



# June 2018 Newsletter

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Dear Friends,

Last week CPI Board and Staff had the opportunity to travel to Durango for our quarterly board meeting. Eerily missing was the familial call of the Durango & Silverton Narrow Gauge Railroad Train, whose silence reminded us all of the damaging fire burning not too far in the distance. Our visit was filled with the riches of southwestern Colorado as we explored some of Durango's downtown underground spaces and other historic resources in La Plata County including the adobe Catholic Church in Tiffany, the Hiveley Gas Station, and Turkey Packers Co-op in Allison.

In this newsletter you will find information on current projects including the EPP Weekend Workshop held at the Tarryall-Cline Ranch (listed 2018) and an update on the saved Kennedy/Mancos Grain Elevator (listed in 2013). We have also included a piece by Dana Crawford and Annie Levinsky recently published in the Denver Post. As many of you have heard, Larimer Square's future remains uncertain with a development proposal put on hold and an advisory committee formed by Larimer Associates and Urban Villages to discuss the problems. CPI joins our partners in working to ensure this nationally significant resource remains protected.

For our Past, Present and Future,



Jennifer Orrigo Charles  
Executive Director

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Protecting Larimer Square, again



By **DANA CRAWFORD AND ANNIE LEVINSKY** | Guest Commentary  
Denver Post | [denverpost.com/2018/06/17/protecting-larimer-square-again/](https://denverpost.com/2018/06/17/protecting-larimer-square-again/)  
June 17, 2018

By the end of the 1960s, urban renewal had torn through one-third of downtown Denver leaving a swath of parking lots. Saved from the wrecking ball was Larimer Square, a watershed moment that restored the soul of the city, and continues to demonstrate how historic preservation and economic revitalization work hand in hand.

The protection of Larimer Square as Denver's first historic district in 1971 also marked the beginning of a new vision for a city that honors authenticity, values a strong sense of place, and recognizes that Denver's path to becoming a great city isn't by looking like every other city, but instead by embracing the places that make us unique.

That early vision inspired the protection and economic successes of the Lower Downtown Historic District, Union Station, and dozens of other districts throughout the city. It was re-affirmed in both the 1986 and 2007 Downtown Area Plans, which called out how our "well-protected historic building fabric" positioned our downtown at "the forefront of the 21st century urban West." This vision, and Larimer Square itself, have been catalysts for Denver's current success.

But in case you missed it, Larimer Square's future is again in question. In February, Larimer Square owner Jeff Hermanson of Larimer Associates, and partners Urban Villages, proposed erecting two towers (one of them up to 400-feet tall) on top of Larimer Square for condos, workforce housing and a hotel. To accomplish this proposal, Denver City Council and the mayor would have to approve amending the blocks' legal protections, including the 64-foot height limit. The plan would also require partial demolition of several Larimer Square buildings.

Larimer Associates and Urban Villages have cited several rationales: the financial burdens of infrastructure and long-term maintenance, concerns about Larimer Square's relevancy and market competitiveness, environmental sustainability, and even Denver's affordable housing crisis. The initial images and plans, they've said, are meant to spark a conversation about these issues.

The stakes for this conversation are high. Larimer Associates and Urban Villages wisely decided to put the two-tower proposal on hold to form an advisory committee to explore alternatives, because the two towers — even with setbacks — would destroy the block's integrity and scale, reduce the historic buildings to kitschy, storefront façades, and open a Pandora's box on the future of more than 400 historic landmarks and districts in Denver's neighborhoods.

Those of us, and others, who have been invited to participate in the advisory committee expect detailed information and open and transparent dialogue about the core problems that the owners are seeking to solve. Major investment and new buildings have been added carefully to Larimer Square in the past 20 years. It should continue to evolve — without destroying the block's scale and character.

Together we can develop ideas and locate the resources necessary to protect these irreplaceable buildings, but only as long as the sharp focus is on solutions and alternatives that honor the vision and landmark protections that saved Larimer Square nearly fifty years ago.

Trends suggest that historic buildings and districts in fast-growing cities like Denver will see a new wave of intense pressure. This is all the more reason to honor the places that we as a community have carefully, thoughtfully, and creatively protected. We must ensure that future generations have the opportunity to see, feel, and experience the real Larimer Square.

Dana Crawford is a preservationist and developer at Urban Neighborhoods. Annie Levinsky is executive director of Historic Denver, Inc.

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## Nominate a Site to the Endangered Places Program



Do you know of a historic building or site in Colorado that is threatened and in need of assistance? Nominate the resource to be one of Colorado's Most Endangered Places!

Sites may be nominated by email or submitted by mail. Please note mailed forms must be postmarked by 5 pm on Monday, August 20 to qualify.

— CLICK HERE —  
Nomination Form

- Nominations for 2018 may be submitted throughout the year.
- Awardees for 2018 listing will be honored at our annual Saving Places Conference in 2019.
- **Nomination deadline - MONDAY, AUGUST 20, 2018**
- Make sure to include letters of support for the listing as well as current and historic photographs

More information and frequently asked questions on CPI's website: [coloradopreservation.org/nominate-a-site/](http://coloradopreservation.org/nominate-a-site/)

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## Nominations Open for State Honor Awards

Each year, Colorado Preservation, Inc. (CPI) recognizes the efforts of individuals, organizations, public agencies, and businesses from across the state of Colorado, whose work demonstrates excellence in historic preservation. The evening's namesake, Dana Crawford, is a pioneer in saving historic buildings that were viewed as derelict eyesores and in proving that their restoration makes economic sense. Accomplishments are recognized in the areas of:

- Preservation
- Rehabilitation
- Stewardship
- Preservation leadership
- Philanthropy



Any individual, organization, public agency, or business involved in preservation in Colorado are eligible to receive a State Honor Award. The CPI staff and Board of Directors hope to finalize the 2019 recipients in August 2018.

**Submit your nominations before Friday, July 6.** To nominate a State Honor Award recipient, please fill out this form (<https://www.surveymonkey.com/r/ZTSVFFM>) or [be in touch](#).

— CLICK HERE —  
Nomination Form

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## Weekend Volunteer Preservation Workshop a Success at Tarryall-Cline Ranch



CPI's annual hands-on, preservation-based Weekend Workshop was held on May 25-26th at the Tarryall-Cline Ranch along Highway 285 in Park County. The workshop is funded in part by the State Historical Fund as part of CPI's Endangered Places Program grant and included 13 volunteers on day one and 10 on day two, working under the direction of contractor Cloud City Builders and Park County and CPI staff. The scope of work included a thorough cleaning of the ranch house that filled a large roll-off dumpster, securing all window and door openings with transparent SecureView Clearboarding polycarbonate material (in place of plywood), and limited foundation stabilization work and demolition of the non-historic enclosed porch entry on the east elevation of the building.

The purpose of the workshop was to introduce participants to preservation approaches and techniques while "mothballing" the building in preparation for later restoration and adaptive re-use that will complement the goals of the South

Park National Heritage Area. These efforts are designed to preserve places where natural, cultural and historic resources come together to form a cohesive landscape and community experience. The Tarryall-Cline Ranch was built in 1928 by Foster Cline, Sr., a prominent Denver attorney, and was placed on Colorado's Most Endangered Places List in early 2018.

[Check out photos from the weekend on our Facebook page here!](#)

## Historic Belvidere Theatre now in the City of Central City's Hands



The long languishing Belvidere Theatre in Central City has now been acquired by the City of Central City, who has set aside over \$700,000 so far to try and jump-start preservation efforts. The building was constructed in 1875 at the south end of Main Street in Central City's National Historic Landmark District and over the years performed many important theatrical and commercial roles in the community. As a performance venue, the Belvidere Theatre reflected the rich theatrical tradition in Central City, which was the de facto economic, social and cultural capitol of Colorado in the mid-1870s.

In addition to stabilizing the building and its beautiful interior elements, plans include a seasonal beer garden in the lot next door and development of a plan for adaptive re-use. The property was placed on Colorado's Most Endangered Places list in 2016 and could once again play a role in the vitality of the community. For information, contact Ray Rears, Historic Preservation Officer, City of Central City at 303-582-5251 x 207.

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## HistoriCorps Seeks Additional Volunteers for Upcoming Colorado Projects

HistoriCorps, a nationally recognized non-profit organization dedicated to saving and sustaining the nation's special places, is seeking additional volunteers for their hands-on preservation projects in the Rocky Mountain Region this summer. Projects include the Bergen & Fillius Park Wellhouses in Denver Mountain Parks, Homestead Meadows near Lyons, Hermit Park near Rocky Mountain National Park, Coral Park in the Roosevelt National Forest, and the Hornbeck House near Florissant, Colorado. Participants do not have to have prior experience and can work on a variety of tasks related to the projects, which will occur in July and August. HistoriCorps has worked on literally hundreds of projects in 26 states and has partnered with many organizations, including Colorado Preservation, Inc. For information, please contact: [info@historicorps.org](mailto:info@historicorps.org).



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## Endangered Places Necklaces



Shop to Save! Show your support of Colorado's Most Endangered Places by purchasing jewelry representing a few of our listed sites! Your purchase not only promotes awareness of these important places but directly supports community efforts to SAVE Colorado's Most Endangered Places.

Each necklace is made of ivory polymer clay protected with a cover of glossy resin that is set into an antique brass design with chain. The chain and lobster clasp are nickel free. The frame diameter is 25mm/1" and the total length of the chain is 45cm/18". Necklaces are \$35 plus tax and shipping/handling. We are currently taking orders! Be in touch with [kgrant@coloradopreservation.org](mailto:kgrant@coloradopreservation.org) with your order.



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## Kennedy/Mancos Grain Elevator Builds on Saved Status!



The towering Kennedy/Mancos Grain Elevator has a new roof, a feat that was not an easy task to accomplish on the 64-foot structure that sits on Gary and Cathy Kennedy's family farm just west of Mancos. Temporary interior planking had to be precariously constructed near the roofline to facilitate the repair and replacement of wooden rafters to support the new roof. Contractor Tim Hunter of Environmental Designs accomplished the work that now keeps bats, pigeons and other critters from taking roost in the elevator. In addition, a local farmer who grows spelt, an ancient wheat varietal that is gluten free, is looking into restoring some of the cleaning machinery for processing purposes, which would help the structure retain its historically appropriate use.



The Mancos Grain Elevator was built in 1934 by Grady Clampitt with a unique technique of 2x4s laid flat and painted red, with a tin roof, loading dock and basement. The elevator is clearly and easily seen from the San Juan Scenic Byway along Highway 160 and has long been a local landmark. The family of Edward Kennedy and his descendants have owned the land for years and are dedicated to preserving the structure that stands in testimony to the rich agricultural heritage of the Mancos River Valley. The elevator was added to Colorado's Most Endangered Places list in 2013 and listed as a Save in 2015.



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## Preserving the Historic Road Conference Coming to Colorado



**Preserving the Historic Road** is the leading international conference dedicated to the identification, preservation and management of historic roads. Join us in historic downtown Fort Collins as we celebrate 20 years of advocacy for historic roads and look to the future of this important heritage movement that began in 1998 with our first conference in Los Angeles. The 2018 conference promises to be an exceptional venue for robust discussion on the future of historic roads in the United States and around the globe. Don't miss **Preserving the Historic Road 2018!**

Registration is now open. More information online here: <http://www.historicroads.org/>

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