

—THE HISTORIC STANLEY HOME FOUNDATION—
Capital Campaign 2019
To Save Rockside, The Stanley Home



ONLY ONE CHANCE RIGHT NOW!

THE MISSION OF THE HISTORIC STANLEY HOME FOUNDATION IS TO PURCHASE, RENOVATE, PRESERVE AND OPERATE ROCKSIDE, THE F.O. STANLEY HOME, AS A CULTURAL CENTER FOR LOCAL HISTORY EDUCATION. THE HOME WILL BE AN ENDURING REMINDER OF THE EVOLUTION AND DEVELOPMENT OF ESTES PARK AND ROCKY MOUNTAIN NATIONAL PARK.



FROM KURTIS KELLY

Estes Park History Portrayalist

As a history re-enactor, I marvel at the Historic Stanley Home as an ideal setting to celebrate the amazing stories of its original occupants. To enter this home is to be drawn immediately into its charm. Securing this historic treasure as a public site would be an economic, educational, and cultural “win” for our community, as it would become a destination for locals and visitors of all ages.

When I enjoy festivals at our town’s Indoor Event Center, or relish the sounds of Celtic rock at Scottish Fest, or cheer the Rooftop Rodeo, I’m reminded that these joys are possible thanks to F.O. and Flora Stanley’s gift of 54 acres of meadowland to our residents. These annual events happen thanks to a place we call Stanley Park. Now it’s time to match F.O.’s philanthropy by acquiring the home ready to honor his inspiring story and legacy.

Let’s not miss this once-in-a-lifetime opportunity to acquire the Stanley Home for our civic benefit.



FROM JAMES H. PICKERING

Historian Laureate, Town of Estes Park

When F.O. Stanley, but recently recovered from a bout of tuberculosis, purchased land on which to build a summer home, there was as yet no Town of Estes Park, the community to whose subsequent growth and development over nearly four decades he would commit both his time and resources. The Stanley Home, like the nearby Stanley Hotel, which it preceded by some four years, stands as an enduring monument to a visionary individual who through ingenuity, courage, and persistence found ways to harness the emerging technological forces of the twentieth century to make those dreams a reality. “The Grand Old Man of Estes Park” they called him, and rightfully so. From his time until our own, the influence of F.O. Stanley continues to be felt throughout the Estes Valley.

It is for this reason that the efforts being made by The Stanley Home Foundation to purchase and maintain the Stanley Home at Rockside are so important. It is an architectural treasure that, like its neighbor to the west, Rocky Mountain National Park, whose creation F.O. Stanley did much to facilitate, deserves to be preserved for the use and enjoyment of future generations. The Stanley Home is a gift from the past to both the present and the future. And no one would be more appreciative, or more supportive of these efforts, than Mr. Stanley himself.

This cannot happen, of course, without the full support, financially and otherwise, of the Estes Park community and those, and they number into the millions, whose lives have been similarly touched and enriched by the physical beauty of the Estes Valley and the legacy of Freelan Oscar Stanley.

FROM TOM SHAMBURG

President/CEO of The Stanley Home Foundation on behalf of the Board of Directors and Community Advisory Group

The words written on this page by Dr. Jim Pickering and Kurtis Kelly, are likewise embraced by over 550 townspeople on our First 500 list. Our supporters have indicated that the effort to save Rockside, The Stanley Home, means a great deal to them.

The supporters of the mission to save the Stanley Home feel that upon its purchase in September 2019, Estes Park will have the historic house museum of the one most responsible for building the wonderful community and destination it has become. Preserving it for the enjoyment and benefit of thousands of locals and visitors is imperative.

In 2017, our plan was made known to the neighbors surrounding the home and to the Town of Estes Park. We have been told by many that the process of working with neighbors and working with the Town to make our mission beneficial to all was a model for building consensus.

In late August 2018, our Town Trustees unanimously approved our operating plan. After gaining Town approval, the final step of gathering funds puts the fate of saving this wonderful place in the hands of the many donors who will make this dream a reality.

Now is the time for this dream to come to fruition. Time is of the essence. Please contact Tom Shamburg at stanleyhistorichome@gmail.com or at (970) 415-0139, to learn how you may be one of the many who collectively will accomplish one of the finest achievements for community good that this astounding town has seen.



THE HISTORIC STANLEY HOME FOUNDATION INFORMATION TO KNOW NOVEMBER 2018

The Foundation from Inception to Present Day

- The Foundation has no successor entities. It is an entirely new creation.
- Formed as a Colorado non-profit corporation in October 2016.
- Received its IRS tax-exempt status in June 2017, as a public charity.
- Hosted tours to 300 locals and visitors in August 2017 for Centennial Day.
- Formed a Community Advisory Group in December 2017 to assist Board.
- Applied to Town of Estes Park for permission to operate as a house museum in April 2018.
- Established a First 500 Support Group in June 2018.
- The Estes Park Planning Commission unanimously approved operating plan in July 2018.
- The Estes Park Town Trustees unanimously approved operating plan in August 2018.

Next Steps for the Historic Stanley Home Foundation

- Secure \$1,950,000 in resources to purchase the 4.4-acre Rockside Stanley Home Site, which includes the home, carriage house and 3 acres of open space.
- Pursue placement on the National and State Registers of Historic Places.
- Close on the Historic Stanley Home purchase in September 2019.
- Apply for a Permanent Conservation Easement on the site after closing.
- Initiate five-year renovation program after closing.



THE HISTORIC STANLEY HOME FOUNDATION

Sources and Uses of Funds to Purchase The Stanley Home 2018-2019

ANTICIPATED SOURCES OF FUNDS

DONATIONS FROM LEAD INDIVIDUALS	\$500,000
DONATIONS OF INDIVIDUALS UNDER \$100,000	650,000
FOUNDATION GRANTS	350,000
CORPORATE GIFTS	250,000
OTHER SOURCES	<u>200,000</u>
TOTAL FUNDS TO BE SECURED	<u>\$1,950,000</u>

ANTICIPATED USES OF FUNDS

PURCHASE OF THE HOME, CARRIAGE HOUSE AND STRUCTURE FOR GIFT SHOP AND OFFICE	\$1,300,000
PURCHASE OF THE TWO TRACTS OF OPEN SPACE	400,000
PURCHASE OF FURNISHINGS INCLUDING ITEMS ORIGINAL TO THE 1904 HOME	100,000
ADMINISTRATIVE AND FUNDRAISING COSTS	<u>150,000</u>
TOTAL FUNDS TO BE USED	<u>\$1,950,000</u>

- CLOSING ON THE PURCHASE IS ANTICIPATED BY SEPTEMBER 2019



THE HISTORIC STANLEY HOME FOUNDATION

PLEASE GIVE GENEROUSLY TO SAVE THE STANLEY HOME IN 2018-2019

WHY SHOULD YOU FINANCIALLY SUPPORT THE STANLEY HOME CAMPAIGN?

- This home is an extremely important piece of Estes Park's history.
- The legacy of F.O. Stanley is one of great philanthropy and citizenship.
- The home at 114 years old is in excellent condition.
- The home will be a venue for education and enjoyed by thousands.
- Though our town will change, preserving the best of our history is important.
- Heritage tourism is popular. The Visitor Center recognizes only two historic homes. We need the Stanley Home to be an additional option.
- It is highly unlikely that a future strong effort such as this will be launched.

WHAT IS THE PROBABLE OUTCOME OF NOT PURCHASING THIS HOME RIGHT NOW?

- The home might be demolished and replaced by a new structure.
- The home interior would likely be altered, destroying its historic character.
- The 3 open space acres would probably be built on, as is permitted by its zoning.
- The home could be moved to another site, ending an intact original site.
- Any of these concerns are probable if the Foundation is not the future owner.

HOW DO I COMMIT FINANCIALLY TO SAVE THE STANLEY HOME?

- **CONTACT TOM SHAMBURG BY PHONE, EMAIL OR WEBSITE (CONTACT INFO ON BACK COVER)**
- **REQUEST A MEETING BY CONTACTING TOM SHAMBURG**
- **MAIL YOUR CHECK MADE PAYABLE TO THE HISTORIC STANLEY HOME FOUNDATION AT P.O. BOX 2130, ESTES PARK, CO 80517**
- **SECURE PLEDGE FORM FOR GIFTS WITH MULTI-YEAR INSTALLMENTS**
- **MAKE GIFT BY CREDIT CARD OR PAYPAL ON OUR WEBSITE**

FROM BILL PINKHAM, OUR HONORARY CHAIR OF THE COMMUNITY ADVISORY GROUP:

"The Stanley Home is an enduring record of our Estes Park past, which will enable families to step into the lives of F.O. and Flora Stanley. Examples exist across the country of historic properties that have been left in disrepair or turned into time shares or condominiums. Once a piece of history is destroyed, it is lost forever. We must not let that happen to the Stanley Home and property!"

FROM PEGGY LYNCH, A MEMBER OF OUR COMMUNITY ADVISORY GROUP:

"With a private buyer, I would give this property a very slim chance of retaining its original ambience. There is no doubt that the two additional lots would be sold separately and have homes built on them, crowding the pristine look of the current home. Mr. Stanley gave this town the entire Stanley Park as a gift in time to preserve land for recreation and entertainment. Let's keep his home preserved for future families so they can see how the ingenious F.O. Stanley lived in 1904."

THE HISTORIC STANLEY HOME FOUNDATION

A GRASS ROOTS EFFORT TO SAVE THE HISTORIC STANLEY HOME

THE FIRST 500 LIST OF SUPPORTERS

This is a list of hundreds of citizens of Estes Park who proudly lend their names to demonstrate that saving this home is an effort that matters greatly to them.

Mona Ackerman	Curt Buchholtz	Sherry Followill	Mary Jean Johson	Clyde McKinney	Mike Romero	Audrey Teselle
Richard Ackerman	Heidi Buchholtz	LoAnn Forschmiedt	Rich Johnson	Fran McKinney	Duane Rosa	John Tessler
Joe Adair	Dr. Joan Buhlmann	Rik Forschmiedt	Sheldon Johnson	Jananne Sweet McPherson	Lynn Rosa	Sally Tessler
Mary Liz Adair	Robert Burkhardt	Mary Ann Franke	Jim Jonell	Albert Milano	Judy Ross	Brian Thibodeaux
David Adcock	Dave Caddell	Art French	Joanie Jonell	Amy Miller	Graham Russell	Nancy Thibodeaux
Jan Alderman	Diane Caddell	Marsha French	Janet Jones	Don Miller	Sunniva Russell	James B. Thomas
Bud Alexander	Jim Carr	Stephen Fry	Shaun Jones	Laura Beth Miller	Barry Sandstrom	Nancy Pickering Thomas
Jeanne Allen	Madison Casey	Bob Fulton	Lynn Kaminski	Millie Miller	Judy Sandstrom	Karen Thompson
Larry Allen	Marianne Casey	Lisa Fulton	Patty Kampfe	Monty Miller	Chris Sandusky	Scott Thompson
Cindy Amos	Marty Casey	Gretchen Gaede	Randy Kampfe	Cindy Young Minier	David Savelsberg	Val Thompson
Dave Amos	Nick Cassatt	Janet Gehlhausen	Janet Keller	Kay Mitchell	Peggy Savelsberg	Rosa Thomson
Judy Andersen	Janene Centurione	Kathleen George	Kurtis Kelly	Phil Moenning	Dan Scace	Letha Thorn
Wayne Andersen	Bob Chamberlain	Bill Gerritz	Victoria Kelly	Tara Moenning	Tami Scace	Steve Thorn
Brad Anderson	Pamela Chamberlain	Marsha Gerritz	Nate Kinley	Catherine Moon	Judy Schaffer	Bill Tindall
Carol Anderson	Anne Chandou	Noah Gianfranceschi	Marlin Knect	Michael Moon	Stan Schaffer	Jan Tindall
David Anderson	Francois Chandou	Alex Gibson	Ethan Knightchilde	Merle Moore	Hattie Schetzslsle	Heather Torrey
Gil Anderson	Jeff Cheley	Deborah Gibson	Theresa Koenig	Pat Moore	Connie Schmidt	Brenda Traut
Kelley Anderson	Bill Chionio	Joy Gimar	Wendy Koenig	Jack Moran	Gary Schmidt	Dale Traut
Marilyn Anderson	Karen Chionio	Anne Goetz	Jessi Kokjohn	Sharron Moran	Cathy Schneider	Jane Truesdale
Susan Anderson	DJ Christian	Camilo Gomez	James Kouroupis	Jeff Morris	Russ Schneider	Art Turpin
Mary Andes	Rod Christian	Javier Gomez	Lynda Kouroupis	E.A. Morrison	Scott Schneider	Deborah Tyler
Rick Andes	Carol Clark	Maria Gomez	Rudy Kouvic	Teresa Murray	Sylvia Schneider	Amanda Unruh
Debbie Andrade	Zachary Clemens	Donald Goodheart	Ann Krall	Kayla Myers	Ellen Schroeder	Rodney Unruh
Dr. Stephen Andrade	Christian Collinet	Maureen Gootz	Tim Krall	Kylie Myers	Nikki Schultz	Sherry Unruh
Brandi Applegate	Diane Collinet	Charley Griffin	Charles Krider	Shirley Neely-Turpin	Rex Schultze	Bonnie Vanderveen
Scott Applegate	Floyd Collins	Linda Griffin	Mary Ann Kundtz	Barb Nelson	Sharla Schultze	Pete Vanderveen
Danielle Arnold	Katrina Conland	Alan Groesbeck	Chris Kurelja	Ed Nelson	Craig Seaver	Gladys VanDrie
Jeremy Arnold	Craig Conley	Kathy Groesbeck	Rita Kurelja	Patsy Nevill	Pam Seaver	Karla VanDrie
Anna Baker	Leslie Conley	Jim Gunlicks	Dave Landers	Barbie Nickel	LeRoy Seaver	Jean VanWinkle
Brian Baker	Peggy Conley	Lois Gunlicks	Susan Landers	Paul Nickel	Mary Seaver	Joe VanWinkle
Luann Ball	Dona Cooper	Tim Haight	Amy Lane	Lee Noble	Kathy Semerad	Albert Velthoen
Mary Banken	John Cooper	Wendy Haight	Steve Lane	Kathye Osbourne	Mark Semerad	Frances Velthoen
Deb Barlow	Marjorie Corcoran	Keith Hammond	David Lasota	Stan Osbourne	Deanna Seery	Annie Vest
Steve Barlow	Cindy Cormack	Nancy Hammond	Nancy Lasota	Janet Otto	Jeff Seery	Gina Vinge
David Batey	Elen Crone	Jeff Hancock	Alice League	Wayne Otto	Jan Shamburg	Evelyn Vittone
JoAnn Batey	Bruce Crowley	Susan Hancock	Ania Leahy	Diane Palmer	Tom Shamburg	John Vittone
Dr. Rick Beasley	Cathy Crowley	Tom Hannah	Ryan Leahy	Tony Palmer	Beth Sherrill	Nic Wackerly
Claire Beasley	Judi Cunningham	Barry Hannigan	Karen Lee	Sally Park	R Dee Sherrill	Gary Wallace
Dale Beck	Mike Cunningham	Mary Hannigan	Mark Lee	Wayne Park	Kathy Sherrod	Kendra Wallis
Peggy Beck	Nancy Curtiss	Robin Harding	Laura Leemon	Pat Parker	Robert Sherrod	Pat Washburn
Jim Beins	Mike Daley	Stacey Harding	Kim Lemirande	Dean Pedersen	Shirley Shirey	Wanda Weaver
Sheri Beins	Peg Daley	Bill Harms	Lindsey Lewis	Glenda Pedersen	Diane Shriver	Ellie Weidner
Arleta Bell	Jim Daugherty	Jeannie Harms	Jane Leymaster	Gary Peet	Loren Shriver	Becky Weis
Cindy Bell	Karen Daugherty	Ron Hartzog	Kreg Leymaster	Judy Peet	Jean Siddle	Josh Westmoreland
Nancy Bell	Bruce W. Davies	Carole Haslock	Dick Life	Ernie Petrocine	JoAnne Slizeski	Gene Whannel
Brian Belleau	Barb Davis	Ed Haslock	Carol Linnig	Julie Phares	Carol Smid	Lisa Whannel
Craig Belshe	Char de Kehoe	Jon Hatten	Alynn Lipke	Jim Pickering	Carol Smith	Karyn Whitcomb
Peg Belshe	Floyd Denton	Patty Hawkins	Howard Lipke	Pat Pickering	Kim Smith	Rick Whitcomb
Jon Bible	Loretta DeWitt	Wes Hawkins	Kathy Littlejohn	Bill Pinkham	Pete Smith	Jim White
Carolyn Bible	Karen Dick	Carrie Hayden	Charlotte Lloyd	Sue Pinkham	Bill Solms	Joanne White
Dorothy Billingham	Nate Dick	Barb Headley	Marcia Logan	Monica Plake	Marianne Solms	TeresaMaria Widawski
Rich Billingham	Bob Dickeson	Mike Headley	Jeannie Logemann	Tom Plake	April Porter Sorenson	Thom Widawski
Kathleen Black	Ludie Dickeson	Barbara Hector	Scott Logemann	Amy Plummer	John Spooner (VHE)	Kirk Wiggins
Hank Blasé	Charley Dickey	Bob Hector	Christopher Lozing	Anne Powell	Jackie Springer	Mary Lou Wiggins
Jack Boatman	Brad Doggett	Jerry Henderson	Amanda Luchsinger	Maureen Powell	Ron Springer	Ron Wilcocks
Jan Boatman	Shelley Doggett	Kathy Henderson	Bev Lunsford	Roy Powell	Neal Standard	Ann Wilcocks
Lynn Bopp	Lisa Dooley	Nancy Hills	Daniel Lyell	David Prawdzik	Pam Standard	Larry Williams
Mary Bopp	Richard Dooley	Reggie Hisey	John Lynch	Gwenda Purdy	Nelly Starling	Linda Williams
Marlene Borneman	Ellen Doiron	Tom Hisey	Peggy Lynch	Larry Purdy	Phil Starling	Carolyn Willis
Walt Borneman	Jeffrey Doran	Marsha Hobert	Shawn Lynch	Megan Purdy	Coralyn Steel	Ken Wills
Kathy Bowers	Mary Doty	Kathy Hoenigman	Marilyn Maher	Kim Ramacher	Durango Steele	Lynn Wilseck
Pat Boynton	Paula Edwards	Rich Hoenigman	Tom Maher	Kim Rambeau	Paula Steige	Linda Wolf
Bruce Brackman	Joe Elkins	Bob Holcomb	Glenn D. Malpiede	Diane Rambeau	Walter Steige	Diane Wolf
Sallie Brackman	Colleen Ellingson	Joy Holcomb	Doug Mann	Matt Rambeau	Dennis Stepaniak	Harriette Woodard
John Breed	Ed Ellingson	Myrna Houchens	Michelle Mann	Doris Ratsch	Lynn Stepaniak	Scott Woodard
Dave Bretz	Bruce Ellingwood	Audrey Hunt	Yana Manolov	Deb Richardson	Jackie Stephenson	Claire Woodcock
Katie Bretz	Lois Ellingwood	Mack Hunt	Mary Marquart	Mike Richardson	Keith Stephenson	Cory Workman
David Brewer	Brian K Elliott	Elaine Hunt-Downey	David Martin	Sally Richmond	Steven Stewart	Kathy Young
Loretta Brewer	Terri L Elliott	H.J. Hyde	MaryAnn Martin	Seth Richmond	Heather Stone	Michael Young
Chris Brock	Keith Ely	Deedra Ivie	Jean McClaren	Karol Rinehart	Linda Strandberg	Ray Young
Eileen Brown	Kyla Ely	John Ivie	John McClaren	Terry P. Rizzuti	Bill Stuart	Wayne Young
Hon Gary R. Brown	Leslie Fagerberg	Kenneth Jack	Rev. Dr. David McCready	Penny Roberts	Jane Stuart	Faith Zimmerman
Kelly Brown	Lynn Fagerberg	Cal James	Andrea McCready	Diane Roehl	Lois Sumey	Lyle Zimmerman
Kent Brown	Bill Farr	Gail James	Jeff McGinnis	John Roehl	Pete Sumey	Liz Zornes
Tandy Brown	Carla Fernandez	C. J. Jensen	Jean McGuire	Anne Rogers	Jan Swaney	
Jim Bryan	Kirk Fisher	Jill Johnson	Linda McKee	Doug Rogers	Jim Swaney	
Sharron Bryan	Dave Followill	Kurt Johnson	Roger McKee	Laura Rojas	Lonn Swanson	



Mailing Address: P.O. Box 2130
Foundation Office: 166 Virginia Drive, Suite 1
Estes Park, CO 80517
(970) 415-0139
stanleyhistorichome@gmail.com
www.historicstanleyhome.org

HELP
SAVE THE
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Photos by Marsha Hobert,
Photos by Marsha &
Janea Smith,
Janea Smith Photography
Layout Design
by Marsha Hobert