Dear Friends,

As many of you know, May is nationally recognized as Archaeology and Historic Preservation Month. This May, we have much to celebrate with the recent reauthorization of Colorado’s Historic Preservation Tax Credit, which provides additional benefits for projects in rural area. Preservation Month encourages citizens to participate in historic preservation at the local, state, and federal level and it’s a call that many of you have already answered! Thank you to all of our supporters who contacted your local representatives and officially signed-on your communities in support of the reauthorization. Thanks to the work of many, this tax credit has been secured for an additional ten years.

Moving on to other topics of celebration, May 17 marked the beginning of a new chapter at the WWII Japanese-American Relocation Center in Granada Colorado known as Amache. CPI’s latest project at the site involved bringing back an original building from Granada to its original foundation at block 11F. The building retained its original stenciling, which allowed it to be identified as a recreation hall building in 2001 when CPI conducted a building stock survey of surviving structures. It was with great fanfare and anticipation that we all welcomed the building back to the site as the moving truck slowly traveled the nearly two miles from town and delicately positioned the structure back on its original foundation.

If you have never been, I encourage you to make a trip to southeastern Colorado and give
Success at the Capitol!

CPI is pleased to announce the reauthorization of the residential and commercial historic preservation tax credit (HB 1190: Job Creation and Main Street Revitalization Act) passed on the second to last day of the 2018 legislative session! CPI worked for more than a year to bring together a coalition of preservation and business organizations in an effort to reauthorize this critical tax credit. Proposals for new tax credits or the reauthorization of existing tax credits come to every legislative session, however, the 2018 legislature saw many more proposals than usual. Budget analysts warned the members to consider the out-year impacts of tax credits when deciding which ones to support and CPI had to make a strong case for why this specific tax credit should be approved over the others. The coalition was able to effectively communicate how the ten-year reauthorization of both credits would have a profound economic impact on the state, especially Colorado’s rural communities. Attendees of the Saving Places Conference Day at the Capitol advocated for the bill during their one-on-one meetings with legislators. Former CPI board member Rebecca Goodwin testified in support of the bill on numerous occasions, and CPI was able to reach out and gain backing for HB 1190 from Colorado Counties Inc. as well as Certified Local Governments (including Louisville Historic Preservation Commission and City of Leadville).

The continuation of the Colorado Job Creation and Main Street Revitalization Act means:

- $10 million annually for ten years will be available for commercial properties looking to utilize the credit.
- Additional incentives (35% credit) for projects in rural areas.
- Adjustments to current qualifiers for the program to remove obstacles for small projects in rural areas such as adjusting the lease requirement for rural projects and replacing a complicated formula to determine ‘qualified rehabilitation expenditures’ with a flat amount.
- Administrative changes that will make it easier for applicants to understand and comply and that make it clearer for the implementing agencies.

The bill is currently awaiting the Governor's signature. Please reach out and send a thank you to your legislative sponsors for their willingness to support and lead this legislation. They were instrumental in helping us cross the finish line!

House Sponsors
Representative Daneya Esgar (D) HD 46, Daneya.esgar.house@state.co.us
Top 7 Tips for a Successful Preservation Project

As a proud and longstanding sponsor of Colorado Preservation, Inc., Anderson Hallas Architects would like to share their tips for a successful preservation project.

Many communities have them: a dilapidated old building, in a prominent location, that people lament, “Something should be done!” Here are 7 tips for you dedicated local visionaries and passionate community leaders who are taking on preservation projects and getting things done. The tips are culled from Anderson Hallas Architects’ decades of experience in communities across Colorado and beyond.

1. **Know your designation!** Is your building “listed,” in a historic district or as an individual landmark? If not, getting it registered or designated at the local, state or national level can open the door to funding eligibility, potential tax credits and may offer certain leniency to code requirements during construction.

2. **Know your building!** Inside and out – from roof to foundations and from electrical to heating systems. Have a Historic Structures Assessment (HSA), conducted by preservation professionals. This tool, typically in the form of a report, will help you plan for repairs, appropriate adaptive reuse, anticipate code upgrades, and develop an initial project budget. An HSA follows State Historical Fund guidelines and is typically the first step in applying for larger grants for preservation projects.

3. **Know WHERE your dollars are COMING FROM.** Once your building is listed/designated, determine its eligibility for grant funding and/or tax credits. Colorado is very fortunate to currently have both the State Historic Fund, and the state income tax credit programs. Plan your project schedule around funding application deadlines, review periods and contracting timeframes.

4. **Know WHERE your dollars are GOING.** Realistic and informed budgeting is crucial as you embark on a preservation project. A thorough HSA as mentioned above will inform this process. It is also essential to plan for the “unknowns” and set aside a “contingency” typically, a minimum of 10% of the estimated project construction costs. An experienced team, both design and construction, can anticipate many common issues, but always be prepared for unknowns.

5. **Know WHO is working on your building.** Protect your historic asset by hiring design and construction teams with a proven track record of historic buildings which have unique challenges. An experienced team can save you from expensive headaches down the road. Take the time to thoroughly review qualifications and speak with references. It is also very important to prequalify sub-contractors. Windows, masonry, and plaster for example, have unique qualities and require an understanding of preservation craftsmanship. Hiring the wrong or an inexperienced specialty sub-contractor can result in a “re-muddled” building often costing money in the long run.

6. **Know HOW they are working on your building!** The benefit of an existing building, historic or not, is that it is already built. The embodied energy that has been expended in its construction and years of occupation is substantial and has value. The tool to prevent loss of embodied energy is to require mock-ups, typically outlined in the project specification manual. A mock-up is a test patch, or sample, provided by the craftsperson that allows you to review a smaller area, before the repair technique is applied to the entire building. The approved mock-up then serves as the quality benchmark for the remainder of the work.

7. **Know how to PROTECT your ASSET long term.** The care and effort that historic buildings require doesn’t end at the grand re-opening. Even a structure that has undergone an extensive rehabilitation, must have periodic attention, ranging from replacing HVAC filters, to cleaning gutters and from inspecting a door’s weather-stripping to checking that the lawn irrigation system isn’t saturating brick walls. Anticipate maintenance needs and budget for them. It is a costly mistake to only pay attention to your building every 20-30 years.

Anderson Hallas Architects provides expert preservation design for communities across Colorado, throughout the Rocky Mountain Region, Midwest and beyond. Our passion is the pursuit of preserving our past - responsibly and sustainably for future generations. Our goal is to enhance our nation’s legacy by helping our clients revitalize irreplaceable historic places. Be in touch at info@andarch.com or (303) 278-4378.
Thank you to everyone who attended and supported CPI at the annual Dana Crawford and State Honor Awards Dinner! DCA is Colorado’s premier statewide preservation awards event, honoring individuals and organizations that make significant contributions toward preserving Colorado’s built and archaeological history as well as working landscapes.

This year, the Dana Crawford Award for Excellence was presented to Rebecca Goodwin for her dedicated achievements in historic preservation. Rebecca Goodwin’s life-long love of history led her from her family’s Centennial Farm and Ranch in southeast Colorado to Boston, the Pacific Northwest and back to Colorado. With family ties to the early days of Denver, she has worked to support preservation efforts in the urban areas but has focused the most energy on supporting preservation efforts and capacity building in Colorado’s rural communities and counties.

Click here to hear Rebecca’s story:

(YouTube Video Link: 2018 Dana Crawford Awardee - Rebecca Goodwin)

In addition to honoring Rebecca Goodwin with the Dana Crawford Award, CPI recognized four prestigious projects with State Honor Awards. Click on the links to see their stories:

- **Colorado College - State Honor Award Video Link** (El Paso County)
- **Ginger and Baker - State Honor Award Video Link** (Larimer County)
- **Grand Imperial Hotel - State Honor Award Video Link** (La Plata County)
- **Ute Indian Museum - State Honor Award Video Link** (Montrose County)

CPI also recognized the highly visible adaptive reuse project in the historic Stapleton Airport, the opening of the second Punch Bowl Social with its annual Edge Award. This award recognizes projects that encourage preservation in its many forms and celebrate the unique ways they foster creative vision. **Punch Bowl Social - Edge Award Video Link**

CPI presented its Endangered Places Progress Award to the Goodnight Barn (Pueblo County). This progress award recognizes the efforts of a team committed towards the preservation of a once threatened resource listed as one of Colorado’s Most Endangered Places. In 2002, CPI listed the highly significant Goodnight Barn as one of Colorado’s Most Endangered Places as it was in danger of being relocated to the National Ranching Heritage Center in Lubbock, Texas. **Goodnight Barn - EPP Award Video Link**

Check out photos from the event and a video of the speeches, courtesy of Black Tie Colorado!

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**Endangered Places Program News**

**Centre Avenue’s Truxaw & Kruger Grocery/Seldin’s Cash Grocery Added to the State Register of Historic Properties!**

On Friday, May 18th, History Colorado’s State Register Review Board approved the nomination for listing of the Truxaw & Kruger Grocery/Seldin’s Cash Grocery building in New Raymer, Colorado. As stated in the Colorado State Register nomination form prepared by Ron Sladek, “The historic mercantile building is located at 319 Centre Avenue and is eligible under Criterion C in the area of Commerce. Built in 1909 and operated as a general store from that time through 1957, the building is associated with the commercial development of New Raymer as a railroad and market town for the surrounding dryland farming and ranching district. It is also eligible under Criterion C in the area of Politics/Government.”
Getting the building listed in the State Register is an important step in a strategy to save it and use its rehabilitation as a catalyst for the broader revitalization of Centre Avenue. The Friends of Raymer organization has been working hard to advance these efforts and has held several events in the community to raise awareness and support for the effort. The next exciting event is an Open Air Art Day featuring a bus ride and barbeque at the Pawnee Buttes trailhead on June 2nd, beginning at 9:00 am. For information and to register please visit https://friendsofraymer.com/open-air-art-day.

15th Annual Jefferson County Historic Preservation Commission Symposium Features Presentation on Elk Creek Octagon & Barn

The Lakewood Heritage Center hosted the 15th Annual Jefferson County Historic Preservation Commission Symposium in their quaint Country School House on Saturday, May 19th. The rain did not deter attendees interested in special topics on community, architecture, and geography. John Steinle of the Jefferson County Historical Commission presented on How Volunteers Create Communities, with a strong emphasis on the role of women in leading those volunteers. Bonnie and Richard Scudder of the Jefferson County Historical Commission then spoke on the Elk Creek Octagon and Barn, which was listed on Colorado Preservation, Inc’s Endangered Places list in 2018, with their presentation Saving the Historic Octagon & Barn at Shaffer’s Crossing: The Power of Community. After a quick break, Holly Boehm, a Principal Planner with the City of Lakewood, offered her findings after working on cultural resource surveys in northern Lakewood with her presentation titled Growing Community Interest in Preservation through Cultural Resource Surveys. Finally, Caitlin Lewis, the Museum Curator of the Lakewood Heritage Center, concluded with her Looking Forward While Valuing the Past presentation, which gave a detailed history of the

Amache Building Move

May 17 - In a historic move, the original Recreation Hall (11F) was just placed back on its original foundation at Amache, Colorado’s only Japanese American confinement site.

Following United States Executive Order 9066, more than 7,000 Japanese Americans, two-thirds of whom were US citizens, were imprisoned at Amache (also known as the Granada Relocation Center) in southeastern Colorado from 1942-1945. Just two years after WWII ended, there were no buildings standing at Amache. All remnants of habitation at the 600-acre site had been stripped, sold or razed immediately following the war’s end. Where once approximately 7,300 Japanese Americans had lived in confinement, there was nothing left but foundations, dust, and wind.

Located near the Town of Granada, Amache operated from August 1942 to October 1945 as a WWII incarceration center - one of only 10 War Relocation Authority-managed sites in the country. Even though all buildings were removed in the late 1940s, there still remain numerous historic resources such as the cemetery, building foundations and a vast network of roads. In 2001, this site was placed on CPI's Most Endangered Places List and in 2006, it was recognized as a National Historic Landmark by the Secretary of the Interior. The following year,
7,000 Japanese and Japanese-Americans were imprisoned, history is finally set free.

Colorado Public Radio
Colorado Matters
Japanese-Americans Make Pilgrimages To Amache

Amache: Japanese-American Internee Remembers His Years Without Freedom

Building Move Photos
Check out our photos of the building move on Facebook!

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.

Matriarch of Temple Aaron Passes Away

Kathryn Rubin, a leading light in the Trinidad community and the long-time matriarch and caretaker of Temple Aaron, passed away on Monday, March 14, 2018. Kathryn was born in 1923 to parents who immigrated from Germany to
New Mexico in the early twentieth century. Kathryn, her sister Bertha and their mother owned a hat shop, Bertha’s Shoppe in Albuquerque on Central Avenue for many years, before Kathryn met and married Leon Rubin, of blessed memory, and moved to Raton, New Mexico. The Rubin’s operated Rubin’s, a successful clothing store in downtown Raton, where they also raised their sons Randolph and Ron, who grew up as virtually the only Jews in Raton. Nearby Trinidad, and Temple Aaron, was a focal point of family life and sons Randy and Ron carry on the efforts to preserve this historically significant community treasure, listed on Colorado’s Endangered Places List in 2017.

In 2017, Kathryn was awarded the Hurst Award as a Jewish Pioneer of New Mexico, and in 2013 she was named to the Trinidad State Junior College Foundation’s Hall of Fame. A celebration of Kathryn’s life was held on Wednesday, May 16th in Trinidad, CO at Temple Aaron Cemetery. In lieu of flowers, donations may be made to the following organizations: Temple Aaron, c/o Randy Rubin, 228 S. Sixth Street, Raton, NM 87740; New Mexico Jewish Historical Society, 5520 Wyoming Blvd NE, Albuquerque, NM 87109; or Trinidad State Junior College Educational Foundation, 600 Prospect Street, Trinidad, CO 81082.

Preservation Community Events

- May 24 – History Brown Bag: Endangered Places Program with CPI speaker Kim Grant, 12pm in the community room at the Greeley History Museum, 714 8th St, Greeley
- May 25-26 – Be in touch with us if you’re able to volunteer THIS weekend at the Tarryall-Cline Ranch in Park County. kgrant@coloradopreservation.org Click here for details

Do you know an event that should be in this newsletter? Let us know!