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12. Please provide the identifying label that best describes your organization and who you serve	Hispano
13. What is the racial/ethnic makeup of your board and staff?	The Friends group is composed of Hispano church members, area residents, and descendants of the original church founders/builders. A non-Hispano consultant works with the group as needed for grant project assistance.
14. What is the racial/ethnic makeup of the community you serve?	The ethnic makeup of the Tiffany community is predominately Hispano with families residing in the area since the founding of the railroad in 1881 and the platting of the town in 1909. In the 1930-1950s, many Hispano families relocated to the Tiffany area due to construction of the Navajo Dam/Lake that flooded the small Hispano villages along the San Juan River. The town of Tiffany served the local Hispanos with a mercantile (1906), Catholic church (1928), and Hispano dance/labor hall (1925). In the last 30 years, a few non-Hispano families have settled near the Navajo Lake but the area remains overwhelmingly Hispanic. Sources: J. Seyfarth & R. Lambert, <i>Pioneers, Prospectors and Trout: A Historic Context for La Plata County, Colorado</i> . 2010. State Historical Fund, 2008-01-012 and R. Lambert, <i>Of Earth Faith & Song: Hispano Churches Along the San Juan River</i> . 2022. State Historical Fund, 2019-M2-015.

15. Has your organization ever received a grant for this or any other project?

Yes

16. Provide a brief history of your organization

The Friends of the *Iglesia de San Antonio* (Tiffany Church) is a grassroots organization composed of Hispano members of the church, area residents, and descendants of the original church founders. The group was formed in about 2015 because of concerns about the condition of the church. The mission of the group is to restore the deteriorating church with the goal to have the restoration completed by 2028, when the 100-year Mass will be celebrated. The church was built in 1928 of adobe blocks made on-site by residents. The building is all original and contains original statuary, Stations of the Cross, pews, organ, wood stoves, historic vestments, windows and bell.

The Friends are focusing their efforts on the church restoration. At the annual Mass, held in June, the church restoration has been discussed with church attendees to encourage involvement in the restoration efforts and to seek donations. Many have offered to assist with any labor needed. In addition, a fund for contributions is maintained at a nearby church, St Ignatius in Ignacio. Other fundraising activities are held periodically. The local area newspapers help to publicize restoration efforts when notified by members of the Friends.

The Friends group has made significant achievements. To date, the church history and architectural documentation have been completed with grants from the State Historical Fund. A survey and planning grant has been completed producing construction documents with recommended solutions for the identified problems. These grants were received through a partnership with the San Juan Mountains Association, a Durango educational non-profit. Other achievements include listing the church on the La Plata County Register of Historical Places, and a 2019 listing on the Colorado's Most Endangered Places List. The inclusion of the church on the Endangered Places List provides the Friends with an important partnership with Colorado Preservation Inc., Colorado's premier state-wide preservation organization.

Because, the Friends group is a grassroots organization, the structure of the group is informal with decisions made collaboratively. As the need arises, issues are discussed and decisions made through consensus. Recently, discussions have been held to organize an outreach effort to local and distant church members and descendants to inform them of current restoration efforts and the upcoming 100-year Mass.

The Friends are pleased to work in partnership with our fiscal sponsor, Colorado Preservation Inc. and its Endangered Places Program. As a grassroots organization, we welcome the professional expertise offered by this organization to assist the restoration efforts for the church.

17. How many paid staff members does your organization employ?	1-5
18. How many unpaid volunteers or interns are at your organization?	6-10
19. Please describe volunteer involvement in your organization.	Volunteers with the Friends group have worked with the consultant to develop grant applications and project scopes of work. Contributions of the volunteers have been used as part of the match grant funds. Volunteers have helped to provide letters of support for grant applications and historic register nominations. In addition, volunteers are available to provide tours and visits to the church building and to develop and implement fundraising activities. As of 2025, volunteers are currently developing an outreach and publicity plan to reach local and distant church members in Southwest Colorado, Northern New Mexico, and the Denver area.

Project Proposal

20. Name of Project	Stabilization of the Iglesia de San Antonio (Tiffany Church)
21. Brief Project Summary (3-5 Sentences)	This project will be the first phase of comprehensive site and building restoration. We are seeking this grant to update a structural and architectural condition assessment from 2021 and pursue the execution of an initial scope of work to stabilize the building foundation, walls, and roof. This project will improve structural integrity, prevent further loss of historic fabric, and minimize damage from weather. Funds permitting, some scope may be added or adjusted to repair damaged windows and doors in an effort to slow down deterioration of those historic features and protect the church from weather and vandalism until additional funding is secured to complete the comprehensive restoration. Our group is actively pursuing other fund sources to assist with the cost of comprehensive preservation of this sacred resource.
22. Funding Amount Requested	100000
23. Project Category	Capital Projects
24. Detailed Project Description	The purpose of this project is to carry out necessary stabilization and repairs on the foundation, exterior adobe walls, and roof of the San Iglesia de San Antonio (Tiffany Church) as phase 1 to fully restore the site and building. This phase is a critical and necessary first step that we believe can be achieved with this generous grant until additional funding can be secured to carry out the remainder of the work. The specific purpose of these efforts is to improve structural integrity of the walls, foundation, and roof, and to minimize loss of historic fabric. Please see the attached Drawings/Specifications for the comprehensive scope of work. The exterior walls are constructed of adobe bricks and original lime and cementitious stucco finish with some minor repairs done by the hands of

the mayordomo and other community members. These walls are in fair to poor condition, exhibiting cracks, spalling, erosion, and three of the four are leaning out of plumb. These walls are constructed on top of a concrete foundation in the form of a stem wall. The foundation is cracked around the exposed perimeter and under most window openings. There are also signs of settlement. Poor drainage around the structure is also contributing to foundation deterioration and settlement. The roof is a gable framed structure constructed of 2 x 6s resting on butted 2 x 4 and 2 x 6 wood sill plates atop the exterior adobe walls. Atop the framing there is gapped wood sheathing that supports the original wood shake roof. The framing is inadequate, creating deflection in the roof line and the deteriorating adobe walls are also contributing to it compromised structural integrity. This issue of deflection has been temporarily addressed via the installation of two separate cables, but it is time to address the issue more adequately with repairs and wall ties.

The foundation needs are very important as all other building components are constructed on top of it. The foundation will be underpinned to prevent further settlement. This will be done with the installation of helical piers and stabilization of the concrete foundation with steel angle iron. If funding allows this phase, a new drainage system could be added at the perimeter of the structure to mitigate existing poor drainage. Dependent on the information produced from the updated condition assessment, the adobe wall treatments will range from rebuilding sections to localized repair. The roof framing will mostly remain intact, repairing or replacing broken members. Anchoring at the sill plates will be addressed with new structural members designed to anchor new wall ties to resist the thrust of the roof framing.

Funding permitted, windows and doors may be removed and stored for future restoration and replaced with temporary replacement components that will weatherproof the rough openings until the next phase and full restoration.

The schedule is as follows, within 60 days of receiving funding the architect and engineering team will redeploy to the site, conduct a condition assessment, make required revisions/updates to the drawings and specifications on file, and produce those drawings for review and contractor bidding. Following review of the revised drawings and specifications (if any), the package will immediately be put out to bid via request for proposals to contractors that can execute the planned scope of work within the budget of grant funds received. It is anticipated that the RFP and contractor selection phase will take 45 days. Construction should begin without delay once a contractor is chosen and some initial material submittals are complete. Depending on the final details of the scope of work, it is anticipated that all work can be completed within 90-120 days of start. The anticipated outcomes are a stabilized foundation, stabilized and repaired exterior walls, and a structurally sound roofing system.

This project is important to the Latinx history and community of southern Colorado and northern New Mexico as this site has been continually used since its establishment in 1881 as a stop along the Denver and Rio Grande Railroad. Little remains of the town today and this building particularly is

one of the last remaining historic properties. This site has local historical significance, and one could argue it conveys all seven aspects of integrity for listing in the National Register: location, design, setting, materials, workmanship, feeling, and association. The church is an integral component of the cultural history and practices of the local community and has been cared for by the local Hispano community for years.

This funding will support our immediate needs to stabilize the structure, preventing catastrophic structural failure and providing us with real momentum and opportunity towards our pursuit of additional funds to complete all the recommended treatments.

The annual Mass at the church will be held June 8th, 2025, and we believe this initial effort and the activity around the site will be a great opportunity to raise additional awareness about the church, community, preservation and funding needs. The Friends of the church will be able to inform folks about this grant and ideally recruit additional support in many forms. All this contributing to our long-term goals of having a restored church that can hold regular mass, community events, and teach local history within and beyond our community in southern Colorado and northern New Mexico.

Direct public participation will be limited to informational meetings/site visits as work is on-going, potential field trips as part of the Colorado Preservation, Inc. Endangered Places Program, and hopefully a future presentation of a 'Save' for one of Colorado's Most Endangered Places. We intend to save this resource. With that accomplishment we will post this project on the CPI website and present the successes at the Annual Saving Places Conference, that typically has around 500 attendees.

This project represents creativity in how we will underpin the foundation and stabilize the walls without altering the character defining features of the buildings. Additionally, through our attempts to build a coalition of partners all joined together through an interest in preserving and promoting Latinx heritage and culture

24.a. If the proposed project will preserve, restore, or rehabilitate a structure, how does your organization plan to comply with the Secretary of Interior's Standards for the Treatment of Historic Properties?

Our project team is composed of career preservation professionals that are highly educated in the application of the SOI Standards and have years of experience recommending, reviewing, and carrying out treatments that adhere to the standards. More specifically we will have professional review of drawings and specification by personnel that meet the Secretary of the Interior's Professional Qualifications for Architectural History, Architecture, and Historic Preservation. These personnel will be critical members of the project team from design to install. The overall treatment recommendation standard used will be Rehabilitation but due to the degree of integrity of location, design, setting, materials, workmanship, feeling, and association this project will lean heavily towards preservation of existing historic materials and finishes as much as possible while still achieving the necessary stabilization needs.

25. What is the estimated percentage of Latinx individuals who will benefit from this project?

100

26. Describe why grant funding is critical for the success of this project

Grant funding is critical for the success of this project because the overall project costs are prohibitive for the current Friends' group to provide on their own. Additionally, Tiffany is a very small rural community, general area population around 1000, with a median household income of \$53,250 as compared to national median \$80, 610 and national Hispanic median household income of \$65,540 (US Census Bureau). Without the support of organizations like Colorado Preservation, Inc., our regional diocese, and fund sources such as LHC, it is difficult to come up with the money needed to carry out the project scope of work. Grant funding from LHC is critical because it is focused on our Hispanic resources and heritage conservation, giving us a prioritization that is challenging to achieve with other nationwide programs that are not focused on our history, resources, and heritage.

27. How does this project relate to LHC's mission to build a movement that affirms Latinx heritage through education, conservation, and leadership development?

We believe this project relates to LHC's mission by directly preserving a historically significant resource that is in a predominantly Hispanic community that has deep roots in regional establishment of many Hispano communities throughout southern Colorado and northern New Mexico. This project will showcase the leadership of the Friends of Tiffany church that have single handedly been saving this structure for decades. It will highlight the power of a small group of people dedicated to preserving their heritage; tangible and intangible. The vernacular architecture, local materials, and preserved features will be used to educate others about the Hispanic establishments and associated places of worship in this regional area. There are also opportunities to engage the next generation of Latinx preservationist through this effort and our partnership with Colorado Preservation, Inc. We will be looking to engage emerging Latinx preservationist to assist with public outreach about the project and other opportunities that may arise for developing a preservation work force in this local community, specifically related to adobe preservation.

27.a. Length of Grant Period One Year

28. What is the project timeline and anticipated completion date?

- May 2025: Receive Funding
- (+ 60 days) Mid-May to mid-July 2025- Complete the architectural & engineering site visit, receive updated condition assessment report, revise/receive/review existing construction drawings and specifications per updates from the site visit and assessment.
- During this time the annual mass will take place on June 8, 2025, and we may learn of additional grant awards being applied for.
- (+45 days) mid-July to August 2025: Put out a Request for Proposals for construction contractors to bid, review proposals, select contractor. NOTE: we are already in contact with contractors familiar with this site and capable of carrying out the work in accordance with SOI Standards.
- August 2025-March 2026: Preservation Activities. Actual preservation activities proposed here are anticipated to take 120 days. This schedule is extended due to winter weather conditions and to add in typical construction schedule float.
- March 2026-May 2026: Conduct final inspections produce final project documentation and grant close out.

29. Please describe your Project Team. Does the project team have the appropriate expertise, experience, and skills for this project?

- Kelly Clark, Colorado Preservation, Inc. , www.kidpoi.com, Grant Administrator, Director of Preservation Services
- Katie Peterson, Colorado Preservation, Inc., Endangered Places Program Director
- Barbara Darden, Scheuber Darden Architect, Architect. Lead designer.
- Jedidiah Williamson, Logos Structural , Structural Engineer. Engineering, document review.
- Andrew Phillips, Natural Dwelling, Project Manager. Construction Management.
- Margaret Munoz-Lucero, Mayordomo, Primary local point of contact
- Ruth Lambert and Patricia Tharp, Historians, Project liaison
- Monique Rivas, Descendent of original church builders, Project Ambassador, public outreach

Links to individual professional personnel provided.

30. If consultants or contractors will be participating in the project, please list and explain their role and function.

- Barbara Darden will serve as the lead architect. Barbara has conducted condition assessment, prepared drawings for this project and has extensive knowledge and experience in this area of the state.
- Jedidiah Williams will serve as the engineer of record for this project. He is familiar with the building and site and has prepared the structural drawings to date.
- Rob Belardi, Plan B Structural Engineering. Rob may be retained as additional structural engineer for document review if needed and additional consultation. Rob is located in Denver, CO and has extensive knowledge and experience on historic preservation projects nationwide. Currently, he is leading an effort to preserve the Alamo in San Antonio, TX.
- Andrew Phillips, Project Manager/Construction Management. Andrew is an expert in adobe and natural material dwelling construction. He has an extensive portfolio of work in southern Colorado beyond and is a go to partner with Colorado Preservation Inc. for all things adobe. He will oversee the day to day construction work for our team.
- Full construction contract team is to be determined by RFP process described above.

Support Materials

Do not upload answers to application questions here. You must answer those questions in the space provided. Support materials should demonstrate the feasibility and appropriateness of the project. Please attach files that fit all requirements listed below. You can include additional documentation, such as the options provided, if you feel that they speak to the attainability of your goals. Additional documentation may be requested by LHC staff. Please note: all uploaded files should be saved with a file name that clearly identifies the document, e.g., Jane Smith Resume; ABC Org Consulting Proposal; View of property from Route 123. Required for all categories: Project Budget Articles of incorporation for non-profit Proposals from relevant contractors/consultants (if contractors/consultants are part of the project) Photographs that showcase the area in which your project will happen. Can be photographs of historic structures, community events, past exhibits, etc. (No more than five) Optional: Strategic Plan Architectural designs Architectural vision boards PowerPoint Presentations Letters of Support

Project Budget

[TiffanyChurch-Budget_2.13.25.xlsx](#)

Articles of incorporation for non-profit

[Articles_of_Incorporation.pdf](#)

Photographs that showcase the area in which your project will happen.

[DJI_0100.JPG](#)

[IMG_9743.JPG](#)

[IMG_9760.JPG](#)

[IMG_9778.JPG](#)

[interior2.png](#)

Proposals from
relevant
contractors/consultants

Optional Uploads

[TiffanyChurch-Condition-Treatment_Overview_2021.pdf](#)

[TiffanyChurch-ConstructionDocuments_2021.pdf](#)

[TiffanyChurch-Specifications_2021.pdf](#)

[TiffanyChurch-LetterOfSupport_1.pdf](#)

[TiffanyChurch-LetterOfSupport_2.pdf](#)
