



COLORADO PRESERVATION, INC.

September 2018 Newsletter

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Dear Friends,

This month's newsletter continues to celebrate the successful reauthorization of Colorado's Historic Preservation Tax Credit with information on a recent happy hour that took place during Pueblo's State Fair. CPI was joined by bill sponsors and supporters of the Historic Preservation Tax Credit to recognize the efforts of our legislators and thank them for their support in this critical bill.

CPI's advocacy efforts continue with our involvement with Denver's Larimer Square serving on an advisory committee convened by the property owner to explore ideas for the block, including the possibility of pursuing amendments to the designations that have protected it for nearly fifty years. It seems fitting that the theme of our Saving Places Conference this year focuses on the Next Generation of Preservation and puts out a Call to Action for all of you because, as we have discussed before, the recent publication of the National Trust's 11 Most Endangered list, recognized as threatened many long-standing preservation "success" stories including Denver's first historic district, Larimer Square, as well as Annapolis's National Landmark Historic District. Recent meetings of the committee call to light a need for us to reach out to our local advocates to assert your support for the protection of this irreplaceable city block.

What is at risk? The legal protections of Denver's historic district ordinances. The city designed and approved the Larimer Square Historic District in 1971, and in 1974 added specific considerations to the designating ordinance that took into account retaining the scale, massing, human context, and experience of the nearly intact block. The ordinance does not prevent new construction on non-historic parcels, or modifications to existing buildings that respect preservation principles and the 64 height standard, which reflects the height of the tallest building on the block. The ordinance also does not regulate use (in fact, there are more than 200,000 square feet that can be developed with no amendments to the ordinances) and the property owner can determine the best options, whether retail, office, housing, hotel, or a mix of those ideas.

What the ordinance DOES say is that as a city and a community, Denver believes the scale and fabric of this historic block is unique, significant, and worth protecting. This means, among other things, that as written, the block is protected from demolition and the construction of new buildings that exceed the height of the tallest existing building on the block (the Granite building). The ordinance (along with National Register designations) also positions the properties to receive preservation incentives including tax credits and grants. As the first historic district, this ordinance set the precedent for how Denver would treat and protect its designated historic districts. Today over 53 historic districts have been formed with ordinances similar to that of Larimer Square. The Larimer Square Historic District ordinance is a commitment made by the city of Denver to its residents and visitors that preservation is a public benefit that is worthy of protection and prioritization in recognized spaces.

While a final plan for the Larimer Square development has not been selected, we will likely be coming to you in the approaching months with an opportunity to make your voice heard. We are looking for advocates to contact local officials to stress the importance of retaining the ordinance and the precedent setting implications if these protections are altered.

This month's newsletter also includes an ask on behalf of our friends in Granada who also need your support. You will find information on a GoFundMe Campaign for Amache to fund repairs caused by extensive hair damage that occurred in August. Amache, as many of you know, is located in Granada and one of ten WWII Internment Centers nationwide where Japanese-Americans were relocated and held against their will from 1942 to 1945. Please consider making a donation to show your support for this community and significant site.

For our Past, Present and Future,



A handwritten signature in black ink, appearing to read 'Jennifer Orrigo Charles'.

Jennifer Orrigo Charles
Executive Director

Save the Date for Saving Places® 2019!



For 21 years, Colorado Preservation, Inc.'s Saving Places® Conference has gathered individuals from across the state (and beyond) to strengthen historic preservation efforts by providing networking and education opportunities. Each year, attendees leave with a renewed appreciation for the preservation of our historic resources and the tools necessary to support historic sites and advocacy efforts within their own communities.

Last year over 750 of you joined us for informative sessions, networking opportunities and strong examples to bring back to your communities. In 2019, our Saving Places® Conference will celebrate the **Next Generation of Preservation and a Call to Action** through sessions and speakers which will explore the changes, threats, challenges, and successes of the preservation movement along with the communities and leaders working to move it forward. This year you can expect over **80 sessions, tours, and workshops** that will reinvigorate you and provide essential tools to take home to your community.

Registration is expected to go live shortly so stay tuned! [For current registration rates and updates make sure to visit the conference website.](#) **Please note the conference dates, days, and location have changed for 2019!**

Need more reasons to Save the Date? Check out what past attendees have been saying about the conference:

"I was impressed with the applicability of the sessions. Really solid information that I can connect

to my job directly. I'm usually all about high level theory - so this was both a change and a welcome one. I was also very impressed with the quality of the speakers- each one that I went to was articulate, well organized, and prepared. Good stuff!"

"As a technical professional in the field, it was great to break out of my bubble and attend other sessions. For example, I really enjoyed hearing from the owners of some of the Endangered Places and what it takes from their side of the project to get things done. It gave me a new appreciation of their position."

Thank you to our Saving Places 2019 Sponsors!



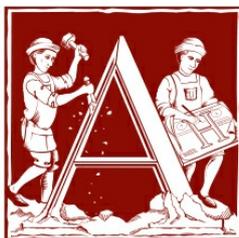
This project is paid for in part by a History Colorado State Historical Fund grant.



This project has been funded in part by a grant from the Gossard Fund for Colorado of the National Trust for Historic Preservation.



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Are you looking for a way to build recognition for your company or organization while providing critical support for the conference? Consider being a 2019 Sponsor! Find unique sponsorship opportunities and learn more in our [sponsorship packet](#) and [secure your sponsorship online!](#)

Lets Celebrate HB-1190



On August 24th, CPI celebrated the passage of HB1190 with our partners in Pueblo during the State Fair. HB1190 reauthorizes the state's commercial and residential historic preservation tax credit for an additional ten years, which allows this impactful program to continue enhancing communities throughout the state with an additional incentive for projects in rural communities.

In attendance were members of the public and Representative Daneya Esgar, Representative Hugh McKeen, Representative Barbara McLachlan, Senator Jack Tate, Senate Minority Leader Leroy Garcia, and Senator Larry Crowder.



Winds Blow Pedal the Plains Riders to Wonder View Tower



While gale force winds of over 60 miles per hour grounded most of the Peddle the Plains bike riders for the day on Saturday, September 15th, at least a dozen hardy souls made it more than 90 miles, despite the conditions, to reach the World's Wonder View Tower in Genoa. Listed by CPI as one of Colorado's Most Endangered Places in 2017, the Wonder View Tower has made advancements through the program as its owners consider its future.

Local race volunteers along with representatives from CPI, Lincoln County Economic Development Corporation, and the Tower greeted them with refreshments and tours of this funky, roadside attraction. A hands-on printmaking demonstration was also given to allow participants to make their personal stamp on bandannas and t-shirts with the Kenny Be designed Wonder View Tower logo.



Endangered Places Program director Kim Grant also met with board members at the nearby Hugo Roundhouse (another listed Endangered Site) to discuss progress in rehabilitation of the last remaining Union Pacific roundhouse in Colorado. The UP roundhouse was built in 1909 and is the last surviving brick roundhouse in Colorado. Grants from the Colorado Department of Transportation (CDOT) and the State Historical Fund have helped with restoration efforts to date. The Hugo Union Pacific Roundhouse restoration has been designated as an East Central Enterprise Zone project so donors to the projects can claim a 25% state income tax credit. For more information and videos on the [Hugo Roundhouse](#) and the [Wonder Tower](#) visit their pages on CPI's website.



(restored Roundhouse ceiling roof and doors)

CPI Board Meets in Boulder for Quarterly Meeting



The Colorado Preservation, Inc. Board of Directors met in Boulder on Friday, September 14 for their quarterly meeting. CPI Board Chair Julie Johnson (City of Boulder Open Space and Mountain Parks) led a tour of Boulder's Wells House aka the Boulder Valley Poor Farm that the City recently acquired in March 2018 and conducted organizational business at the Weiser House just outside the city.

CPI welcomes three new board members:

- James Hewat, Senior Historic Preservation Planner, City of Boulder
- Simone Belz, Frisco Historic Park & Museum/ Museum Director, Town of Frisco
- Peter Grosshuesch, Director of Community Development, Town of Breckenridge

Chinking Workshop at the Historic 4 Bar 4 Ranch!



Historic Fraser, Inc. (HFI) is pleased to report that great progress is being made on the restoration of the Ford Barn on the historic 4 Bar 4 Ranch in Grand County. The 4 Bar 4 Ranch was first listed by CPI as one of Colorado's Most Endangered Places in 2014 due to its poor condition and neglect. Since listing, CPI has partnered with HFI who receive a History

Colorado State Historical Fund Grant, which is leading to preservation of the historic barn and boarding house. Kent Wehmeyer of HFI reports, "the concrete foundation is in place, damaged logs are being repaired or replaced, and soon we'll order trussing and the corrugated metal roof. Our hope is to be basically finished before winter sets in so the Ford Barn will be secure against the weather once again." HFI has received so much interest and support that they have planned a chinking workshop for those who are interested in gaining hands-on knowledge. The workshop will be taught by Kevin Murray, who specializes in historic preservation. The workshop will teach participants how structures were chinked by Colorado pioneers in the late 1800's using daub, burlap, and wood block chinking. This method of chinking added insulation in the winter and structural strength to the building.



Workshop Details

Date: Saturday, October 20th

Time: 10:00 AM – 5:00 PM

Place: On CR 5, between CR 5171 and CR 518

RSVP: If you plan to attend contact rubydorchester@gmail.com with your name and contact information.

Bring your hammer and come prepared to help preserve a 19th century historic resource!



THE PODIUM | How business leaders can navigate the political divide

Author: Dana Crawford - August 29, 2018 - Updated: 18 hours ago



Dana Crawford

I'm a developer and a preservationist.

That means I represent two groups that are often divided in opinion about what is important, preserving the past or replacing it with something new.

I faced both sides 50 years ago when I negotiated with business leaders who were focused only on urban renewal and couldn't see the value in Denver's old buildings. They were structurally unsound, they said. We needed to move on following World War II and the Great Depression by clearing land and building a new city, they said.

But I was able to bring together two groups that didn't normally talk to each other – those who wanted to preserve the past and those who wanted to start fresh – and today people from all backgrounds and beliefs can enjoy the public space of Larimer Square and the revitalized, historic

downtown Denver.

There are similarities here to today's political divide.

Click the image above or click here to read the full article:

<https://coloradopolitics.com/the-podium-how-business-leaders-can-navigate-the-political-divide/>

Doyle School Community Clean-up Day Scheduled



The Territorial Daughters of Colorado-Southern Chapter and Colorado Preservation, Inc. invite you to a Doyle School clean-up day on September 30th from 10:00 am – 3:00 pm. Doyle School is the oldest school building in Colorado and was listed as one of Colorado's Most Endangered Places in 2018. Participants are asked to bring their own lunch and work gloves as they help preserve this community treasure. Water will be provided. Click

here to visit [CPI's Doyle School page](#) and see a video of the property. For more information, contact territorialdaughters@gmail.com or 719-244-4747.

Storm Damage Recovery

Help for Residents of the Town of Granada, Colorado

On July 29, 2018, the southeastern Colorado town of Granada (pop. ~600) sustained an [intense hailstorm that produced baseball-size stones](#). Hail driven by 70MPH winds blew out windows and skylights of nearly every building and home, punched through metal carports, heavily damaged cars and other industrial vehicles, and cratered the athletic fields. The totality of the damage was extensive and widespread, and it will take quite some time for repair, cleanup and recovery. Although some of the damage will be covered through insurance, residents and business owners have had to purchase plywood and other supplies to protect their homes and other structures, and most of the vehicles are undriveable because windows and windshields were completely blown out.



Hail also resulted in damage at the Amache site, research center, and other buildings/structures in Granada. The barracks building on the Amache site lost 65 of its small-pane windows and damage to the water tower and guard tower is still being assessed. Amache Preservation Society has been working hard to secure the buildings, but needs funds to repair the damage; so far, estimated costs are already over \$3000. We would be grateful for any funds to help restore the site.

Every dollar counts!

[You can send tax-deductible contributions to the Amache Preservation Society here.](#)

After More Than a Century, Rehabilitation of Silica's Lime Kiln is Underway!

Article and photo by Art Tonelli, Roxborough Area Historical Assn

Construction is underway. The wait is over. Full funding is complete. Contracts and agreements have been signed. Equipment and workers are on site.



On August 20, 2018 work began at the historic Roxborough lime kiln site located adjacent to the West Metro Fire Station. Building Restoration Specialists, (BRS) is the construction contractor and Colorado Preservation Inc., (CPI) is the consultant on the project. West Metro Fire granted permission to place equipment on the parking lot and the owner of the kiln, Roxborough Park Foundation, provided a temporary lease to the Roxborough Area Historical Society (RAHS) for site and project monitoring.

BRS is presently excavating around the kiln to acquire buried brick and stone which fell off the kiln during the last 100 years. BRS will use those materials in the restoration process. Project scheduling indicates that work will be completed in early November 2018.

The Roxborough Area Historical Society would like to thank the Roxborough Park Foundation, History Colorado, the source of the majority of funding, and Colorado Preservation, Inc., for all their assistance in moving the project forward. RAHS also wants to thank everyone who generously supported the drive to raise matching funds. Without these dollars, there would be no "Save the Kiln."



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