

## CDOT Region 1

### Transportation Enhancement (TE)

#### Application for Fiscal Year 2010

Applicants	Moya Cleaver and David Tomkins
Address	PO Box 109, 17 6 <sup>th</sup> Street, Como, CO 80432
Contact	719 836 2594 comodepot@hughes.net
Web Site	<a href="http://www.comodepot.net">www.comodepot.net</a>
Historical Designation	National Register of Historic Properties 20/1983, 5PA.30
Other Designation	Colorado Preservation Endangered Places Program

### History

The first mention of the Depot dates to 1879, the Depot had been constructed in anticipation of the arrival of the Denver South Park and Pacific Railroad. We believe that at that time the building was rectangular, the extension to form the "L" being added with a couple of years. The earliest photographs show it in its current format.

Como was a railroad town and the Depot was its center. The building was a combined freight and passenger depot and unusually for the line did not provide accommodation for the Agent.

The last train left in April 1937, the track was pulled up a year later. For the next 70 years the Depot appears to have been used for storage and as a garage. Very little maintenance if any was done. To make matters worse new grading caused water to flow into the west side of the foundations, eventually causing them to rot away.

### Future

The applicants acquired the property in 2008. The Depot and the adjacent hotel were in need of serious attention. The depot has no commercial use. For the future the applicants have partnered with amongst others the Denver South Park and Pacific Historical Society. Last year the DSP&P HS acquired the Anderson Collection. The majority of the collection relates to Brownie Anderson's time in Como working on the Railroad and includes many rare items. The collection has already been responsible for two books, many items have yet to be shown to the public. The collection will fill the Depot twice over. <http://www.dspchs.org/Como-Depot.html>

With the help from our partners and interested volunteers, the depot was stabilized in the summer of 2008. In January 2009 the Colorado State Historical Society awarded the project a grant for \$35,000 for the next phase. Completed in September and early October 2009, this work saw the floor joist repaired/replaced as necessary, the building's west face raised back to level, and a supporting foundation installed. Also the west face area was graded for better drainage to preclude any further damage by spring runoff. The work was completed by Mike Perschbacher and crew from Older than Dirt Construction. Mike's grandfather and great uncle were South Park railroaders.

This grant was awarded with the requirement of matching funds in the amount of \$13,400. Our newest partner is the National Trust for Historic Preservation which awarded us a \$5,000 grant toward this matching funds obligation. In addition, Park County helped out with a donation of \$1,500 (in addition to buying the stabilization materials last year). The remainder was raised through individual contributions and from the hotel and depot owners, David Tomkins and Moya Cleaver.

Our initial concept was to divide the plot, however this is not possible. The DSP&P HS is a 501(C) (3) and are committed to raising funds for the restoration and operating the Depot when it is collected. With a future as a Museum/Visitor Center the depot is never going to be able to pay back the investment needed for its restoration. We have therefore proceeded with the work as funds have allowed. We need to set a time for the restoration, we have decided on 1900. The hotel had at this point just been completed and externally will be restored to this period.

### Impact on South Park

Last year the South Park National Heritage Area Act established the South Park National Heritage Area in South We are working closely with the Park County Tourism & Community Development Office in their development of Heritage Tourism in South Park. A web site has been set up <http://www.parkcountyheritage.com/> together with an associated map. Last year we assisted in the production of a walking tour brochure. Como is seen as the gateway to South Park from the Denver direction. We have already seen that our activities have generated more interest locally. The Como Civic Association will owns two historic School Buildings. This year the Grade School received a grant from the State Historical Fund for a new roof

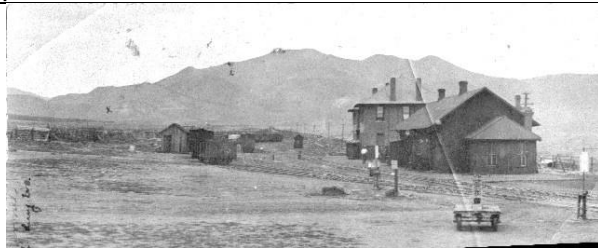
<p>C 1882. Depot to right, Gillman Hotel (Pacific Hotel) to the left, Gillman extension under construction in the middle.</p>	<p>Map of Como showing Roundhouse, Depot and Hotel</p>



1897 The Pacific Hotel had burned to the ground, somehow the Depot survived. Note platform.



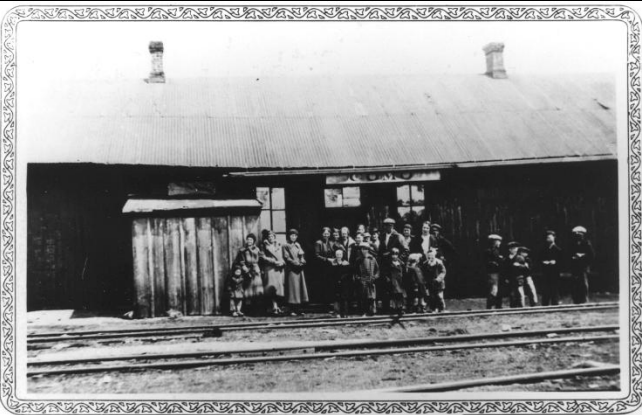
Como Band waiting outside the Depot on the platform - 1900's



1900's Original shows platform between the Depot/Hotel and track. The platform wrapped around the switchman's hut to the south



Depot with Hotel in background. Photo shows original light grey/green paint scheme, shingle roof has been replaced.



Waiting for last passenger train into Como, Colorado April 10, 1937

A sad day - April 1937



Depot from the south, c1920



1938 The wrecking train



c1930, train arrived from Leadville over Boreas Pass



Depot with hotel to the rear c 1940. In later years the switchmen's hut was converted to house a railcar. The chimney was no longer needed and acquired an ornamental bird house



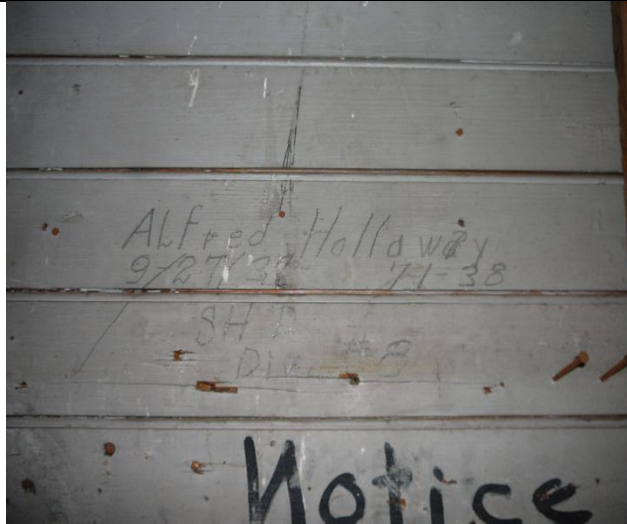
Depot 2008 – most of roof missing, foundations on this side rotted away, in danger of collapse. Later paint scheme still present under eaves. Note original woodwork detail.



Depot and Railroad Hotel July 2008. Trees removed, Depot propped and temporarily roofed by volunteers. The setting remains the same.



Depot 2009 –structural repairs and new foundations undertaken with assistance of State Historical Fund Grant.



When US 285 was built it appears the Depot was used by the construction crew



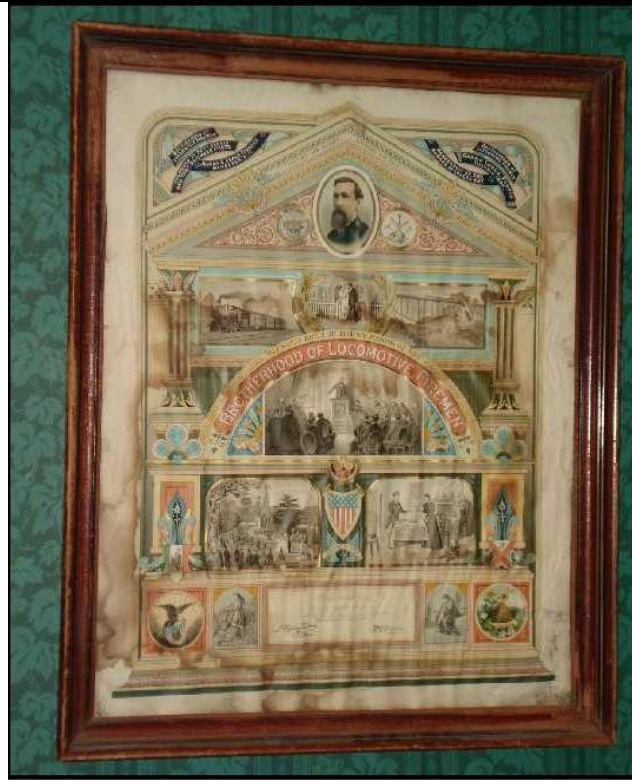
SHD Div 8 – State Highway Department?



The adjacent Roundhouse with original box car.



Andie and his father Brownie Anderson, top of Boreas Pass 1937



Como Local 256-3 Part of the Anderson Collection



Interior of the Depot as found 2008.

**Work undertaken and work required to complete the project**

Temporary repairs to secure building whilst SHF Grant applications submitted and matching funds raised.	Incidental costs - Completed
Foundations repaired/replaced and most of structural repairs.	\$47,000 - Completed
Complete structural repairs and roof with wood shingles.	\$47,000 Scheduled for 2010
External siding, windows, doors and replace collapsed Switchmen's hut at south end.	\$150,000
Replace Platform (approx 5,000 sq ft)	\$50,000
Fit out for Museum/Visitor center use.	\$50,000

As will be seen from the above, we have \$200,000 of works outstanding. Of this amount we have obtained State Historical Funding for \$35,000 and have raised \$9,000 toward the 2010 phase from donations, the applicants have guaranteed to cover the balance.

**Future Fund Raising**

Surprisingly significant sums have been raised from the "Jar on the Bar" in the Hotel. We have also been fortunate to receive several significant individual donations. Fund raising has included

guided tours of the depot and hotel, selling photographs, post cards and other mementos. All proceeds are held by the DSP&P HS, a 501 (C) (3). This year we will be including the Roundhouse in the tour, due to the kind generosity of the owners. Previously the Roundhouse has only been open once a year on Railroad Day. The DS&P HS will also be using the Anderson collection to raise funds. There are a number of photographs that have never been published for example. The usual State Historical Fund Grant for a project of this sort is 50%. Applications are submitted twice a year, April 1<sup>st</sup> and October 1<sup>st</sup>. If we have the confidence of being able to provide the match we would submit an application as soon as possible.

Total project costs outstanding	\$297,000
State Historical Fund committed	\$35,000
Match committed	<u>\$12,000</u>
Balance	\$250,000
SHF Grant Application (pending)	\$125,000
<b>Balance requested</b>	<b>\$125,000</b>

## Partnerships

Our current partnerships include:

Park County – our sponsors for the Hotel. <http://www.parkco.us/>

Colorado Preservation Inc – our sponsors for the Depot <http://www.coloradopreservation.org/>

Denver South Park and Pacific Historical Society <http://www.dspphs.org/Como-Depot.html>

Park County Historical Society <http://www.parkcountyhistory.com/>

State Historical Fund <http://www.coloradohistory-oahp.org/programareas/shf/shfindex.htm>

Veterans Green Jobs <http://veteransgreenjobs.org/>

Park County EERE Committee [www.parkcountyeere.org](http://www.parkcountyeere.org)

National Trust for Historic Preservation <http://www.preservationnation.org/>

Colorado Mountain College <http://coloradomtn.edu/cms/one.aspx?pagelId=3628331>

## Summary

South Park is both a harsh environment and a economically deprived area. Park County. Como is an important portal to this area.

We appreciate that the Depot restoration is a major project and would take many years to complete, with your help we can bring forward something that many people thought they would never see, a restored and functional Como Depot.