



Arapahoe County

5334 South Prince Street
Littleton, CO 80120
303-795-4630
Relay Colorado 711

Board Summary Report

File #: 26-407

Agenda Date: 8/11/2026

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To: Board of County Commissioners

Through: Gini Pingnot, Director, Open Spaces

Prepared By:

Sandra Bottoms, Grants & Acquisitions Administrator, Open Spaces

Presenter: Sandra Bottoms, Grants & Acquisitions Administrator, Open Spaces and Dan Payson, Open Space, Parks, & Trails Manager, Open Spaces

Subject:

11:45 AM *Grant Opportunity: State Historical Fund

Purpose and Request:

The purpose of this request is for the Board of County Commissioners (BOCC) to consider approving the electronic submission of a grant application to History Colorado's State Historical Fund (SHF) for up to \$250,000 to help fund preservation and restoration work at 17 Mile House.

Alignment with Strategic Plan: Sustainable Growth and Infrastructure - Prioritize capital improvement projects (CIP) including deferred maintenance.

Background and Discussion: The Open Spaces Department would like to submit a grant application to SHF to support continued preservation and rehabilitation work at 17 Mile House, a designated Arapahoe County Heritage Area, National Register of Historic Places-listed site, and Colorado State Register of Historic Properties-listed site.

Open Spaces hired Wold Architects and Engineers to complete a Historic Condition Assessment update for the house, barn, and loafing shed in late 2025 (previous assessments were completed in 2003 and 2015). This assessment details the current condition of building exteriors, identifies repair needs, and assists in prioritizing those repairs. Based on this assessment, we have developed a scope of work for the house that we believe is appropriate for a grant request to SHF, including work on the windows, doors, siding, foundation, chimney, and downspouts. Our goals are to improve the condition of the house exterior, prevent further water damage, enhance security, and ensure the longevity of this historic resource.

The State Historical Fund supports preservation projects that benefit Colorado's communities, cultures, economies, and the environment. The Competitive General grant (the specific opportunity for which we hope to apply) can support archaeology, construction, planning, and education projects related to historic places. We have received several SHF grants for the 17 Mile House property in the past - most recently, a 2017 grant for preservation and stabilization of the barn.

We are currently finalizing cost estimates for the scope of work, but we anticipate requesting up to

\$250,000 (the maximum request amount) or up to 75% of the project cost (we are required to supply at least 25% of the project cost as cash match). Matching funds will come from the Open Space fund. This project is included in our Capital Improvement Plan (CIP).

Open Spaces is consulting with Facilities and Fleet Management (FFM) staff regarding various aspects of this project, including obtaining cost estimates, procurement, and potentially project management assistance.

The deadline to apply for this grant is October 1, 2026. The grant period lasts two years from execution of the grant agreement, which would likely occur in the first quarter of 2027. If we receive a grant, we expect to complete the work within approximately one year.

Alternatives: The Board could decline to move forward with this request as presented or determine another amount. This project is on our 2027 CIP list and the proposed work is crucial to protecting the historic structure, so if we do not receive a grant from SHF then we would seek to fund the project entirely with Open Space funds, which may necessitate completing the work in phases.

Fiscal Impact: If approved as presented, the fiscal impact to Arapahoe County will be staff time to prepare and submit the grant application and up to \$250,000 in grant funds received if the application is successful.

Alignment with Strategic Implementation Strategies: N/A

Staff Recommendation: Staff recommends moving forward with the grant application as presented.

Concurrence: We will seek letters of support from outside partners as we prepare the grant application - including Cherry Creek Stewardship Partners, Cherry Creek Valley Historical Society, Colorado Historical Foundation (which holds a façade easement on the portion of the property with the historic structures), and the Town of Parker (which holds a conservation easement on the park/open space portion of the property).