

FUNCTIONAL DESIGN PROGRAM

HUTCHINSON  
HOMESTEAD COMPLEX

U.S. Highway 50, 2.5 miles west of Salida  
Chaffee County, Colorado

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## **INTRODUCTION**

Many factors will contribute to the success of the Hutchinson Homestead Museum and Cultural Center. Among them are sound planning and operations, fund raising, and wise stewardship of the property. The Historic Structure Assessment details the requirements for preservation of the buildings. Other documents will detail how to manage collections, the steps needed to properly take care of historic objects and furnishings, and how best to convey the meaning of the site in the fullest and richest way to the visitor.

Another necessary success factor is the functional design program. One definition of a design program is "a set of criteria or guidelines that focuses the act of design on the important issues that must be addressed in order for the design to succeed," i.e., to achieve the purpose for which design was undertaken. There are many design, construction, and support elements and activities related to the historic site that are not addressed in the HSA. This design program sets out the criteria and guidance for these things and their interrelationships. It addresses these elements and activities both quantitatively and qualitatively.

## **VISION FOR HUTCHINSON HOMESTEAD AND RANCH**

The story of the Hutchinson family and the evolution of ranching in our area is preserved for future generations to understand.

The Hutchinson Homestead is a museum and cultural center where the stories of the indigenous residents and immigrants to our area are told and preserved.

The Hutchinson Homestead Museum and Cultural Center (HH M&CC) is a gathering place for our community to celebrate the stories of our valley. We are open for several community events a year that feature significant themes in our local history.

Because of its excellent programs and our ability to communicate how local history relates to state and national historic events, the HH M&CC attracts many visitors outside Chaffee County and increases our local tourism revenues.

The HH M&CC is a repository for oral histories and houses a collection of local ranching equipment and memorabilia.

The HH M&CC is a place of learning for our schools and a research center for local and visiting historians.

The HH M&CC cooperates closely with the Salida and Poncha Springs museums and BV Heritage Society to provide the best possible displays, interpretations and programs.

The HH M&CC is operating with an endowment for the building upkeep and for a portion of the operating expenses, and owned by one of the following –

- Local municipality
- Salida and/or Poncha Springs Museum
- Other non-profit
- Colorado Historical Society
- National Park Service

The Hutchinson Ranch has been preserved as open space, protecting the Little River, the ditches and the pastures from future development.

Special home sites have been identified in the piñons above the south pastures that have been kept by family members and/or sold for profit for the family.

The fields north of Highway 50 (around the Homestead) are protected by agricultural conservation easements so that they are can demonstrate ranching to visitors to the HH M&CC.

The Salida Trail System passes through the property, connecting Salida and Poncha Springs to the HH M&CC.

The Hutchinson family is happy with all aspects of this legacy.

## **THE MUSEUM VISITOR SEQUENCE**

This visitor sequence provides a framework for the programmatic goals that follow this section. This is the typical sequence taken by visitors to historic sites and similar resource based attractions:

### **1. Anticipation**

### **2. Arrival**

- Transition from highway driving to slower pace
- Wayfinding

### **3. Parking**

### **4. Reception**

- Restrooms

- Welcome to site
  - Introductory Interpretation
  - Orientation
  
- 5. The Main Event**
  - Experiencing the resource
  - Resource Interpretation along the tour route
  - Absorbing the experience
  
- 6. Preparing to Leave**
  - Restrooms
  - Gift Shop
  - Decompression
  
- 7. Leaving the Site**
  - Retrieve vehicle
  - Board vehicle
  - Gird loins for highway driving and the return to today's world.
  - Exit property

In the case of Hutchinson Homestead Museum and Cultural Center, visitor entry and exit must be purposefully controlled. The Ranching operation requires that stock animals be physically contained, and visitors are not accustomed to opening and closing gates. Additionally, it is likely that there will be some loose historic objects that could find their way into visitors pockets, handbags and day packs.

Therefore, it is desirable that visitors pass through the lobby on the way out. This routing is also important because it offers the visitor the opportunity to ask the staffer questions about the site, directions, and other local activities. And while the visitor's interest is heightened from the experience, it is important to offer the opportunity to purchase items from the sales area prior to departure.

Gift shop items should be carefully selected to be in keeping with the high quality and integrity of the resource. For the most part, these items (books, tapes, and objects) should be related to interpretive themes and/or local history/resources.

## PROGRAMMATIC GOALS

1. Identify purpose.
2. Enumerate and describe site uses.
3. Recommend the elements required to accommodate uses.
4. Assure various functions are compatible with one another and/or where they are not compatible, identify conflicts.
5. As much as possible, resolve conflicts in principle or concept or show how they may be resolved through physical means.
6. Spell out sizes, shapes, and preferred relationships of functions.
7. Assure items 1-6 above are compatible with all aspects of the historic resource.

## OVERVIEW

### Visitor Use, Interpretation, and Furnishings

The Hutchinson Homestead Museum and Cultural Center will be open to the public five days a week, Thursday through Monday, from Memorial Day weekend to Labor Day weekend. Tours by school groups, bus tours and other groups can be scheduled during the off-season. Any group tours should be by appointment only, even during the regular season.

Brown highway signs direct visitors to the site from northbound and southbound US Highway 285 and eastbound 50 near the junction in Poncha Springs. Additional signs are on eastbound and westbound US Highway 50 between Poncha Springs and Salida. A pair of turn signs is near the entrance.

A simple ranch-style gateway with sign at the entrance clearly identifies the site.

Vehicles turn north into the two-lane driveway and drive past the clearly signed path to the visitor contact facility. Automobiles park in the south portion of the gravel parking lot. Hardened disabled parking is adjacent to the path. RVs and buses proceed north around a turnaround and park in provided spaces. Buses can offload at the path to the visitor contact facility. They are required to turn off their engines when parked.

Visitors proceed along a well-signed hardened path to the visitor contact facility. This is located in the south half of the equipment shed. It is entered through the west wall of the shed. There are two accessible restrooms and a water fountain. Visitors pay entrance fees at a reception desk, where staff provides orientation materials, briefly explains the site, and tells about the tour route. A small sales area is located here.

In most cases, the tour is self-guided. Bus tours are scheduled by appointment and are guided through the main house in small (10 or less) groups. After preservation of the house is complete and carrying capacity can be evaluated, the optimum size of small group should be determined

Each building has an interpretive sign at its entrance, providing a brief history, a description of the use of the building, and historic photographs and personal recollections about it if they are available.

Visitors proceed from the Visitor Contact Facility across the irrigation ditch and the abandoned driveway along a hardened and signed path to the front of the Main House. They enter the house through the Living Room. \* The upstairs may not be available to visitors, but it will be interpreted with visual aids if not. The tour continues in the Dining Room and the Kitchen, from which the visitors exit the Main House.

Visitors are kept separated from Ranching operations by fences, signs and other means. Visitors are kept away from furnishings, exhibits, and displays by ropes or plexiglass barriers. Devices signal when the established secure distance is breached. A closed-circuit television system monitors the Main House.

Arrows along hardened paths delineate the tour route to the Concrete Building, Granary, Outhouse, Saddle House, and Uncle Art's Cabin. Usually, visitors can pass the Horse Rails, Calving Shed, Blacksmith, Loading Chute, and Chicken House. When Ranching is not using the corral buildings, visitors can loop through the corral past the horse barn and milk cow barn. They then proceed to the north end of the equipment shed, where ranching equipment is on display. The tour ends in the Visitor Contact Facility, from where the visitors exit to the parking lot.

Seating on benches is provided at the bus loading area, where visitors wait for their bus to arrive from where it is parked. In most cases, visitors proceed directly to their automobiles and leave.

The Museum displays what the Homestead would have been like at the end of occupation by the Hutchinson family in the late 1940s. The Ranching operation is modern and kept separate from Museum visitors, but exhibits and demonstrations illustrate the evolution of activities such as branding, doctoring, and haying over time. Cultural activities are encouraged on-site, such as cowboy music, chuckwagon dinners, cowboy poetry, Western movies, presentations about ranching dress, food, and tack, etc. Authenticity will be stressed.

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\* Although Dr. Hutchinson says that visitors usually entered the house through the Dining Room, this would cause a double-back when touring the Main House.

The grounds can be leased for special events such as weddings, family reunions, and receptions.

### **Interiors**

Flammable materials are not stored in or adjacent to the historic structures. No open flame is allowed in or adjacent to the historic structures. Fire extinguishers are located unobtrusively in each room of the Main House, and in each outbuilding.

### **Main House**

The Main House is furnished as much as possible with items from the Hutchinson family, preferably ones that were originally used in this building. Wallpapers and floor coverings are reproductions of or patterns similar to those available before 1948. It should be kept in mind that this was a ranch family house and the Hutchinsons, though prominent in the community, lived quite plainly.

### **Concrete Building**

Interpret exterior and history only. Use as a support facility for storage, heating plant, etc.

### **Granary**

The Granary is furnished to reflect that this is where animal feed was kept. It is stocked with feed sacks filled with neutral materials. Nose bags or buckets hang on the nails near the animals' specific names. Some animal feed processing equipment is located here for interpretation.

### **Uncle Art's Cabin**

This was the bachelors' cabin, and is furnished roughly.

### **Saddle House**

Still in active use by the Ranching operation, the Saddle House is seen by visitors through the south window or through a transparent front door. Items in this building are not part of the museum collection unless specified otherwise by the family.

### **Privy**

The Privy interior is available for viewing.

### **Other Outbuildings**

The Blacksmith, Loading Chute, Chicken House, Horse Barn, and Milk Barn are currently not in condition for visitor use. They will be interpreted from the exterior only, until rehabilitated.



In the meantime, the Ranching operation is keeping livestock in areas near these buildings. It is important that the Ranch operation do what it can to keep cows from rubbing buildings to collapse and horses from chewing them up.

### **Administration and Operations**

The Visitor Contact Facility provides the space for day-to-day administrative support during the regular season. Since it is winterized, it is also used as office space year-round. At the reception desk is a telephone, a computer, a secure filing cabinet, a cash drawer, and space for a supply of brochures, hand-outs, and extra sales items. A first-aid kit and fire extinguisher are close at hand.

Maintenance and general custodial equipment and supplies are stored in an enclosed utility area in the north end of the equipment shed.

Museum and event supplies and equipment are stored in the concrete building.

Objects and furnishings in the Hutchinson Homestead Museum are managed according to a collection management plan developed for the site. This meets current professional standards for museum management. Museum objects are not used for demonstrations or interpretive events; reproductions or objects acquired specifically for those purposes are used.

### **Infrastructure**

Water comes from an on-site well. Sewage disposal is to the Poncha Springs sewer line south of Highway 50.

Electricity is provided to selected buildings, including the Equipment Shed, the Main House, and the Concrete Building. Electric lines are above-ground, on historically appropriate poles .

Heat is provided to the Visitor Contact Facility, Main House, and Concrete Building. The Main House has both hard-wired and battery back-up security and smoke alarm systems.

The electrical panel is located in the Concrete Building. The heating plant also is located in this building (but may be elsewhere if logistically necessary).

## PHYSICAL REQUIREMENTS

Element or Activity	Space Requirements	Discussion
Highway Signs	per CDOT requirements	Brown highway signs should be located on US 285 northbound and southbound near the junction with US 50 in Poncha Springs. They should also be eastbound and westbound on US 50. Turn signs should be located east and west of the homestead on US 50.
<b>Site Access</b>		
Access to site to be from U.S. 50.	See below	Other alternatives, including access from Chaffee County Road (C.R.)125 were examined, discussed, and eliminated in second workshop, June10, 2003.
Site Access	24', 2-lane, w/ 25' radius in and out.	The access drive should be engineered to be in conformance with CDOT requirements.
	See drawing titled <u>Parking Layout</u> 7-15-04.	
Stacking space at entrance.	45'	Forty five feet will provide sufficient stacking space between highway and parking for a minimum of one bus or large RV.

<b>Element or Activity</b>	<b>Space Requirements</b>	<b>Discussion</b>
Sight lines both ways from egress lane.	Meet CDOT requirements.	Maintenance of sight lines will influence planting and signage placements.
Entrance Sign	1 or 2	<p>The entrance sign(s) should be of the simple ranch type entrance with crossbar at the top and a sign suspended from the crossbar. With the 24' width of this drive it may be more practical and effective to place a smaller version of this motif on each side of the entrance, placed at an angle to be readable from the highway.</p> <p>Must meet county sign code.</p>
Security Gate	Two lanes wide	<p>Locate security gate at interface between stacking space and parking. Gate should be well into stacking space to provide a safe parking place well off the highway while locking and unlocking gate. Gate should be designed to prevent vehicles and pedestrians from entering.</p>

<b>Element or Activity</b>	<b>Space Requirements</b>	<b>Discussion</b>
<p>Intuitive Introductory Elements such as: Hay Stacker, Visitor Center Entrance, Low Key Coordinated Signage.</p>	<p>Various</p>	<p>When a visitor enters from highway, the pace slows and to some extent, the intuitive self takes over. A driver should see and experience quiet clues as to what to do next.</p> <p>The Visitor Center entrance should be visible as one drives into the parking lot.</p> <p>The hay stacker at north end of the parking lot will become a sort of landmark, i.e., the staffer may tell a driver to continue north around "that hay stacker up there" and come back south to the bus/RV parking.</p> <p>Directional signage will increase confidence. By these clues, the visitor will quickly make the transition from highway driving and become comfortable with the up-coming historic site experience. Directional signage should be brown with white letters to reinforce the heritage feeling of the site.</p>
<p><b>Vehicular Circulation and Parking</b></p>		
<p>Materials for vehicular drives and parking.</p>	<p>See below for space requirements</p>	<p>Drive lanes and parking lot should be hardened with gravel road base material. Edging should be used between drive surfaces and adjacent planting areas.</p>

<b>Element or Activity</b>	<b>Space Requirements</b>	<b>Discussion</b>
Vehicular circulation, one-way	15' wide	Mark with signage.
Vehicular circulation, two-way	24' wide	No marking needed.
Automobile parking space	9' wide 20' long	Mark with above ground, staked wheel stop, wood or concrete.
Accessible parking space	9' wide 20' long	Mark with wheel stop and standardized "Accessible" signage. Accessible parking wheel stop should be same as standard parking space.
Accessible access aisle/ loading space	5' wide 20' long	Access aisle should be hardened surface that is firm, stable and slip resistant. Hardened gravel road base may qualify. See National Center for Accessibility guidelines for Accessible Trails on their website, " <a href="http://www.ncaonline.org">www.ncaonline.org</a> ."
Bus/RV parking space	14' wide 42' long	Mark bus lanes with physical elements , such as partially buried staked treated timbers or concrete curbs between spaces. The tops of these markers should be no more than 2 or 3 inches above grade level as they will inevitably be driven over.

### **Pedestrian Circulation in Parking Area**

<b>Element or Activity</b>	<b>Space Requirements</b>	<b>Discussion</b>
Walkways	5' wide	<p>Gravel road base surface (edged) See recommendations for accessible access aisle above.</p> <p>Use Concrete pad at V.C. Entrance.</p>
Pedestrian Staging Area	30' x 30'	<p>Provide an outdoor space for groups to gather outside of vehicular area, e.g., in the indentation between the south end of the milk cow barn, the west end of the stable and the north side of the east-west lane. (see drawing titled <u>Parking Layout</u>. )</p> <p>This staging area should include seating on benches for waiting for others to gather. Compatibly designed shade structures could be provided.</p> <p>Wayside interpretive exhibits should be provided at this location and other locations where people gather.</p>
Pet walking area.	5' x 100'	<p>Perhaps locate along north boundary.</p> <p>Mutt mitt bags and a waste deposit container, similar to those along Salida's bike paths. should be provided.</p> <p>Visitor's dogs and other pets should not be allowed in the homestead site for a variety of reasons..</p>

### Visitor Contact Facility (mini-Visitor Center)

Total area of individual functions listed below is 665 sq. ft. Depending on the final design, some of these may overlap or fit comfortably within the area of the lobby, resulting in a total Visitor Contact Facility area of approximately 665 sq. ft. plus circulation spaces.

Element or Activity	Space Requirements	Discussion
Visible Building Entrance	Generous	The entrance should be roofed and designed to be compatible with the equipment building. It should be attached to the equipment building. This entrance door is also the exit from the complex. Another similar roofed entrance with entry/exit door is required on the east side of the building.
Vestibule	2 @ 75 sq.ft.	While weather vestibules at entry doors are desirable amenities during the shoulder season, space restrictions may be too severe to construct them gracefully. Also, since winter operation is not anticipated, the need for vestibules may not be great.
Lobby	225 sq. ft.	The Lobby should be a focal point for all activities, large enough for 6 to 8 people to gather and wait in line for tickets or to make contact with staffer.  There should be a Counter in the Lobby space that is immediately in view to arriving visitors.

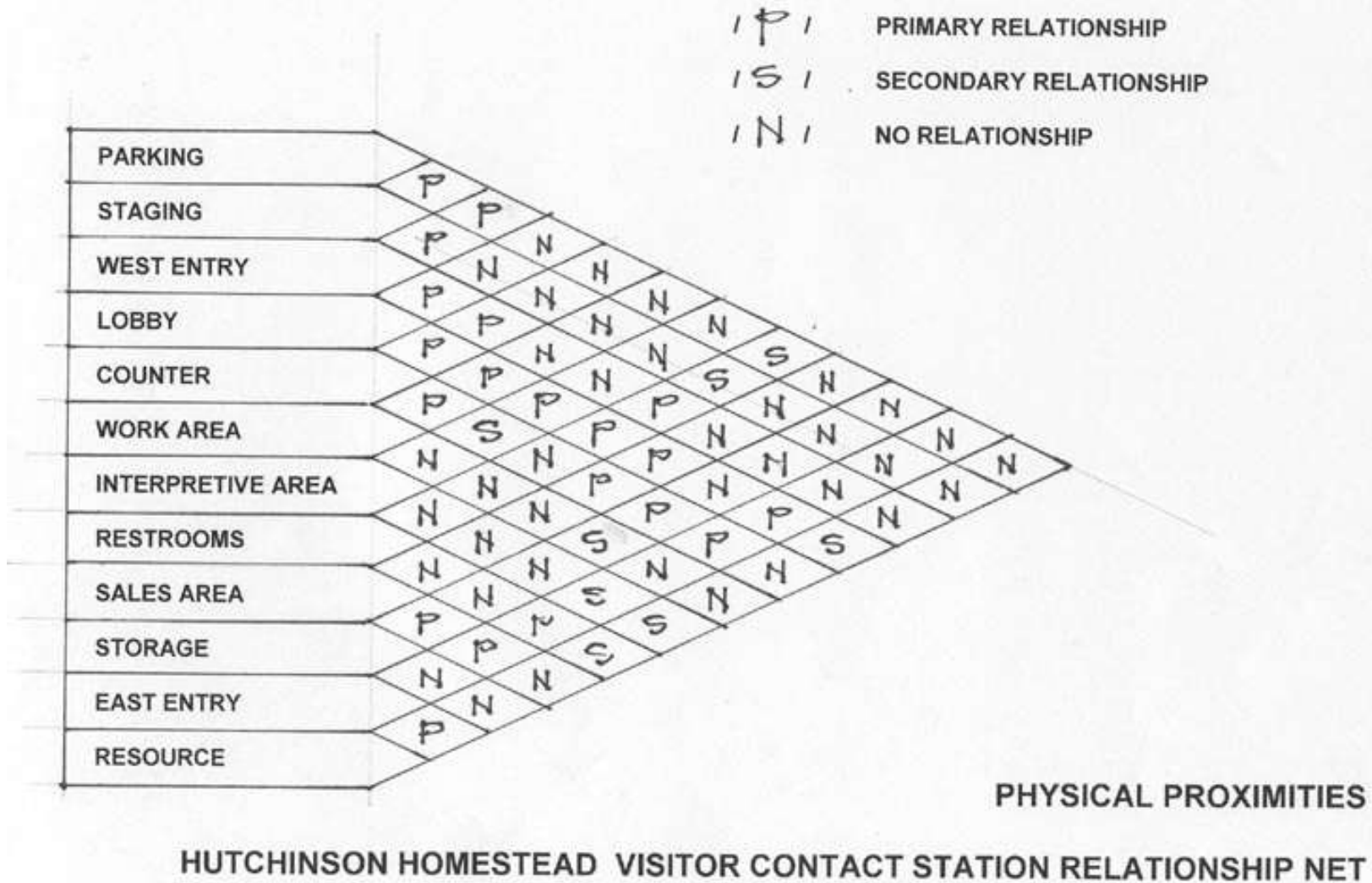
<b>Element or Activity</b>	<b>Space Requirements</b>	<b>Discussion</b>
Counter	6' to 8' long.	<p>The Counter should be built for use by both mobile and disabled staffers and visitors.</p> <p>It should have visual command of all areas used by visitors, including restroom doors, interpretive area (or entry to the interpretive area), both doors to the outside as well as windows looking out to the parking lot to the west and over the site to the east. Inclusion of windows must be sensitively treated to maintain the integrity of the equipment shed which currently has none.</p> <p>An area map should be prominent on a wall near the counter and out of traffic lanes.</p>
Work area	65 sq. ft.	<p>Work area should Include:</p> <ul style="list-style-type: none"> <li>• Built-in desk and comfortable chair</li> <li>• Computer and printer/fax machine.</li> <li>• The site should have internet access (high speed desirable).</li> <li>• Files (lockable and fire proof)</li> <li>• Telephone</li> <li>• Video monitor for viewing activities in the house and on site.</li> </ul>
Interpretive area	100 sq. ft.	<p>Interpretive area may include:</p> <p>visitor activated video monitor mounted In an appropriately designed case.</p> <p>One or two rows of bench type seating to view video.</p> <p>Fixed, wall mounted interpretive materials.</p> <p>Free standing rotating displays.</p>



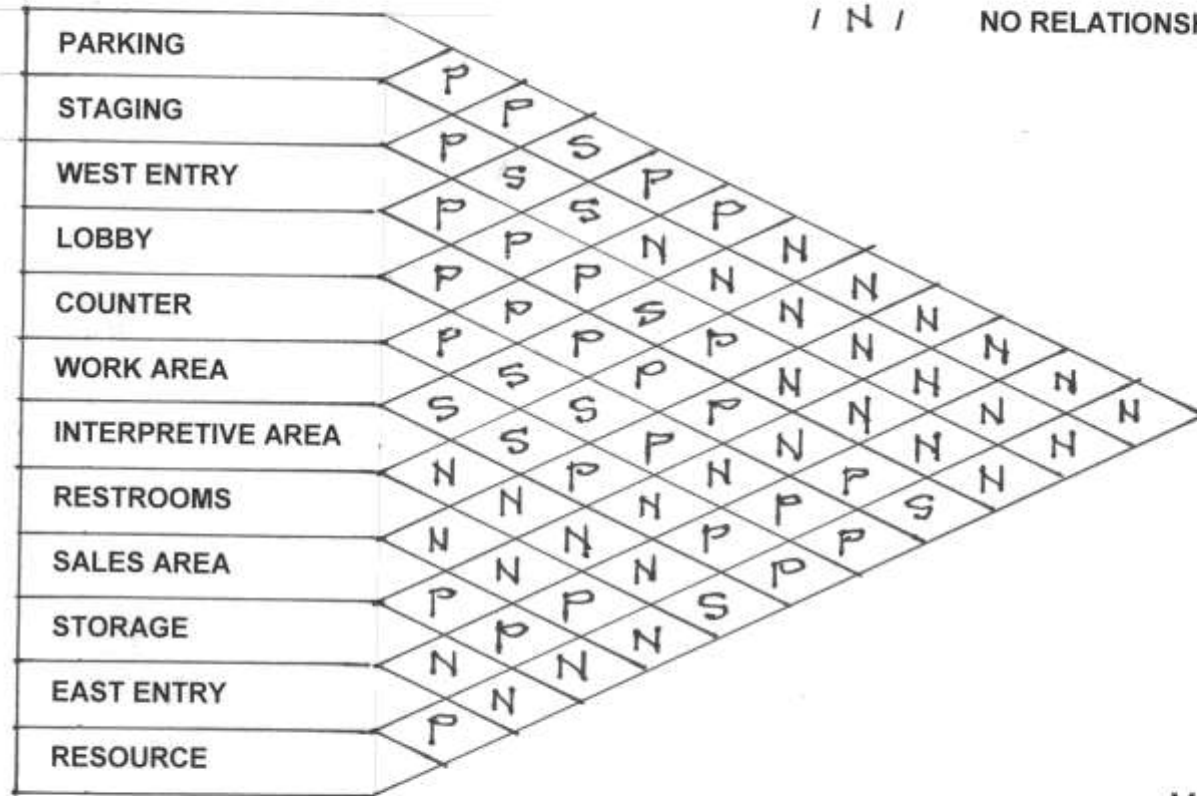
<b>Element or Activity</b>	<b>Space Requirements</b>	<b>Discussion</b>
Restrooms	65 sq. ft. each	Men and Women, both accessible, and each with self storing diaper changing tray.
Drinking fountain	10 sq. ft.	The drinking fountain may be located outside the restrooms, but should not restrict access to the restrooms. It should be made accessible to wheel chair users.
Sales Area	50 sq. ft.	Provide 6 to 8 linear feet of bookshelves and appropriate cabinets and/or tables to display sale items.
Lockable storage	75 sq. ft.	This may be in the Concrete Building or other unused building space on site
Other		<p>Brochure racks for other things to do in the area are not desired because of limited space. Visitors will be directed to the Salida Chamber of Commerce or the Chaffee County Visitor Center in Poncha Springs for these items.</p> <p>Interior finishes, built-ins and furnishings should be selected for durability and low-maintenance.</p> <p>Bottled water should be offered for sale, as many visitors will not be accustomed to the altitude and the hot sun of Colorado.</p>

## Visitor Circulation Within the Homestead Site

Walkways	5' wide	Gravel road base surface (edged). Pathways should be very carefully placed to avoid a negative effect on the ambiance of the site.
Foot Bridges	Walkway width or slightly narrower, minimum accessible width is 36".	<p>Local flat stones buried to their tops may be used at entrances to buildings..</p> <p>A new foot bridge will have to be installed at the ditch directly east of the east V.C. door. It should be made up of heavy wood plank or half logs and installed well above high water level to prevent its becoming an obstruction. It should be constructed in accordance with ADA guidelines which calls for 3" high side edging and narrow cracks between boards.</p> <p>The foot bridge across the ditch north of the main house should be made wider to qualify as an element of the accessible route.</p>

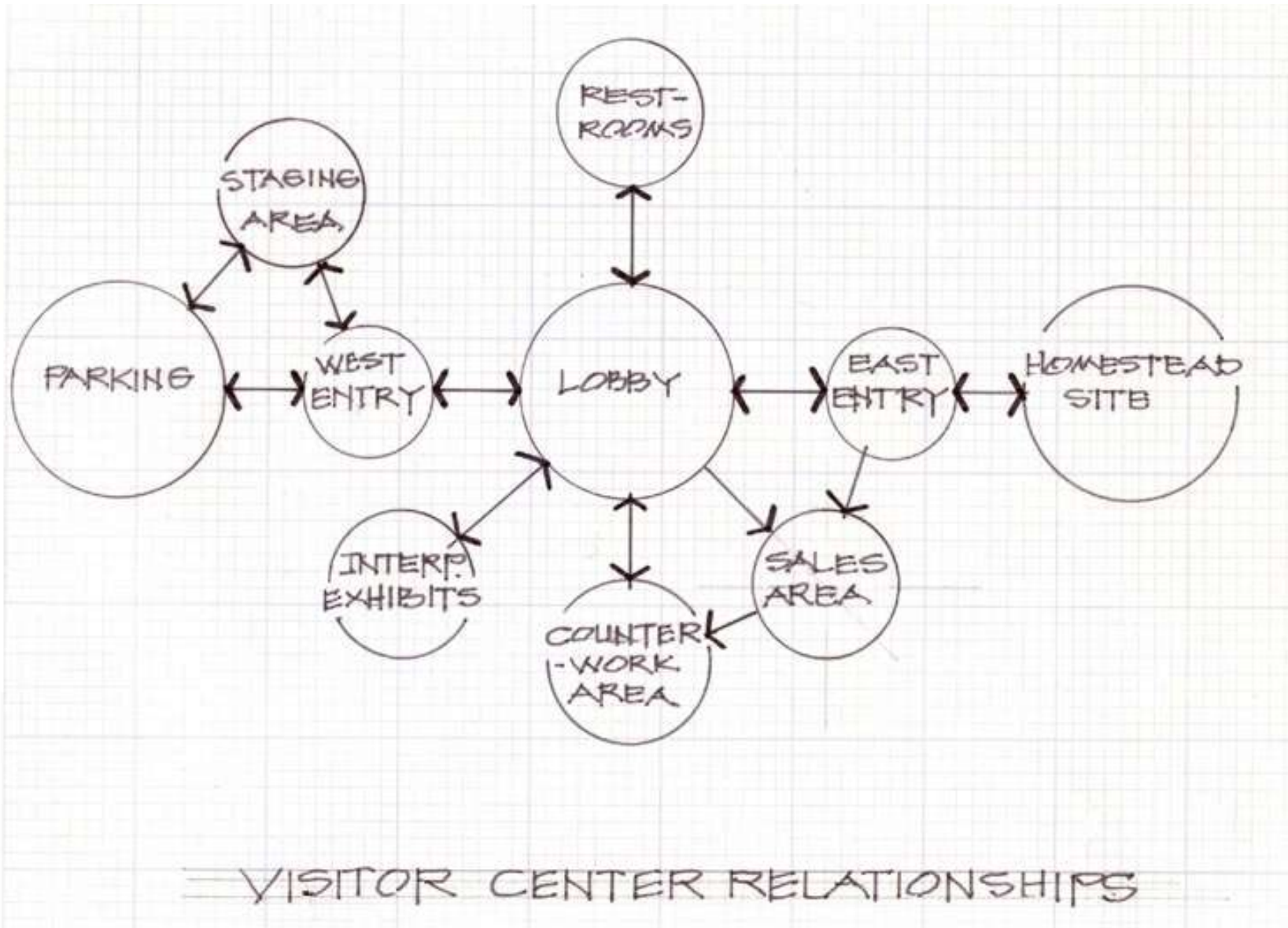


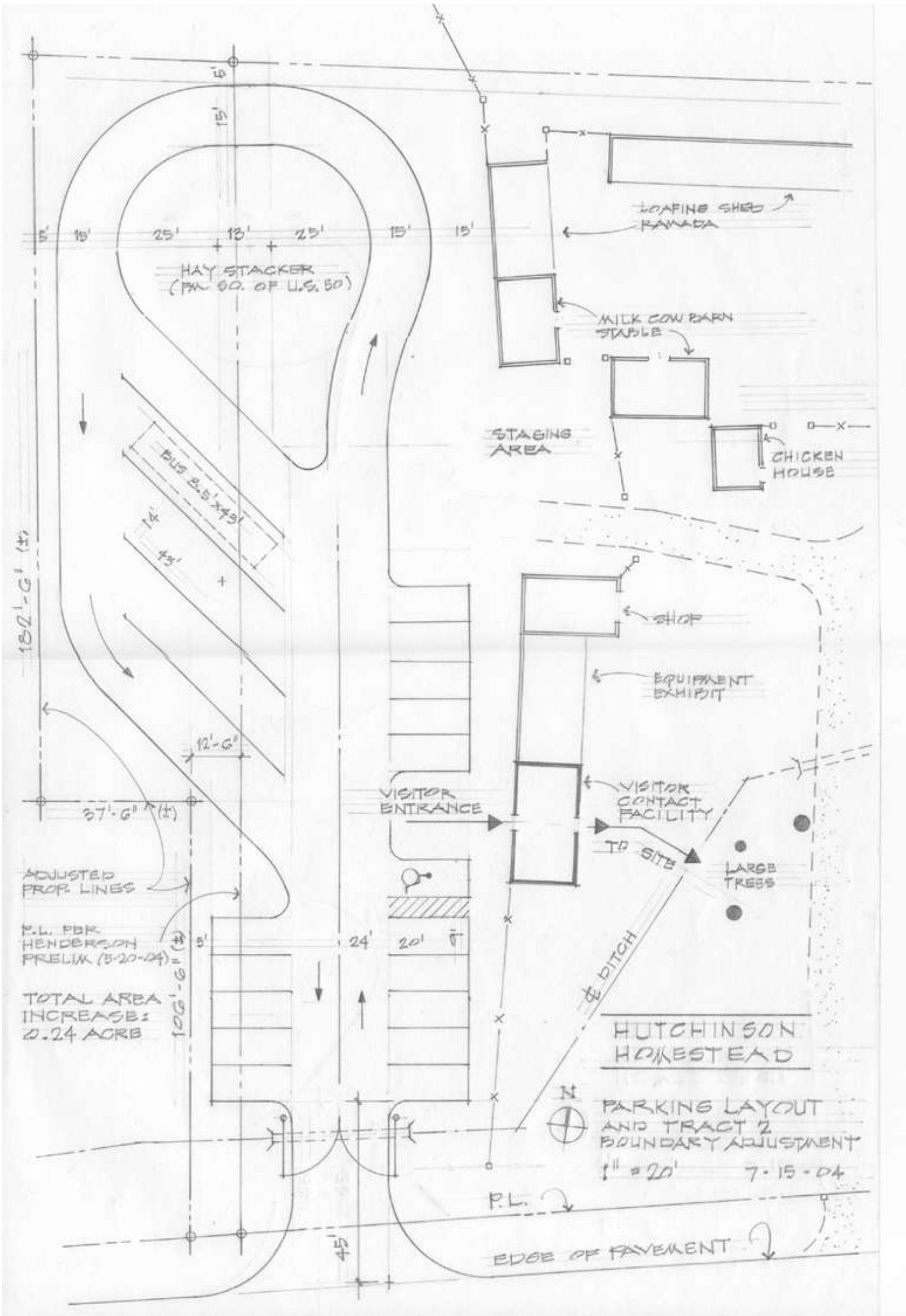
/ P / PRIMARY RELATIONSHIP  
 / S / SECONDARY RELATIONSHIP  
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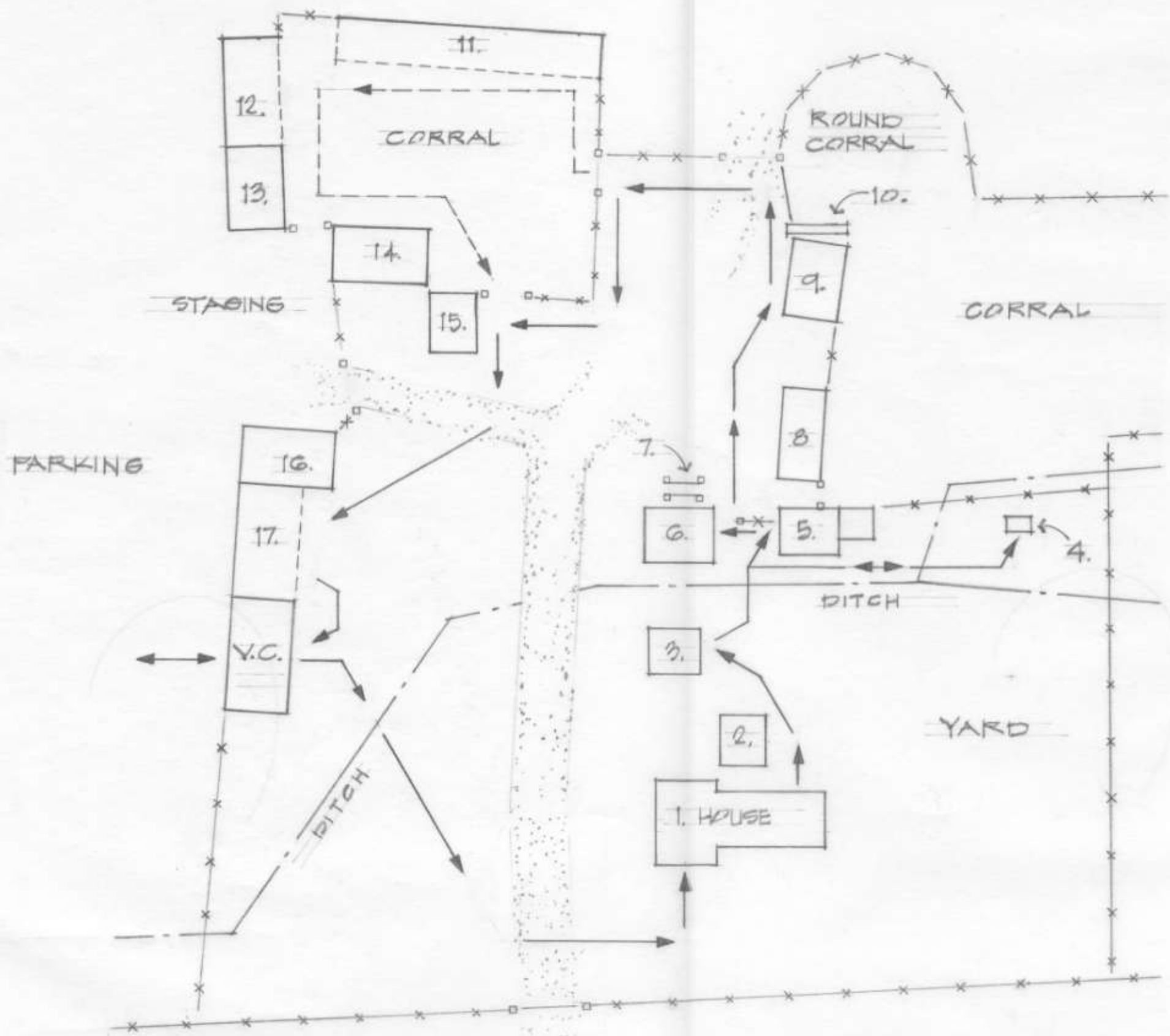
**VISUAL PROXIMITIES**

**HUTCHINSON HOMESTEAD VISITOR CONTACT STATION RELATIONSHIP NET**





HAY FIELDS



LEGEND:

- V.C. VISITOR CONTACT STA.
- 1. MAIN HOUSE
- 2. CONCRETE BUILDING
- 3. GRANARY
- 4. PRIVY
- 5. SADDLE HOUSE
- 6. UNCLE ART'S CABIN
- 7. HORSE RESTRAINT
- 8. CALVING SHED (NEW)
- 9. BLACKSMITH SHOP
- 10. LOADING CHUTE
- 11. LOAFING SHED (NEW)
- 12. RAMADA
- 13. MILK COW BARN
- 14. HORSE BARN
- 15. CHICKEN HOUSE
- 16. SHOP (NEW)
- 17. EQUIPMENT SHED (NEW)
- x- FENCE
- TOUR ROUTE
- - - - - TOUR ROUTE (WHEN AVAILABLE)

HUTCHINSON  
HOMESTEAD

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VISITOR TOUR  
SEQUENCE

N.T.S. 8-06-04

## SUMMARY OF VISITOR CENTER RELATIONSHIPS

Following are 2 pages of "interaction nets" that abstractly illustrate the desired physical and visual proximities of one function to another. These are followed by another page with a bubble diagram that further illustrates the desired relationships, bringing the design a step closer to an actual physical layout.

As an example of the interaction nets' use, consider the relationship of the restrooms to various other functions Find the word "restrooms" on the physical proximities net. Follow the boxes to the upper right and note that there is a "P" in the boxes that lead to the "lobby" and to the "west entry." Follow the boxes to the lower right and note that

There is a "P" in the box that intersects with the lines leading to the "east entry." This suggests that the restrooms have a primary relationship to both entries and to the lobby. People want to use the bathroom both coming in from the parking area on arrival and from the resource tour as they get ready to leave. The primary relationship to the lobby might suggest that the restrooms should access from the lobby. On the visual proximity net, the same relationships also exist. It is ideal for the visitor to be able to see the restroom location upon entering the lobby.

Next consider the relationship of the restrooms to the reception counter. On the physical proximities net note that there is an "N" in the box where the lines from these two functions intersect, indicating no relationship exists. Then look at the same intersection on the visual proximities net and note the "S" in the box. This indicates that there should be a visual relationship of the restroom (entries) from the reception counter. It is felt desirable for the receptionist to be able to monitor the restroom comings and goings.

These net diagrams lead to the bubble diagram that begins to put functions into suggested relationships. Note that, as would be expected, the lobby is central to many functions. Note the one-way arrows to the sales area from the lobby and east entry. This indicates the desire to capture visitors after they have visited the resource and/or while engaging in other activities in the lobby. Note also the one-way arrow out of the sales area to the counter; indicating that the only way out of the sales area is past the counter. In this way the counter staffer can assist visitors and receive payment for goods purchased.

The relationships illustrated in these diagrams drive the physical locations and characteristics of the architectural and site design. This being a small project one may wonder whether there really is a need to formalize these relationships in this way. In the preparers' experience, having seen many well intended designs go awry, it is absolutely necessary and this programmatic document should be consulted and fully understood before a design is undertaken.



## SITE FURNISHINGS

### **Benches**

- At staging area
- Adjacent to or near both entrances to Visitor Center
- In front of Uncle Art's Cabin (see historic photo of Uncle Art grooming a chicken)

### **Picnic Tables**

- In the yard east of the house, where currently existing, to be used by visitors and special events and functions. Any additional tables should be temporary, brought in for an event and removed after.

### **Shade and Inclement Weather**

- This site is so small that constructing shade structures is not necessary. However, temporary shade awnings or canopies should be allowed for special events.
- However, on bright days, visitors need an opportunity to escape the hot sun, a need that can be accommodated by strategic placement of benches and picnic tables (see above).
- In case of inclement weather the typical visitor can escape to the Visitor Contact Facility.

### **Interpretive Signs**

- At each structure to tell its story.
- Interpretive waysides should be selectively located where people gather or pause, such as the staging area near the parking area, the homestead yard where it could interpret the plantings, food storage, and other aspects of daily life. An interpretive sign could be located near the crossing of the irrigation ditch just outside the V. C. east door where various aspects of the importance of water be told.
- Tour route arrows. These may be incorporated into path way edging. They could be small wood milepost type elements or engraved stones set low to grade.

## SITE UTILITIES

**Water**

The only water service to the site is a water line that emanates at a spring in the hill across the meadow to the northwest. The pipe crosses the property 80 to 100 feet south of the northern boundary to the northwest corner of Tract 3 where it angles sharply to the southeast to serve the White House. There is a yard hydrant in Tract 2 for use in watering stock. The flow in the waterline is barely adequate to serve the White House and cannot be tapped to serve the homestead museum. There is some concern that the line is relatively shallow and could freeze if vehicular traffic compacts the soil above it.

A new well that can serve both properties should be drilled to provide domestic water. A yard hydrant should be provided for Ranching Operations and perhaps another for general use closer to the residential structures.

**Sewer**

There is no sewer system on the site except the privy which will be restored as an exhibit and will not be used. There will be restrooms and drinking fountain in the visitor contact facility which will generate waste water. It is intended that this waste water be piped to the Salida sewer line (formerly owned by Poncha Springs) which is on the south side of U.S. 50. It may be routed through the cattle culvert, a routing that will have to be approved by CDOT.

**Electrical power**

Electrical power is provided overhead to the site from a pole on the south side of US 50 to a pole with transformer on the north side of US 50 on the property line southeast of the main house. From here it goes to a pole on the boundary line between Tract 2 and Tract 3 approximately 65 feet from the south property line. From here a power line serves the White House and another goes to a weatherhead and meter on the south side of the calving shed. It apparently is routed underground from this location to the yard light, Blacksmith Shop and Shop in the Equipment Shed. At one time or another, most of the buildings at the homestead were electrified. Now only the Shop, Blacksmith Shop, Saddle House, and presumably the Calving Shed have power. These electrical installations should be inspected, upgraded for safety as necessary, and remain in place. Additionally, power should be provided to the Main House, the Concrete Building and the Visitor Center. See the HSA for power needs in the Main House and Concrete Building. As stated in the HSA, the Main House power panel or sub-panel should be housed in the Concrete Building.

**Lighting**

New exterior lighting should be designed in keeping the tenets of the Night Sky initiative. In general they should be no larger in wattage than necessary for the purpose and selected to throw light downward and not up nor out horizontally.

The buildings mentioned above have interior lighting in the form of single bulb porcelain fixtures mounted in the rafters. This lighting is appropriate for these outbuildings. There is a high intensity yard light fixture on a pole at the southwest corner of the Blacksmith Shop. This fixture should be changed out for a yard light of the type used in the 1940s, an incandescent fixture with a round/conical metal shade that shades the bulb horizontally and provides a cone of down light to a fairly large area. The bulb may or may not be visible, but not visible is preferred.

The visitor contact facility should be lighted to suit the needs of the various functions. Care should be taken to avoid light trespass from this building to adjacent areas. The maintenance shop and Concrete Building likewise should be lighted as necessary for their functions. See the HSA for interior lighting in the Main House.

New porch light fixtures should be installed at both the east and west doors at the visitor contact facility. These should be simple down light fixtures of a style that might have been used in the 1940s. Parking lot lighting and path lighting should not be necessary.

### **Communications**

Telephone/cable is currently provided to the White House on Tract 3 from the same pole as the electrical power on the north side of U.S. 50.

A website for the Hutchinson Homestead site should be established. It should be linked to similar regional museum sites and facilities. A telephone line should be provided to the visitor contact facility. Cable, DSL and/or satellite service should be provided to this facility for managing the website.

## **SAFETY**

### **Smoking**

Smoking should not be allowed in historic buildings nor on the grounds.

Fire is a major threat to the buildings at this site, especially due to its relative remoteness and distance from the nearest fire station. The potential sources of fire are vandalism, electrical shorts, and cigarettes tossed from passing automobiles. This threat can be somewhat mitigated by attention to security. The White House should continue to be occupied, and the occupants should be asked to be vigilant regarding trespassers. Additionally, the weeds should be eliminated or kept mowed.

**Fire detection and suppression.**

A fire detection system with exterior audible and visual alarms should be installed in the main house. See the HSA for additional details. Fire extinguishers should be strategically located as unobtrusively as possible in every room of the house.

A fire cache should be located in the immediate vicinity of the main house.

**Ranching operation**

Movement of large animals embody the potential of causing harm to visitors, especially small children. Feeding animals will be prohibited for many reasons, among them the fact that visitors can be bitten if allowed to feed animals.

Warnings to visitors (especially to parents of small children) should be included in site-use handouts.

**Irrigation ditches**

Open flowing water always has the potential of posing a danger to small children. Again, a warning to parents regarding this potential danger should be incorporated into site-use handouts. Otherwise there should be no extraordinary physical measures taken, because most of the available measures inherently impede the flow of the ditches.

**PHASING****General**

The site use is intended to be phased over time in the transition from unused buildings in the midst of a ranching operation to full utilization of all buildings as a museum and cultural center side-by-side with the ranching operation.

This approach will allow the Ranching operation to exist as-is while the museum cultural center undergoes its implementation process. Some parts of the site may be available to visitors while other parts are undergoing preservation construction. This is especially true for fundraising events. Construction should be interpreted for visitors as construction activity is of great interest to them and it displays progress.

### **Phase One**

The first phase will begin when the site is deemed to be suitable for visitation. Initial parking will be handled as follows: visitors will arrive at the current driveway entrance, continue north on the driveway across the ditch, turn left through the gate between the equipment shed and the milk cow barn, then left again and park along the back side of the equipment shed. This will leave the north part of the future parking area in hay production for the time being. Irrigation ditch configuration will remain as is in this phase.

In all phases, the Ranching operation will include raising cattle, calving, haying, and keeping horses. The Ranching operation will collaborate with the museum in staging cultural demonstrations.

There will be a need to run cows through the culvert and on to the meadows to the north and west of the homestead site. They will pass through the gate at the north end of the equipment shed or the gate at the east end of the loafing shed. Both these gates will be used by the Ranching operation in all phases including the final phase when the HH M&CC is completely implemented. Movement of cattle usually takes place in the early morning when it will not conflict with visitor use.

For the foreseeable future, calving will take place in a temporarily fenced area between the round corral and the loafing shed north of the gate. It is assumed the loafing shed will be used for shelter during calving. By keeping the cows to the north of the existing gate, the area in front of the Blacksmith will be accessible to viewing by museum visitors.

### **Future Phases**

The Ranching operation occasionally parks a tractor in the equipment shed and the shop at the north end of the equipment shed is lightly used. This building is, and always has been, lightly used. During the programming sessions, the Owner's Representative expressed that this building will not be needed by the Ranching operation

and the HH M&CC may convert it to whatever use is deemed necessary. There are no additional on site facilities required for the Ranching operation.

The irrigation ditch configuration will have to be modified to allow the parking lot to be built west of the equipment shed.

The Hutchinson No. 1 ditch, paralleling US 50, enters the property from the west, seasonally carrying a large amount of irrigation water. It will be put into a culvert under the proposed access drive.

The ditch lateral that currently carries water to the north as far as the rear of the ramada will be abandoned. The lateral will be moved to the west of the Tract 2 boundary or abandoned altogether, depending on the needs of the Ranch operation.

Currently Hutchinson No. 1 flows through a culvert under the driveway near the southwest corner of Uncle Art's Cabin, then on through the northeast yard. It has traditionally been used to water the grass and plants in the yard using sheet flow methods. Currently this practice inundates the area around the granary and to some extent the main house. Since the main house and the granary will have to be raised and placed on new foundations, it is possible that final grading may allow this practice to continue, but with modifications. This irrigation water doesn't reach the front yard because of grade. A few years ago a PVC pipe was installed under the driveway near the inside gate to carry water to the front lawn. This pipe has been crushed by vehicular traffic. After the house is raised and protected by grade sloping away, it may be desirable to make this feature more permanent in order to water the front yard.

Alternatively, a sprinkler system fed by the proposed well could be considered.

## ENDNOTES

1. Two three-hour workshops were held to establish the content of the functional design program. Members of both the Hutchinson Homestead Advisory Board and the Hutchinson Homestead Working Committee were in attendance. Dr. Wendell Hutchinson also attended (please see the Supplemental Data section below for additional information).

2. The proposed parking layout included in this program was approved in concept at the second workshop. Several alternative parking layouts, based on the approved concept, were developed after the workshop. Kay Blum, transportation manager of for Salida School District R-32-J, reviewed the alternatives and advised on physical requirements for school buses. Revisions were made based on her input and Kirby Perschbacher, Owner's Representative, then reviewed the revised design. The proposed layout required an adjustment of the western boundary line of Tract 2, resulting approximately 0.24 acres making Tract 2, 2.25 acres rather than 2.01 as originally laid out by Surveyor Mike Henderson.

The proposed layout accompanied by boundary adjustments were provided to Mr. Henderson for his use in formalizing the boundary adjustment.

## FUNDING PARTNERS

This project is partially funded by a State Historical Fund grant award from the Colorado Historical Society.

## APPENDICES

These documents are included for reference. Much of the information contained in the documents was used in preparation of this functional program. Their inclusion may help jog the group memory of the programming session stakeholders. Future designers and managers should find them useful.

- APPENDIX 1: PROGRAMMING SESSION 1–ROUGH SUMMARY NOTES June 6,2004
  - Attachment A: Vision 2023
  - Attachment B: Nearby Museum Statistics
  - Attachment C: Museum Visitor Sequence
- APPENDIX 2: PROGRAMMING SESSION 2–ANNOTATED AGENDA
- APPENDIX 3: PROGRAMMING SESSION 2–ROUGH SUMMARY NOTES June 10, 2004
- APPENDIX 4: USER-ACTIVITIES-NEEDS MATRIX, June 4, 2004



***APPENDIX 1***

***ROUGH SUMMARY NOTES***

***PROGRAMMING SESSION –***

***HUTCHINSON HOMESTEAD – June 3, 2004***

Facilitator: GARY HIGGINS, ARCHITECT. RECORDER: JACKIE POWELL, HISTORIC PRESERVATION PLANNER.

Attending: TIM GLENN, REX RHODES, BETTY SCHWARZ, JULIE SZYMULA, WENDELL HUTCHINSON, KIRBY PERSCHBAKER, MELANIE ROTH, MARK THONHOFF.

**Status Reports:**

**Katy:** Waiting for the programming process to be complete before moving on to next aspect of fundraising.

**Kirby:** Started subdivision process with Don Reimer. Letter written supporting subdivision from Hutch and Kirby. Waiting for Mike Henderson to get around to this project. Doesn't think highway access will be a big problem. [Discussion about access from CR 125 if CDOT won't allow a new access from Highway 50.] Poncha Springs – started talking about accepting it. But we have to have the subdivision first. Probable transfer by September.

**Tim Glenn:** Best thing to do with parking area would be to adjust the boundaries now. Or go into a boundary adjustment later. Or get an easement from Hutch for parking, etc.

**Vision:**

Gary presented a hand-out (ATTACHMENT A) that summarized the vision statements that had been submitted to Katy by members of the Advisory Committee. For the purposes of this meeting, the portions related to the Hutchinson Ranch outside the Homestead had been removed, as had been specific action items.

He asked Katy to explain the implications of having the words "cultural center" in the name of the site.

**Katy:** Museum and Cultural Center – Broader than just a Museum, which is too static. Perhaps a meeting place, a center where we can tell not only the Hutchinson story, but also those of other ranches, Utes, other immigrants, etc., relating to the corridor where the ranch is. Maybe more event-oriented. Bring in more related activities. Events, activities, educational things.

**Tim:** Having the ability to watch old time cattle drive over Methodist Mtn into the San Luis. How important public domain was to these ranches and still is – educate people who don't understand how all that related.

**Katy:** And also the water.

**GH:** Those are functions we're thinking about performing. Do we have forms to put those functions in, or do we do them outside? Cultural activities need a place to happen.

**Katy:** Re: Pat Holcomb's advice re: diversifying uses at the sites to increase likelihood of funding. E.g., classes from CSU on animal husbandry or veterinary. Also thinking in terms of working with CMC on a historic preservation certificate program. People come and stay there – researchers, artists-in-residence, etc.

**Betty:** Have to remember that we have to maintain the integrity of the historic buildings. If you have too much going on, you'll wear it out. Maybe we should go for that Visitor Center first, to avoid overloading the historic structures.

**Rex:** National and state parks have set aside outdoor areas where rangers, etc., talk to visitors.

There were no changes to the vision by the group.

## Site Plan Status

**GH:** Showing which buildings are or are not on the register. Introduced concept of moving newer buildings, or of using them for support facilities.

## What is a Program?

GH passed around the Crater Lake programming pages and talked about why it is important to prepare a program. He pointed out the major programming categories for the Homestead:

- Resource preservation and interpretation
- Operation/Administration
- Visitor Services
- Education/Interpretation

## Visitor Load - What to plan for?

GH handed out a page of comparative data from other museums in the vicinity. (Attachment B.)

**GH:** Comparative data, other museums in the area. Not directly comparable. Denver competition with events, etc. – such as Coors Field, festivals, etc. Need to evaluate for parking, school groups, etc. RVs, buses.

GH discussion of Visitor Sequence (Attachment C).

Divided into working groups: Administration/Operation, Ranching, and Visitor Services. Each group was given sheets with these headings:

- Group
- Characteristics
- Activities
- Needs

## Reporting out, Working Groups

**Visitor Services:** Betty Swarz, Mark Thonhoff, and Gary Higgins

GH pointed out to the entire group in general that there are a number of types of user groups we should consider:

- Families in autos
- Others in autos
- RVs
- Tour groups in buses
- School groups
- Special events
- Walkers
- Bicyclers
- Equesterians

***Families with autos.***

*Activities --*

Park, contact, pay. Restrooms, gift shop is visible going in and going out. Kids okay. 45 minute guided tour. Volunteer docents. Get questions answered.

*Needs –*

Place to sit along the way.  
Lead-in, walk comfortable.  
Orientation.  
Use portapotties to begin.

***People with disabilities:***

Various characteristics.

*Needs --*

Good walks to all buildings.  
Navigate ditches.  
Provide programs where access not possible.

**General Visitor Needs:**

Shelter from rain or hot sun  
Restrooms  
Safe experience  
Fire extinguishers?

Benches

Water or other liquids

Personal contact important.

**Ranching:**

Kirby Perschbaker, Tim Glenn, Wendell Hutchinson, Katy Grether

***Basic rules --***

Clear separation between ranching and museum activities.

Most activities would be observed by visitors, not participation.

Good fencing.

***Activities --***

*Calving--*

Winter activity. Will we be open? Do we want to try to show it? Need calving shed and corrals.

*Branding --*

Can be done any time. Normally late April or May. Could be done any time. Good activity to draw people. Set up a branding day.

Evolution of branding. First with rope and throw, then chutes, propane vs. coals, etc. Requires excellent upkeep of facilities and equipment. Repair work. Need red shed.

*Haying --*

Grass & alfalfa – basically summer. Visitors would watch. Need room for equipment storage.

*Cattle Movement --*

Challenge to move cattle under highway in tunnel. Would have to cross any new entryway into the west. May need to create an alleyway to get cattle to fields. How many cows? Up to 100 head. Primarily happens in spring and fall. In summer maybe 15-20 head at home while others are on the allotments.

*Irrigation --*

March through November. Possible to get helpers. Great for kids. Show the evolution from flood irrigation (ditches) to sprinklers, etc. Ditches through homestead – safety problem?

*Equestrian --*

Breaking horses. Round corral. Nice observation activity.

Ranching needs to be coordinated with the Museum. Any time there's an activity available to the public will be contrived. Visitors can't be in corral while a horse is being broken.

Animal activity can't be an animal that is on the museum part. Policy?

Milking, chickens – not happening now.

**Administration and Operations:**

Melanie Roth, Rex Rhodes, Jackie Powell

Board of Trustees takes care of the whole organization.

**Site Administrator --**

*Characteristics:*

- Report to governing entity -- Board of Trustees
- An individual
- Could be year-round

*Activities*

- Planning
- Day-to-day operations
- Financial planning and accounting
- Personnel (paid and volunteer) supervision
- Represents site (public relations, publicity, advertising, fundraising)
- Fee collections
- Compliance with regulations, etc.

*Needs:*

- Office (but not necessarily on-site)
- Accounting equipment -- adding machines, computers
- Files
- Communication system -- phone & internet
- A budget to work with

➤ Safe for fees

**Maintenance**

*Characteristics:*

Preservation and upkeep of the property.

Lots of tools.

Full-time, part-time, contracting, perhaps volunteer.

Need financing.

*Activities:*

Mowing, watering, etc.

Painting & repairing, buildings, structures, etc.

Stall mucking

Ditch cleaning

Keeping machines working

Snow removal

*Needs:*

Equipment & tools & a place to store them.

Workshop and work area.

Money.

**Curator**

*Characteristics*

Picky\

Knowledgeable

Computer knowledge.

*Activities*

Registration,

Acquisition,

Housekeeping (dusting the stuff)

Conservation of stuff

Research on objects

*Needs*

Money.

Computer.

Workspace.

Files.

Storage

supplies and

stuff not on display.

Phone & internet service.

***Interpreter/Exhibit Specialist***

*Characteristics*

Historical education/background

Creative

Enthusiastic

*Activities*

Develop exhibits and/or educational activities

Build exhibits

Buy furnishings

*Needs*

Workshop

Money

Security

**Additional Discussion after presentation of user groups**

Will Rogers Homestead. Plexiglas keeps children and interested people out of the room. Light-activated voice interpretation. One road leads in, etc. No volunteers needed.

Is there any original furniture from the house? For the tour guide to point out? Buy furnishings.



Furnishings study. Potential for long-term loans from Salida Museum.

Remote site? Or construct new building? This project is evolutionary – always be in motion. Start off very small with big ideas, constantly changing. Curator and any of the other paid staff be on-site. Need to be right there to make that first decision. Volunteer cadre, and developing that cadre. Parallel activities – volunteer generation, grantsmanship, etc.

Betty: Fuzzy about how the organization is going to work. Board, then curator, paid staff, volunteers?

Tim: Tell a story of the evolution of ranching and the importance of public land and leases of private land and how it all works together to make ranching possible because it's much different in the east where you can run 200 cows on 200 acres. Educational opportunity to try to preserve the lifestyle and that way of life.

Rex: All of the materials would be great subject matter to be covered in a film. Ranching video in Homestead House.

Melanie: Research on other ranch operations? Like Beckwith, Westcliffe. Salt Works Ranch, Buckley Ranch, Medano Ranch.

Betty: How do we describe ourselves? Is this a living history agricultural farm museum? Decide right away, because it goes along with our work from now on?

Hutch: Chief Colorow is supposed to have eaten on the table that was in the living room. Grey homemade thing out in cabin that used to be in the house. A piece in the new house -- cupboard for linens. Autoclave – when I got out of vet school they were being sold for about \$100. So big and clumsy never hooked it up. Used it later for 4H purposes as a crematorium.

Mark: Nail down timeline for the donation of the property. Will work on that with Hutch & Kirby and make sure that everything's on board.

Melanie: Excited. Neat project.

Katy: I am too. Concern would dovetail with the timeline because that dictates when we go for the next grant, what we ask for, and what we match it with.

Gary: Between now and next week, if anybody has other thoughts or input they'd like to get to us, just call or send an email.

Julie's notes: CDOT access – be aware if you request a new access sometimes you're under stricter regulations. Could be loss of old access. One access to multiple points is CDOT's goal.

Tim: Depends on number of people in and out.

Mark: Tour busses, etc., for sure.

Tim: If CDOT becomes a real problem maybe we should consider CR 125.

Julie: Utilize existing buildings before constructing anything new. Signage.

Betty: Sign plan.

Mark: Putting in a C.R.125 access might allow for construction of a trail.

Kirby: No issues that I can think of.

Hutch: A lot of old pictures. Been enlarging them. Would be very historic to put on the walls in the old house and maybe elsewhere. About 20 or 30 of them. Enlarged to 8x10. Old ranch is basically being used very much like it has been for 120 years. Cattle in the old barnyard, sorting calves from cows, loading up, taking to forest. 70 head on Kerber Creek place near Villa Grove, put them on BLM. Feed cows in wintertime. Calves. Marshall Pass USFS 38 cows.

## ***ATTACHMENT "A" to Summary Notes 6-03-04)***

### **VISION 2023 HUTCHINSON HOMESTEAD MUSEUM AND CULTURAL CENTER**

Hutch is 100 years old and riding around on the Gator.

The Homestead and outbuildings have been rehabilitated, and are owned by an entity that will preserve and maintain them in perpetuity, based on a well-thought-out preservation and development plan.

The Homestead is a museum complex interpreting the natural and cultural history of the family, ranch and valley.

A comprehensive business plan, including a marketing plan, is in place. Adequate funding for all aspects of the Homestead resource preservation/maintenance, education/interpretation, visitor services, and operation/administration is in place or identified.

A strong Board of Directors manages the Homestead. The Board consults with the Hutchinson family regarding management direction and decisions. The Board works in partnership with agencies, organizations, and individuals that support the Homestead mission.

There is adequate staffing -- some paid, some volunteer.

An educational and interpretive plan has been developed and is being implemented through various media and events on- and off-site. This includes "living history."

Because of its excellent programs and our ability to communicate how local history relates to state and national historic events, the Hutchinson Homestead Museum and Cultural Center attracts many visitors from within and outside Chaffee County and increases our local tourism revenues.

A collection management plan is in place and being implemented.

## ***Attachment "B" TO SUMMARY NOTES 6-03-04***

### **NEARBY MUSEUM STATISTICS**

#### **Salida City Museum**

- Open: Memorial Day–Labor Day
- Visitors: 2,000 or 500-800
- Entry fees: Adults \$3.00; Teens 12-18, \$1.50; Children 7-11, \$1.00; School Groups, 8 /year, free.
- Income: \$1,200-1,500/year
- Parking: 7-8 spaces, shared with Chamber V.C., large overflow lot in rear–RVs and busses are directed there.

#### **Poncha Town Museum**

- Open: on request at Town Hall
- Visitors: Not known
- Entry fees: None, but donations welcome
- School Groups: 1 or 2, usually 3rd graders from Longfellow Elementary
- Parking: 20-25 spaces (shared with Town Hall)

#### **South Park City Museum, Fairplay**

- Open: May 15–October 15
- Visitors: 18,000
- Entry fees: Adults, \$6.50; Children 6-12 \$3.00; Seniors \$5.00; Disabled visitors, free; Groups, reduced rate; School groups, reduced rate (free if from Park County)
- Income from entrance fees: \$79,000
- Income from gift shop sales (net): \$13,000
- School Groups: 8, spring; 12, fall.
- Some rental for film companies (\$1,000 in 2003); Some special events.
- Parking: 33 cars + 2 busses or 2-4 RVs (lot full during events and on warm midsummer weekends).

#### **Buena Vista Heritage Museum, Buena Vista**

- Open: Memorial Day–Labor Day

- Visitors: 2500 average
- Entry fees: Adults, \$3.00; Children, \$1.00; Families, \$7.00; Children under 6, free
- Parking: No off street parking
- School Groups: Yes

**National Mining Hall of Fame, Leadville**

- Open: Year around
- Visitors: 28,000
- Entry fees: Adults, \$6.00; Seniors, \$5.00; Children, \$3.00; Families \$20
- Gift shop sales (gross): \$120,000
- Income all sources: \$300,000
- School Groups: 20-40/year, 7-120 kids/ group (School groups are free)
- Parking: 20 in front of building, 300 in rear for conference center (RVs and busses are directed there).

***ATTACHMENT "C" TO SUMMARY NOTES 6-03-04***

***Museum Visitor Sequence***

***Museum Visitor Sequence***

Arrival

Parking

Reception

Introduction

Orientation

Introductory Interpretation

The Main Event

Touring the resource

Interpretation along the way

Absorption of the experience

Leaving

Restrooms  
Gift Shop  
Retrieve vehicle  
Board vehicle  
Exit property

CONSIDERATIONS:

- Inclement weather:
- Operating season
- The new management entity (Poncha Springs ???)
- Allowed/Encouraged activities
- Special Events

## *Appendix 2*

### ***PROGRAMMING SESSION 2 -- ANNOTATED AGENDA***

#### **1. Welcome and Introductions**

#### **2. Thanks to Bette for her essay on the Volunteer Association and Interpretive Program**

#### **3. Review of last week's work**

- Working groups talked about various groups using the ranch -- visitors, ranching operation, administration/operations -- what their characteristics and activities are, and what they need to function. At the end of this meeting, we'll hand out the notes from that meeting.
- We took the information you generated and put it into a matrix that added relationships and phases. Here it is.
- We came up with some alternatives for two of the major topics:
  - Visitor Use and Services
  - Access and Parking

Access/Parking and Visitor Use/Services evaluate each of the alternatives presented for pros and cons. Select a preferred (can mix and match). Present preferred to the group, comparing it to the other alternatives. Your product will be the drawing of the preferred alternative, and a written flipchart justifying the selection.

Please also capture any unanswered questions and issues that come up during your discussions. We might not resolve them tonight, but we don't want to lose them.

Special Events/Ranching Interface need to deal with thing that don't happen on a regular basis. Given access and parking, and given the need to keep visitors and ranching operations separate, when and how do we allow visitor access to areas where ranching operations sometimes take place (e.g., Saddle House, Milk Barn). Where do ranching operations *always* take place?

How do we provide for "cultural demonstrations"? Festivals? Fundraising events? Veterinary classes? Your product would be some scenarios for dealing with various types of activities. These can be drawn and written.

#### **4. Break-Out Groups**

##### **ACCESS AND PARKING**

Rex Rhodes  
Jim Joy  
Bonnie Lathrop  
Gary

##### **VISITOR USE AND SERVICES**

Melanie Roth  
Pat Holcomb  
Julie Szymula  
Pam Gonzales  
Mark Thonhoff  
Jackie

##### **SPECIAL EVENTS AND RANCHING INTERFACE**

Kirby P.  
Hutch  
Katy Grether  
Bette Swarz  
Tim Glenn

#### **5. Presentations and Discussion**

#### **6. Wrap-Up**



## ***APPENDIX 3***

### ***ROUGH SUMMARY NOTES***

#### ***PROGRAMMING–HUTCHINSON HOMESTEAD – JUNE 10, 2004***

**Attending:** Bette Schwarz, Katy Grether, Glenn Everett, Melanie Roth, Kirby Perschbacher, Wendell Hutchinson, Pam Gonzales

Gary Higgins facilitated and Jackie Powell recorded.

Gary presented alternatives for access, since there were so few people attending and he and Kirby had already had discussions about it. He presented two ways to access from CR 125 to the east, and also from the vet clinic to the west. These use quite a bit of land, and are expensive and impractical. There are enough problems that these schemes don't warrant any more investigation than has already been given.

Gary spoke with Don Reimer, Chaffee Co., about access from Hwy. 50. It looks like it won't be a big issue, whether we want to use the existing entry or move it to the west.

Alternative 1 – New entry from Hwy 50. Additional land needed at northwest corner. Allows 60 feet from back of equipment shed to property line. This causes problems because RVs and buses need a pull-through to avoid backing up. Double-loaded parking for autos coming in. Need to increase property line for turning radius for buses and RVs. Abandon existing roadway, gating it so CDOT would be amenable to a new entrance.

Alternative 2 – New entry from Hwy 50. Loop around the corral for buses and RVs to turn around Parallel parking west of dairy barn. Visitor/vehicular conflict. Needs additional land behind (north of) new loafing shed.

Alternative 3 – Use existing roadway, turn hard left before equipment shed. Would allow moving cattle through culvert to get to pastures without interfering with vehicles going through to parking. Would work, but would be tight in some situations. Not

really enough stacking space just off the highway. Cattle movement would likely happen when there are no visitors – early morning or off-season. So cattle movement may be a moot point. Potential overflow parking. [What does this mean?].

Special events might fill up the parking lot. Or, eventually when the ranch is well-known as a destination, could fill up on summer weekends.

Alternative 4 – Use existing roadway, loop RVs around loafing shed, Autos take a left turn at chicken coop. Needs additional property on the north for RV parking and turnaround. Conflict between vehicles and pedestrians.

Kirby: Hutch & Danny talked about the parking alternatives. Alternative 1 seems to be the optimal situation, with west entry and turnaround. Least vehicle/pedestrian conflict. In other discussions, they talked about that the Ranch might maintain outbuildings, and Museum would maintain homestead. Would go ahead and change donation boundary now, regardless of how things are developed right off the bat. Works well with entry station at south end of equipment shed. Additional acreage is insignificant amount. Hutch & Danny agreed that the equipment shed is an easy place for them not to use right now.

Gary – Questions or thoughts?

Katy – So how do the cows get through?

Kirby – Will schedule outside of visiting hours. Spring, fall. Probably won't be a problem.

The group agreed to move the boundary now, then phase in the full parking lot over time. We agreed that initially we could/would use existing extry, make a hard left, and park in the south end of the lot, moving north as needed. It might be simpler to use the existing lane between north end of equipment shed and chicken coop, then turn to the south rather than make a hard left at the entrance.

#### VISITOR USE –

Alternative 1 has visitors arriving at a visitor contact facility in the south end of the equipment shed. There would be some provision for administrative functions here. Old equipment could be stored in the north end of the shed. Visitors would use the restrooms, pay, get orientation materials, and then proceed to the front door of the Main House. They would leave through the Kitchen door, and circulate in a roughly counter-clockwise fashion around the outbuildings and back to the Visitor Contact facility. There, they would have the opportunity to ask questions and look at the gift shop before leaving. Having them exit the same way they came in provides some measure of security.

Alternative 2 has a seasonal visitor contact facility, possibly a booth or tent, to the south of the equipment shed. Restrooms could be provided seasonally in the equipment shed, or portable toilets could be rented. Visitors would tour the outbuildings before entering the Main House through the Kitchen door. They would then exit from the Living Room door, and leave the site the same way they came in.

Alternative 3 has a seasonal arrangement similar to the one above, except the facility would be located north of the equipment shed. A tour route would not be suggested to the visitors – they would visit buildings in whatever order they wished. They would exit the same way they came in.

Alternative 1 is preferred.

Kirby – It would be a good idea to keep visitors on the south side of the fence between the calving shed and the saddle house. Do some demonstrations in the corral, north of saddle house. Talked about the idea of having a Saddle house door that is transparent in days, solid at night.

Gary – Outbuildings – some don't have much in them right now. Milk cow barn does have stanchions, manure troughs, etc., worn wood floors, etc. If there are times that ranch and museum managers can agree on, perhaps visitors can go inside. Possibly even demonstrations. See cow being milked in front, then tour milk cow barn. Possibly even calving. Nice to blur the line from time to time.

Gary – Maintenance of buildings – Ranch operation maintains outbuildings, or stabilize for now, close up and work on them one at a time, etc. Possibly need to lift some of the buildings to be able to drain properly.

Pam – What is the projection? For opening date?

Gary – Don't know yet.

Bonnie – What part will be a museum? New building? Whole thing a museum?

Gary – Whole thing will be a "house museum."

Katy – Potential for a visitor scholar or artist, stay in one of the buildings.

Bette – Someone's going to want to get married there.

Hutch – Visitors entered the house into the dining room more often than into the living room.

### **Report out Ranching/Interface**

What period are we interpreting? Maybe the evolution of the ranch, how methods have changed or stayed the same. More dramatic changes after the 1930's. Need an interpretive plan to flesh that out.

Special events as they relate to the Museum but also ranching. Kids studying history would be coming in, possibly 3<sup>rd</sup> through 7<sup>th</sup>. Usually scheduled visits. Schools pay a fee. People could be coming from all over. Could be continuous (but scheduled) through the year.

Possibility for apprenticeships in historic preservation – teaching people how to do it. Building trades in high school. Alternative high school in Valley View School might be one to do work at HH site. Exploring partnership with CMC in Leadville where they plan to have a certificate program for historic preservation.

### **Ideas for special events or educational opportunities:**

Special event – animal husbandry. Show children how to take care of the various animals on a ranch. Shots, general care. 4-H events or meetings at the ranch. CSU vet classes.-- pregnancy checking, etc. Horseshoeing. Other things at the blacksmith shop. Kill & pluck chicken. Demonstrating cowboy's life – what it was like. Chuckwagon. [Peppermint stick came in the bottom of the sack of coffee -- to try to get you to use up the coffee sooner.] Ranch roping demonstrations in round corral. Cutting horse demonstrations. Dog trials. Saddling a horse. Equipment repair – mend harness, sharpen tools. Chuckwagon cook-off. Cowboy fashion show. Cowboy cuisine. Pig roast. Machinery show – allowing kids to climb on. Gardens – demonstration gardens. Truck farming, organic farming. Daily chores – what was your life like if you were in 4<sup>th</sup> grade living on a ranch. Calving & branding. [Tags are different from brands.] Dehorning. Rocky mountain oysters. Stealing water. Ice cutting. Haying – old way and new way. Weddings. Community functions.

Some places where some of these things could happen – ranch roping in round corral, etc. Other demonstrations.

Kirby – How much of this are you doing at Turner Farm?

Melanie – Have chickens and maybe a horse. Some blacksmithing, but more toward utilitarian stuff rather than shoeing.

Two-story farm house, Garage/welding shop, homestead cabin, two-story barn w/ cows and horses. Houses adjacent; no open space. Two sites should compliment each other. Tack room attached to the barn. Sold apples, didn't make cider except for own use.

Bette – One of the most successful tours at 4-mile were ones where people said, “Oh, my grandfather had one of those.” Why looking at a later date for major interpretation and artifact collection? Younger people coming up are going to remember different things than their grandparents did.

Jackie – Cotton farming.

Bonnie – Friends who were so surprised to see where milk came from.

Gary – Announcement: Museum of Mining and Industry does all their demonstrations this weekend. Annual event.

Will get a draft of a program to this group for its review. Hopeful the document will give some guidance to the project for some time to come. This year will be for house and concrete building. Construction could be underway next year. Katy has matrix for additional things need to do.

Katy – See handout of matrix for other types of things that need to be done.

## *Appendix 4*

### *USER-ACTIVITIES-NEEDS MATRIX*

#### *HUTCHINSON HOMESTEAD MUSEUM AND CULTURAL CENTER*

**Phase:**

Strategic Plan = Long term mission, goals, and objectives for HHM&CC  
CDs = Current effort (House and concrete building only)  
Design = Architectural planning and design for next phases  
Bus. Plan = Business Plan  
Interp. Plan = Interpretive Plan  
Collection Management Plan  
Lease-back = Contractual understanding between M&CC & Ranching  
Interface = Relationship between M&CC and Ranching

**Activities:**

Access = Access, parking, loading  
Visitor Contact = Fee collection, orientation information, gifts, restrooms  
Interpretation = Visitor education  
Administration = Office operations  
Maintenance = Repair  
Site = Historic area and its structures and furnishings  
Ranching = Lease-back cattle operation, and cattle operation beyond Homestead boundaries

User	Activity	Needs	Relates to	Phase
<b>Visitors</b>				
	In general	Shelter from rain or hot sun	Access (Loading),	Design
		Restrooms	Visitor Contact	Design & Bus. Plan
		Safety	All	
		Benches -- place to sit along the way	Site, Parking	Design & Interp. Plan
		Water/fluids		Design & Bus. Plan
		Personal contact important	Visitor Contact	Design, Bus. Plan, & Interp. Plan
Families with autos	Park	Parking lot	Access (Parking)	Design
	Contact	Personal contact	Visitor Contact	Interpretive Plan
	Pay	Personal contact	Visitor Contact	Business Plan
	Use restrooms	Restrooms	Visitor Contact	Design
	Gift shop	Visible going in and out	Visitor Contact	Design & Interpretive plan
	Tour with kids	Docents -- 45 minutes guided, or self-guided w/ appropriate security measures	Interpretation	Interpretive plan
People w/ disabilities	Walking within site	Good walks	Site	Design
	Navigate ditches	Good walks/bridges	Site	Design

<b>User</b>	<b>Activity</b>	<b>Needs</b>	<b>Relates to</b>	<b>Phase</b>
	Education	Alternative programs where access not available	All	Interpretive plan
<b>Ranching</b>				
	In general	Clear separation between ranching and museum activities	Interface	Design & Lease-back
		Most activities would be only observed by visitors; no direct visitor participation → Good fencing	Interface	Lease-back and Interpretive plan
Calving	Winter only	Calving Shed, Corrals	Interface	Lease-back
Branding	Any time; usually late April or May. Perhaps set up a branding day to draw people. Interp evolution of branding.	Excellent upkeep of facilities & equipment → Red equip. shed	Interface	Lease-back & Interpretive Plan
Haying	Basically summer. Visitors could watch.	Equipment Storage	Interface	Lease-back & Interpretive Plan
Cattle Movement	Move cattle under highway in tunnel. Primarily spring and fall.	Alleyway. Separation between cars/visitors and cattle.	Access & Site (internal circulation)	Design & Lease-back



User	Activity	Needs	Relates to	Phase
Irrigation	March - November. Great for kids; could be a volunteer event. Could be interpreted.	Volunteers & docents.	Interface	Lease-back & Interpretive Plan
Equestrian	Breaking horses. Nice observation activity.	Round corral	Interface	Lease-back & Interpretive Plan
Other	Potential milk cows and chickens	Staffing and livestock. Milk barn and chicken coop.	Interface	Possible future phase
<b>Administration &amp; Operations</b>				
Site Administrator (Probably year-round. Possible off-site office?)	<ul style="list-style-type: none"> <li>➤ Reports to governing body -- Board of Trustees.</li> <li>➤ Strategic Planning</li> <li>➤ Day-to-day operations</li> <li>➤ Financial planning &amp; accounting</li> <li>➤ Personnel (paid &amp; volunteer supervision)</li> <li>➤ Represents site</li> <li>➤ Fee collection</li> <li>➤ Compliance w/ regs</li> </ul>	<ul style="list-style-type: none"> <li>➤ Office</li> <li>➤ Accounting equipment -- adding machines, computers</li> <li>➤ Files</li> <li>➤ Communications</li> <li>➤ Budget</li> <li>➤ Safe for fees</li> </ul>	Visitor Contact and/or off-site location	Design & Business Plan

<b>User</b>	<b>Activity</b>	<b>Needs</b>	<b>Relates to</b>	<b>Phase</b>
Maintenance	<ul style="list-style-type: none"> <li>➤ General upkeep, site, buildings, structures, etc.</li> <li>➤ Ditch cleaning</li> <li>➤ Stall mucking</li> <li>➤ Equip. maintenance &amp; repair</li> <li>➤ Snow removal</li> </ul>	<ul style="list-style-type: none"> <li>➤ Equipment &amp; tools</li> <li>➤ Storage space</li> <li>➤ Workshop &amp; work area</li> <li>➤ Budget</li> </ul>	Administration, Ranching, Resource Preservation	CDs, later Design & Business Plan
Curator	<ul style="list-style-type: none"> <li>➤ Acquisition</li> <li>➤ Registration</li> <li>➤ Housekeeping "stuff"</li> <li>➤ Conserve "stuff"</li> <li>➤ Research objects</li> </ul>	<ul style="list-style-type: none"> <li>➤ Computer</li> <li>➤ Workspace</li> <li>➤ Files</li> <li>➤ Secure storage for supplies &amp; "stuff" not on display</li> <li>➤ Communications</li> <li>➤ Budget</li> </ul>	Administration, Resource Preservation, Interpretation	CD's, later Design, Collection Management Plan, Business Plan, Interpretive Plan;
Interpreter/Exhibit Specialist	<ul style="list-style-type: none"> <li>➤ Research &amp; plan exhibits &amp;/or education activities</li> <li>➤ Prepare exhibits</li> <li>➤ Procure furnishings</li> </ul>	<ul style="list-style-type: none"> <li>➤ Workshop</li> <li>➤ Computer</li> <li>➤ Communications</li> <li>➤ Security for furnishings/buildings</li> </ul>	Administration, Interpretation	CDs, later Design, Business Plan, Interpretive Plan, Collection Management Plan

Additional things not included on this list:

- School tours
- Bus tours
- Bicyclists
- RVs