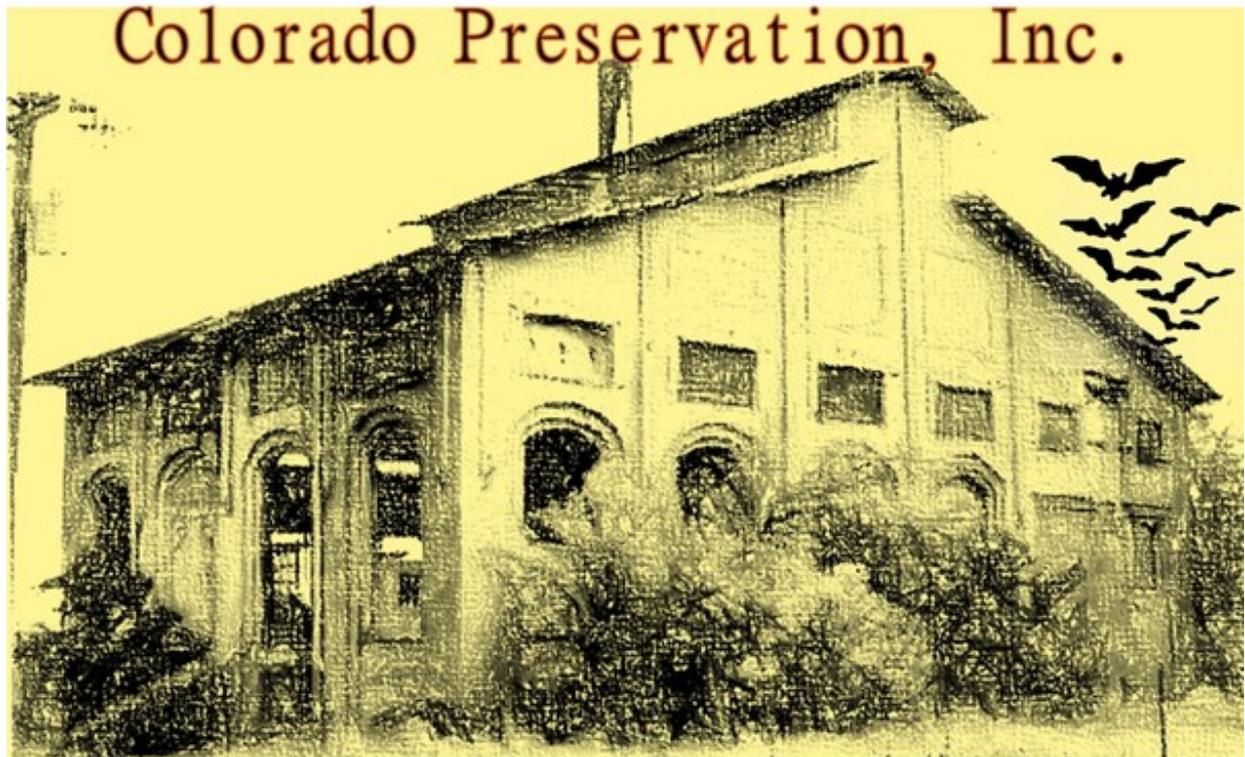




COLORADO PRESERVATION, INC.

October 2018 Newsletter

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October News

Dear Friends,

The crisp fall air is upon us and soon we will be visited by trick-or-treaters taking advantage of the opportunity to pretend to be something (or someone) they are not. October is also the time of year we receive our mail-in ballots with many of the campaigns and political ads doing the same thing! This November we have one item on the Ballot that has the potential to negatively affect historic properties throughout the state. The importance of understanding Amendment 74 and some of the unintended consequences that could come out of its passage is the reason why we are bringing it to your attention in this month's newsletter. We recommend you review the information provided, follow-up with your own research, and consider voting NO to the passage of Amendment 74.

October is also an important month for our Endangered Places Program. The resources you nominated for potential listing in 2019 have been visited and are currently undergoing further review with final selection expected by early November. Of course this information remains embargoed until our Endangered Places Program luncheon on Tuesday of our Saving Places Conference! Many of you may recognize the drawing of the property we have featured this month as the Walsenburg Power Plant, one of Colorado's Most Endangered Places. Colorado Preservation, Inc has been working with this property since listing in 2009. Recently CPI, the current owners, and UCD engineering students are working together to complete structural analysis of the building. The students will also be proposing three potential re-use options for the owner to consider future opportunities for the building. Stay tuned to learn more.

Registration for the Saving Places Conference is open and advanced registration pricing is limited so reserve your spot today! Questions or comments? Please send them my way.

For Our Past, Present and Future,



Happy Halloween!



Jennifer Orrigo Charles
Executive Director



Deep Dive: Amendment 74



This November, Colorado voters will not only face critical decisions in key statewide and local elections but will also consider 13 different statewide ballot measures that make changes to Colorado's constitution and statutes. **Colorado Preservation Inc is very concerned about the unintended consequences of one**

of these measures – Amendment 74.

Amendment 74 is a constitutional change that would require the state (or a local government) to compensate a property owner if a law or regulation reduces the fair market value of his or her property.

So why might this change be an issue? Already under current law, a government may not take or damage private property without providing compensation to the owner.

Amendment 74 would expand this well-established concept by requiring the government, i.e., taxpayers, to compensate private property owners for "*virtually any decrease whatsoever in the fair market value of their property traceable to any government law or regulation.*" This will create significant uncertainty related to anything a local government does that might indirectly, unintentionally, or minimally affect the fair market value of any private property. The Colorado 2018 Blue Book states, "*the potential liability for large payouts to private property owners may discourage governments from making decisions that benefit communities and protect vital public resources.*" This of course includes lawsuits that could come from historic preservation limitations.

Amendment 74 is sponsored by the Colorado Farm Bureau, but is being funded by oil and gas corporations. What is the relationship between Proposition 112 and Amendment 74? If passed, Proposition 112 would mandate that new oil and gas development, including fracking, be a minimal distance of 2,500 feet from occupied buildings and other areas designated as vulnerable. Amendment 74 would require that property owners be compensated for any reduction in property value caused by state laws or regulations. In its article opposing Amendment 74, the *Daily Camera* editorial board wrote, "*but if both the setback measure [Proposition 112] and Amendment 74 pass, oil and gas companies could make legal claims that the new setbacks decreased the value of the minerals they own.*"

If Amendment 74 passes in November, Colorado's preservation community is concerned about the impact it would have on historic preservation efforts throughout the state. Zoning and ordinance concerns are strong with the fear that existing historic district limitations could be put in jeopardy and seen as open for lawsuits at the taxpayer's expense. Currently, one aspect of Colorado's preservation structure that makes it so accessible to everyday Coloradans is the ability to designate a property not just at the federal and state level (i.e. the National and State Register), but also locally through the Certified Local Governments program. These listings open historic properties up for grant and tax credit funding and local listing typically occurs faster and is easier than obtaining State or National Register listing.

If Amendment 74 passes, the ability to designate historic properties could be harmed. As the amendment is written, if a local government adopts certain regulations or zoning, and a property owner feels their land was devalued as a result, they could enter into litigation to compensate the value they deemed loss. While economic studies have proven that historic designation maintains or raises property values in almost every instance, concerns over having to defend lawsuits in court by those who live in a historic district or by a neighbor who deems a designation of a property next door to be problematic may prevent cities from approving designations.

This change could also discourage local governments throughout Colorado from joining the Certified Local Governments program and engaging in local and meaningful historic preservation work. Without local designation, residential and commercial properties throughout the state would miss out on opportunities to receive State Historical Fund grants for rehabilitation efforts. Even more critical, the state just continued the commercial and residential historic preservation tax credit for 10 additional years. Without local designation, the ability of residential and commercial properties to access to credit without local designation will be severely limited.

Additional impacts would likely affect:

- Local zoning restrictions and master planning
- Building height and density restrictions

- Use restrictions
- Neighborhood restrictions on location and operating hours
- Infrastructure planning
- Environmental and natural resource protection

Similar efforts have been attempted and defeated in other states. For example, after Oregon passed a similar measure there were \$4 billion dollars in claims, including numerous claims that did not have merit but tied up government resources in lengthy court proceedings. The situation was so drastic that Oregon voters repealed the initiative two years after its passage.

Colorado Preservation Inc urges all its members to look closely at this amendment and encourage organizations you are involved with to vote no.

Interested in Learning More? [Click here for objective, nonpartisan information on Amendment 74.](#)



Registration is open for Saving Places® 2019!

Registration for the 2019 Saving Places conference is now live! Visit SavingPlacesConference.org to read more about the event and register today. **We have advanced pricing registrations with deep discounts through Tuesday, November 6.**

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.

Advanced Registration - if registered by **Tuesday, November 6, 2018**

Early Bird Registration - if registered by Wednesday, January 18, 2019

Please note the conference dates, days, and location have changed for 2019!

More Info, Registration Prices,
and Hotel Reservations

Ready to register?

Register Today!

Thank you to our Saving Places 2019 Sponsors!



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Presenting Sponsor



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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!](#)

Section 106 Consultations Continue on 16th Street Mall

CPI, Historic Denver, Inc., Denver Landmarks Preservation Commission staff, Lower Downtown District, Inc. and History Colorado continue to participate in the Section 106 Review process for the revitalization of Denver's iconic 16th Street Mall, designed by I.M. Pei and Partners and Hanna/Olin landscape architects and constructed in 1982. The 12-block length of the mall, with its transit function and unified design of granite pavers in a "diamondback" pattern, along with custom-



designed and built light fixtures, street signage, planter and trash receptacles, drinking fountains, and pavement fountains creates a special sense of place that has defined downtown Denver for

nearly 40 years. Unfortunately, the Mall's deteriorating condition and a desire for more ways to activate the spaces along the corridor led the City and County of Denver, RTD, and the Downtown Denver Partnership to initiate a public process entitled "The Mall Experience," to explore ways to enhance this distinctive urban place.

Unfortunately, the preferred design alternative, including a new center-running transit pathway, is leading to a virtual rebuild of the Mall, with some significant differences. As the Section 106 process moves into the final phases, the preservation parties at the table have worked hard to honor the original iconic design intent while recognizing that few original materials will remain. Design based strategies to minimize impacts that are being explored include: retaining the paver design patterns, colors and configuration, preserving the three distinctive cross-sections of the Mall (asymmetric, symmetric, asymmetric), retaining the existing metal street signs, and preserving largely intact the small triangular block section bounded by Broadway, 16th Street and Cleveland Place. What will result will be a new Mall experience, without center medians in the middle cross-section, with wider sidewalks, new street furniture, and the transit service running down the middle for the entire length of the corridor.

In 2009, the 16th Street Mall was listed as one of Colorado's Most Endangered Places because the early discussions regarding the revitalization of the Mall threatened its iconic design in alarming ways. Whether the newly built configuration constitutes a "save" for this historically significant reflection of the Modern Movement remains to be seen. Stay tuned for updates as the project unfolds.



"Big Monday" Keeps EPP NOmination Process Rolling Along!

On Monday, October 15th, Endangered Places nomination reviewers and interested parties from around the state met at the Boettcher Mansion on Lookout Mountain near Golden to review those EPP sites that advanced from the three regional review sessions held in Walsenburg, Greeley and Montrose. A total of 20 nominations for Endangered Places Program listing were submitted by the August deadline. CPI strives to assign reviewers to



each nomination based in part on their respective experience and expertise, to ensure a fair and balance process of review. Big Monday provides an opportunity for all reviewers to weigh in on

the site nominations that are still under active consideration. Following this discussion, a prioritized list of projects is then forwarded to CPI's Endangered Places Committee, which meets on "Little Tuesday" on October 23rd to formalize a recommendation on which sites to list in 2019 to the Board of Directors, which makes the final decision.

After the CPI board makes the final decision, all nominated sites are contacted to inform them of whether they will make the list in 2019 or not. Those sites who do not make the list are offered some help on how to move their preservation efforts forward and encouraged to consider re-nominating them in the future. Selected sites are then notified and encouraged to keep the news under wraps until the big announcement at CPI's Saving Places Conference on February 4-7, 2019 at the Sheraton Downtown Denver Hotel. In the interim, CPI and CBS4 visit each selected site to film the short video segments that are highlighted at the Saving Places Conference and posted on our website. Then the hard work really begins to work directly with the selected sites to move their preservation efforts forward. In this way, listing is not merely an honorary selection but the beginning of a programmatic approach to preserving the important buildings and sites across Colorado that give our communities their distinctive character and identity. Nominations are accepted year-round in anticipation of next year's August 2019 deadline. For information, please contact Kim Grant at 303-893-4260 x 222.

Dearfield Five-Year Strategic Plan Drafted



On May 19th, 2018, the University of Northern Colorado hosted a Dearfield Planning Symposium with the goal of designing a multi-year strategic plan for the long-term protection and preservation of the early 20th Century African-American farm colony and its primary surviving Dearfield townsite. Since 1995, the colony-founding townsite has been designated a National Register of Historic Places (NRHP) historic district.

In 1999, CPI listed Dearfield as one of Colorado's Most Endangered Places due to its deteriorating condition and other threats to the site. This threatened status remains to this day and may in fact be heightened due to a proposal by a Clayton Homes to build modular housing in and around the National Register townsite.

The strategic plan under development, with the active participation of the Black American West Museum and members of the Dearfield Committee, provides detailed descriptions of the

surviving buildings and focuses on preventing and minimizing townsite development impacts, preservation and stabilization of the standing and fallen Dearfield historic buildings, and development and implementation of a public relations and educational campaign to promote the colony's historic significance and build support for preservation efforts. Important steps to implement the effort began with a \$6,000 grant funded "Research Academy" led by Colorado State University that featured over 20 undergraduate students working on the stabilization of buildings on September 22nd. The effort will be continued in 2019, with additional support provided by the University of Northern Colorado and supplemented by \$3,000 in "mothballing" funds contributed by Colorado Preservation, Inc. Weld County has also delayed approval of any development plans for the site and it is hoped that negotiations can be re-started with Clayton Homes to prevent insensitive development of the townsite in the new feature.



Join [Motezuma Orchard Restoration Project \(MORP\)](#)'s **volunteer picking crew**. The Montezuma Orchard Restoration Project has been working with CPI's Endangered Places listing - the Gold Medal Orchard - to record, graft, and replant heirloom fruit varieties. Click here to learn more about the [Gold Medal Orchard](#). If you would like to assist with picking [Send us an email](#) indicating your interest and complete this [doodle poll](#) to give us an idea of your availability. There are a few

more days left of picking this month! They plan to be in the field from 10am to 4pm and will take your help for any amount of hours/days that you are able. Put in a days work and earn a MORP T-shirt. Volunteer for three days or more and earn a heritage apple tree!

Another one of CPI's Endangered Places Program cites, the [Goodnight Barn](#), is hosting an event - their 6th annual **Goodnight Barn Dinner and Fundraiser** on **Sunday, October 21st** at the Historic Union Depot. Join the Goodnight Barn for a silent and live auctions plus dinner! You can view most of them on our Facebook page (www.facebook.com/goodnightbarn) Tickets are [\\$50 online](#).



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