

`Notice of availability, USAFA cultural resources management, anticipated demolition of historic buildings, Rose House and Garage

The Academy's built and natural environment involves numerous historic properties subject to provisions of the National Historic Preservation Act (NHPA) of 1966, as amended. When undertakings planned to support the Academy's mission have potential to impact such properties, Section 106 of the NHPA requires the Academy to collaborate with various stakeholders. This process includes offering awareness to the public for an opportunity to express views. General information on the NHPA and the role of the public can be found at https://www.achp.gov/sites/default/files/documents/2021-01/CitizenGuide2021_011321.pdf.

The Academy has ongoing Section 106-related planning for proposed demolition of the historic Rose House and its associated garage. Located near the Academy's Pine Valley area and near the Air Academy High School, the Rose House is at the end of Otis Drive as it leads to the entrance to the 1930s era William A. Otis and Rowena C. Otis associated historic Otis House residence used today for the Academy's Commandant of Cadets. This rustic "stone building" is believed to have been constructed at approximately the same time in the 1930s when the Otis House was built, and it may well have served as a residence for staff of the wealthy Otis family, or as a rental property. Due to its construction of local stone in an early 20th Century rustic style architecture, both the house and the garage are considered eligible for listing in the National Register of Historic Places.

In recent years the Rose House has had repurposed uses such as for Academy veterinary services, etc. However, the house and its garage are now proposed for demolition due to several factors including that the Academy has no viable use for the building, and that economic and alternative analyses point toward demolition. Mitigation under the NHPA Section 106 process is expected to include recordation of the buildings, with such documentation following Historic American Buildings Survey (National Park Service) standards. The records would be preserved to compensate in that manner for destruction of the buildings.

A Section 106 mitigation Memorandum of Agreement is at a draft stage where views of the public are welcomed. Comments or questions, including requests for a copy of draft agreement, more information on the historic properties involved, etc. may be directed to email address 10CES.CENPP.Planning_Programming@us.af.mil with subject line stating "ATTN CR Manager" or by regular mail to "ATTN CR Manager, 10 CES/CENP, 8120 Edgerton Drive, USAFA, CO 80840". Please send any communications within 30 calendar days following publication of this announcement.



Rose House, front, view South.



Rose House garage, view West.