opportunity to create Alpine Pollinator Gardens, common alpine plants for pollinators include:

- Sage
- Bee Balm
- Rocky Mountain Penstemon
- Rocky Mountain Bee Plant
- Columbine
- Catmint
- Goldenrod
- Iris
- Liatris
- Sedum “Autumn Joy”
- Thyme
- Yarrow
- Snow in Summer





## G. SUSTAINABILITY STRATEGIES

The Museums' master planning process creates the opportunity to incorporate sustainable strategies and best practices into the long-term planning and development of each campus, and to identify actions and strategies that we can take today that will have both immediate and long-term impact. The GCHA already has a desire for sustainable planning and development. Sustainability touches on environmental impact, social, and economic issues, and can work at many different scales, ranging from building interiors and architecture through to the rural and regional settings. The following is an overview of potential sustainability strategies that could be considered at each of these scales.

### Existing Buildings:

- Conscience planning to modify any historic structure is key to preserve the historic significance of the structure. Any upgrade to a building must be vetted for risk vs. reward of the upgrade.
- Each existing building could use a thorough assessment to determine best practices for preserving and repairing for short term and long-term use.
- An energy audit should be included as part of each building's assessment. Specific items to document may include:
  - Blower Test for building envelope tightness.
  - Inspection & suggested upgrades for on-site mechanical, electrical & plumbing components to conserve resources.

### New Buildings:

- The minimum standard of building performance required by current building codes assures an acceptable sustainability. Additional strategies for high altitude environments should be considered with each new practice to further sustainable practices.
- Building materials should be selected for both initial carbon footprint as well as life cycle maintenance and/or replacement analysis.

### Existing Grounds:

- Elimination of noxious plants should be a priority.
- Reduce non-native species when renovating/maintain the grounds.
- Evaluate the existing site watering systems to minimize waste.

### New Grounds:

- Protection of the county watersheds should be a first priority. Exceeding the county's requirements, goals, and suggestions shall always be checked with each ground's decision.
- Native habitats are always encouraged.
- Water conservation shall always be evaluated with each landscaping project.

### Renewable Energy:

- The probable primary energy source is solar electric power captured with photovoltaic systems.
  - Historic structures should NOT be used to support PV systems. The historic image and vernacular of structures is the commodity that GCHA is offering.
  - New buildings should consider the integration of PV systems that are complimentary to each campus.
  - Site mounted PV systems should be considered and planned to not visually impact the historic nature of a campus.

## H. DEVELOPMENT PHASES

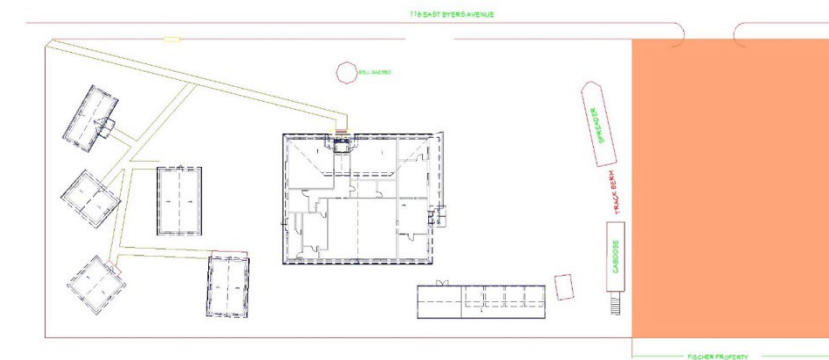
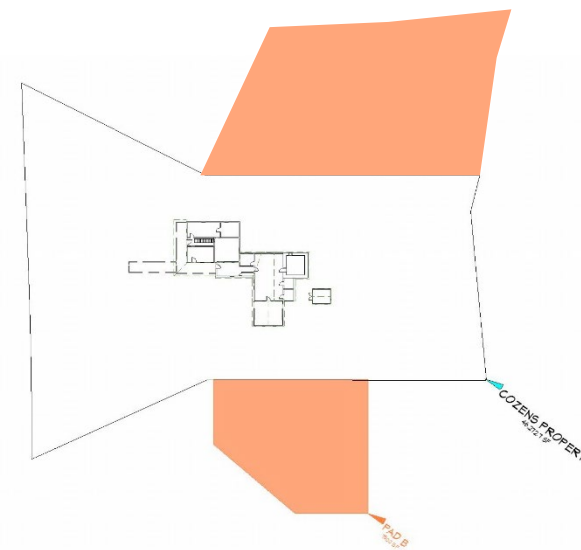
This Master Plan is the first step on the journey to future development. GCHA will utilize this Master Plan to engage potential donors and community partners with a vested interest in the organization’s physical growth. Phases will be determined by interest from these partners.

### Facilities Program

- The Kremmling Depot is the obvious first step for facility upgrades. Construction Documents for the restoration of the Kremmling Depot have been funded by the State Historical Fund. These documents will be utilized to gain funding for the future restoration of this historically endangered building.
- Additional projects tend to manifest on an as-needed basis when available funding opportunities become available and when there are artifact acquisition opportunities.
- A fluid program for development has been the norm and vision of opportunities is key.

### Site and Landscape Improvements

- Enhanced landscaping and paving as possible.
- Reconfiguration of the parking lots with new facility planning.
- General site improvements necessary to incorporate the new buildings into the campus landscape





## COMPLETE COMMUNITY SURVEY RESULTS

### 1. Overall, what is your involvement with the GCHA?

[More Details](#)

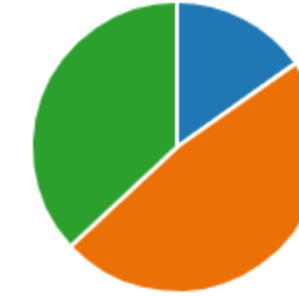
Member and contributor	19
Member	8
Visitor	12
No involvement. I'd like to kn...	2
Other	6



### 4. What is your impression of the current GCHA facilities?

[More Details](#)

Exceptional	7
Very good	22
Good	17
Poor	0
Very poor	0



### 2. Which GCHA campus do you visit most?

[More Details](#)

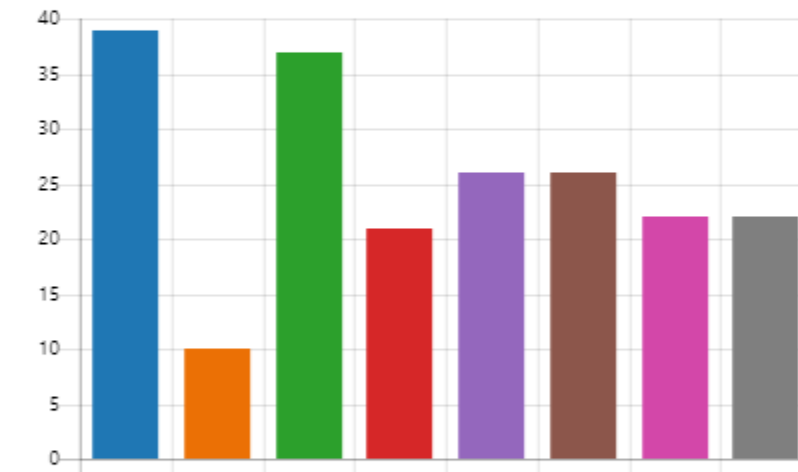
Cozens Ranch, Fraser	23
Pioneer Village, Hot Sulphur	18
Heritage Park, Kremmling	9
None	3



### 5. What do you like most about the Facilities? Please select all that apply.

[More Details](#)

Historic Buildings	39
Campus grounds	10
Interior Exhibits	37
Exterior Exhibits	21
Artifacts	26
Community events	26
Staff	22
Positive Representation of Gra...	22



### 3. How often do you engage with or use the GCHA facilities?

[More Details](#)

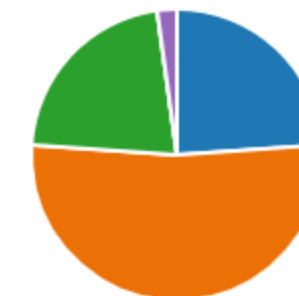
Weekly	5
Monthly	3
Seasonally	16
Occasionally	23
Never	1



### 6. What is your impression of the current GCHA artifacts?

[More Details](#)

Exceptional	11
Very good	24
Good	10
Poor	0
Very poor	1



7. What is your impression of the current GCHA exhibits?

[More Details](#)

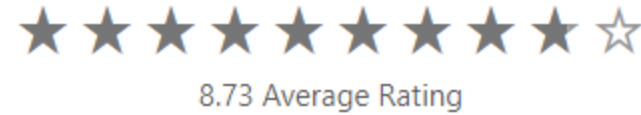
● Excellent	9
● Above average	22
● Average	15
● Below average	0
● Poor	1



8. How likely are you to recommend a trip to one or all of the Historical sites to a friend or colleague?

[More Details](#)

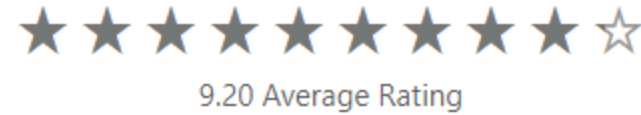
48  
Responses



9. How likely are you to visit our upgraded historical sites in the future?

[More Details](#)

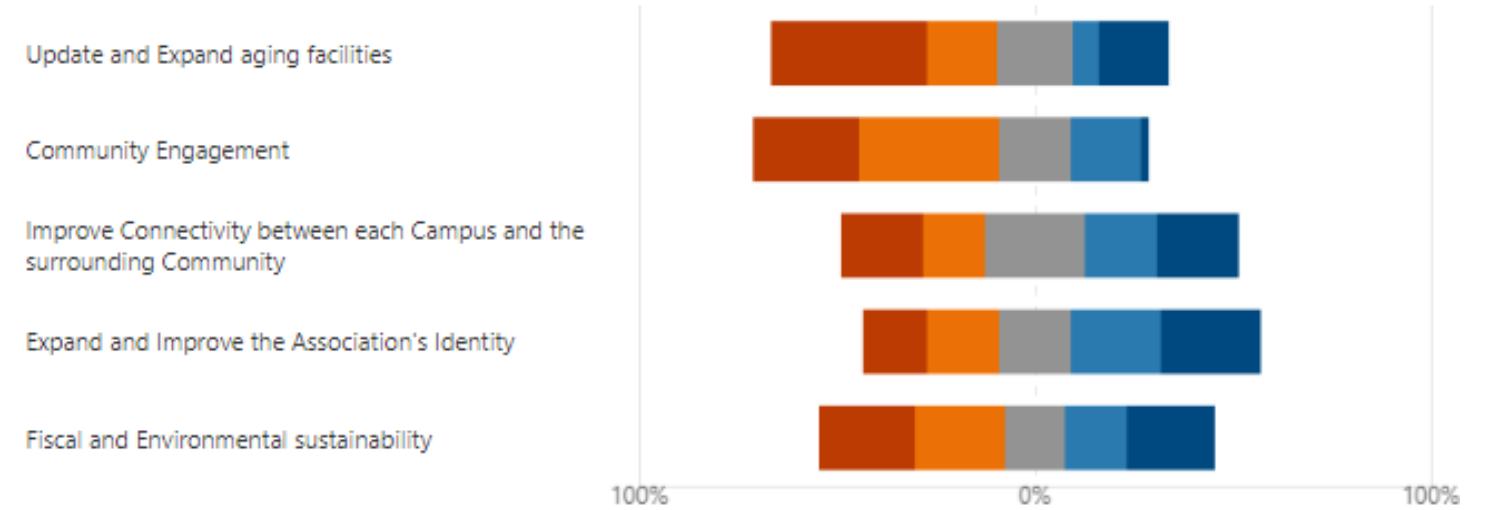
46  
Responses



10. Please rank the current GCHA Goals in order of priority.

[More Details](#)

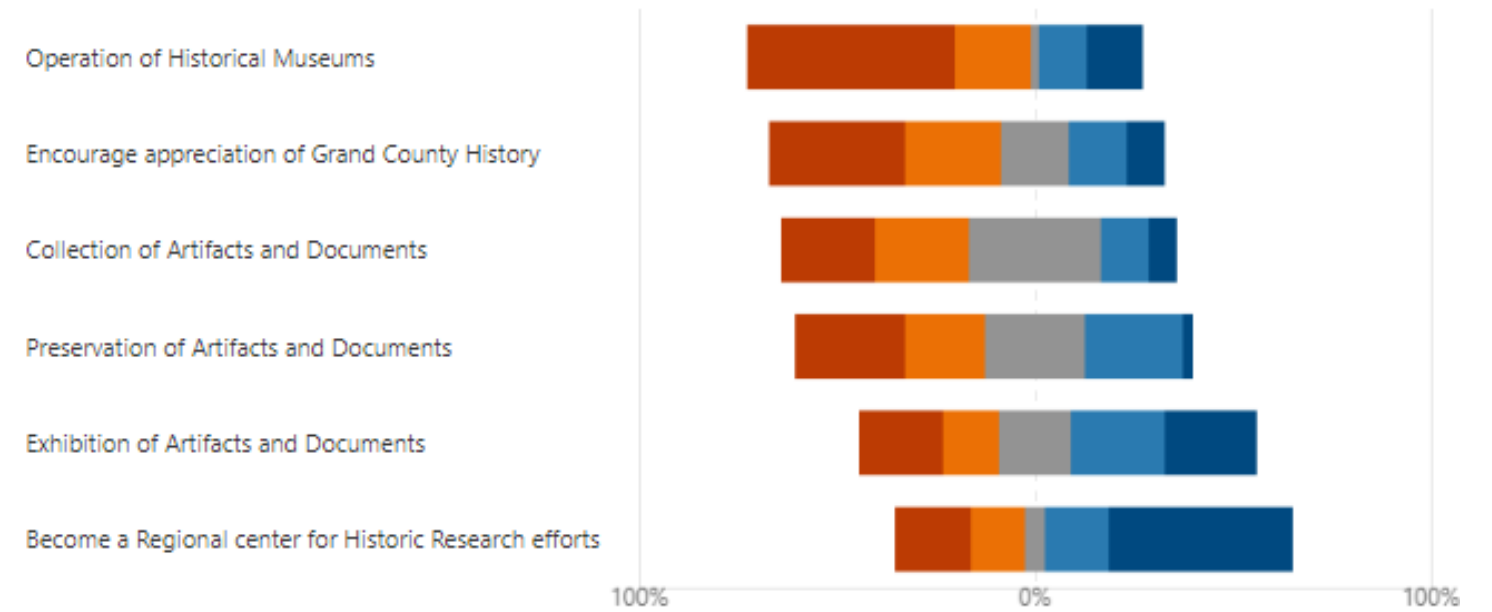
■ First ■ Second ■ Third ■ Fourth ■ Fifth



11. Please rank the "Associations Strategic Initiatives" in order of priority

[More Details](#)

■ First ■ Second ■ Third ■ Fourth ■ Fifth





12. Please share any additional comments or questions.

23 Responses

ID ↑	Name	Responses
1	anonymous	Do you have records of employees up at Corona?
2	anonymous	It seems there is an opportunity to partner with the schools--all 4th graders have to learn CO History. Why not use that to get kids interested in history and improve the knowledge of Grand County history and what the museums offer.
3	anonymous	Doing a great job. Really enjoy the art exhibits at Cozens.
4	anonymous	Get historic newspapers online through <a href="http://www.coloradohistoricnewspapers.org">www.coloradohistoricnewspapers.org</a> And a Docuquest reader for the Regional center for Historic Research efforts. Like the Hayden Heritage Center & Bud Werner Library Steamboat Springs.
5	anonymous	Improve attractiveness of museums through physical appearance and improved attractive exhibits
6	anonymous	staff is excellent, Covid 19 has severely limited the way we relate with the public.
7	anonymous	Please keep up the good work with the present staff and exceptional additions to the staff.
8	anonymous	Items 11 and 12: all items should be number 1 priority.
9	anonymous	Keep up the good work preserving GRAND county's history
10	anonymous	Establishing a Ski Museum at Cozens OR another WP site should be a priority at this time. GCHA should partner with local government, WP resort, civic organizations, developers and private parties to do this before it is done by another entity.
11	anonymous	Very good staff, working hard.
12	anonymous	We love the historical society and museums. The quality of the presentation and efforts are exceptional, especially for the size of the county.
13	anonymous	These are hard questions! I think local history is important to know and share in the community!

14	anonymous	If you are ever in need of interns or volunteers I'm a local history buff that's happy to help. My name is Kathy Kieffer and you are more then welcome to add me to any email list: <a href="mailto:kiefferjd@yahoo.com">kiefferjd@yahoo.com</a> .
15	anonymous	There is no way to rank initiatives above. Regardless, I'd like to see the association coordinate a lecture series (maybe once a quarter) with history professors talking about historical events, characters and stories of Grand County.
16	anonymous	Really like connection and outreach to Community. Feel involvement and participation and pride of the Community is first and foremost in success of GCHA
17	anonymous	Good work but what about a "pop up" display or short diorama or skit in the towns during tourist season & special events? Or even at the ski resorts. in the winter? I realize that the virus is very limiting at this time.
18	anonymous	I look forward to visiting the museums again and more frequently after the pandemic.
19	anonymous	The Museums are amazing. The history and documents within show so much of how this wonderful county was formed need to continue to be preserved and shown to our school children. Thanks for all you do.
20	anonymous	Include indigenous history in the museum collections, presentations, and exhibits. History didn't start in 1862, and the Utes and other peoples of the area deserve to have their history told in context.
21	anonymous	GCHA needs more \$\$\$. Not very insightful I know. But seriously, if somehow a huge grant or benefactor can set up a big fat endowment....until then we keep plugging away. I appreciate all you guys do.
22	anonymous	thanks for keeping on
23	anonymous	Place the 1869 wall hanging up on the divider. No need to have it flat on the riser. Get a picture of John Wesley Powell, Jack Sumner, and Bill Dunn, The pic is available. More initiative and enthusiasm needed from staff. Upgrade technology for research. Get the heavy bound newspaper volumes of the shelf. So as not hap hazard.

THANK YOU,

