

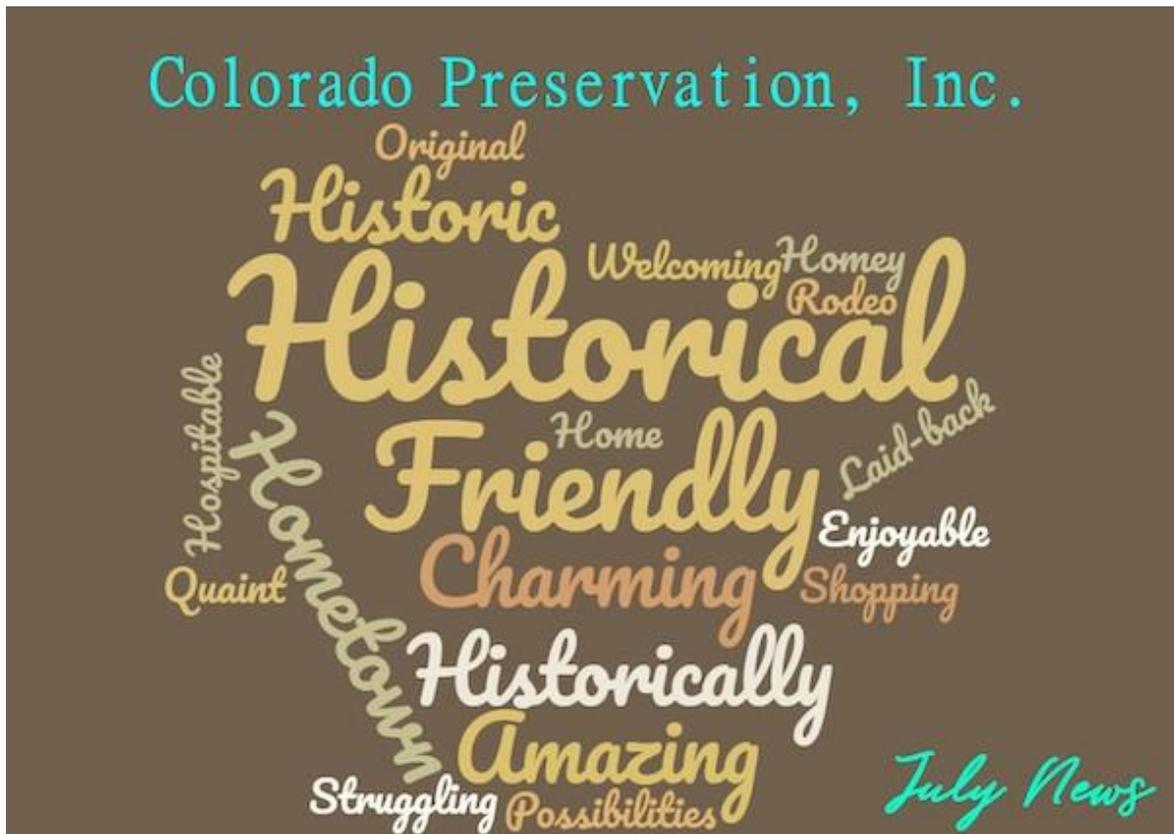


Colorado Preservation, Inc.

July 2021 Newsletter

[Website](#) | [Facebook](#) | [Twitter](#) | [Become a Member](#) | [Donate](#)

[Having trouble viewing this email? Click here to view and download the PDF.](#)



Dear Friends, Members, and Supporters,

July proved to be another jam-packed month of activities and preservation projects, some of which we have the opportunity to update you in this month's newsletter. We're excited to share the upcoming CPI preservation training workshops co-sponsored by JVA and Hoehn Architects. These trainings are an excellent opportunity to get you out in the field on location at the historic properties of the Tabor Opera House in Leadville and the Delaney Farm in Aurora. Both trainings will offer attendees a rare look inside ongoing projects as a way to take the information presented and bring it back to your communities. This month, we are also reporting

on the wrap-up of a DOLA Colorado Main Street project. CPI was a partner with Main Street and contractors Pinyon Environmental to collect community feedback on the local businesses, landmarks, and historic places, meaning to residents and businesses. Responses from the town of Elizabeth created the word cloud for this month's newsletter. It is clear that its historic roots remain critical and prevalent for its residents, which is a win for all of Colorado!

I hope you get a chance to hit the road this summer and visit some of the remarkable communities we have in the state, supporting historic places and businesses along your route. If you can't quite get on the road yet, plan to join us in August for our next Virtual Happy Hour, where we will travel online to the workshop where Arvada's Denver Tramway company streetcar No.04 (EPP listing 2015) is being restored for its next phase.

For our Past, Present, and Future,



Jennifer Orrigo Charles
Executive Director

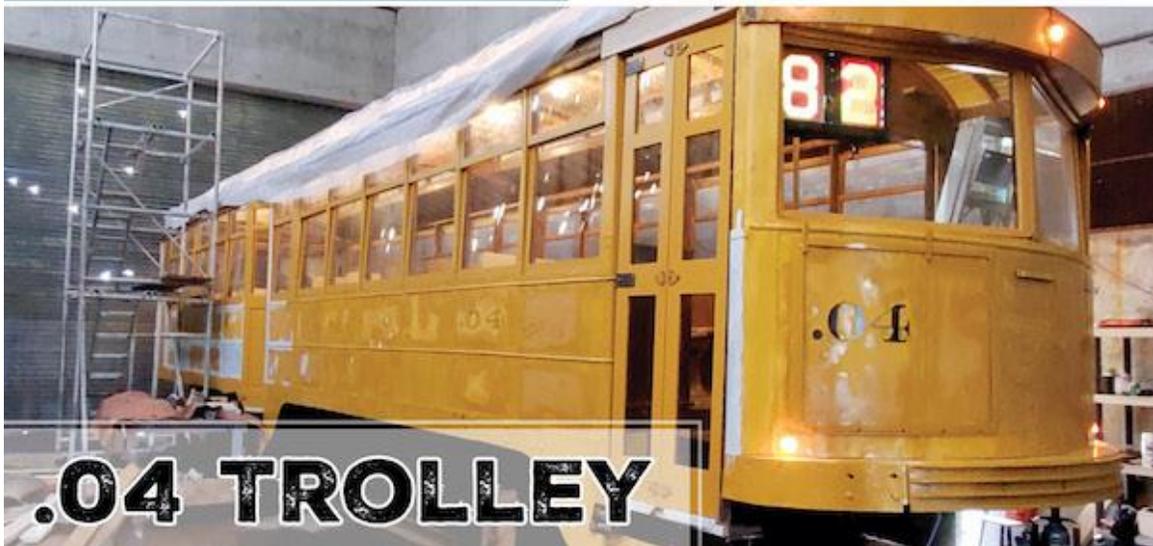


Virtual Happy Hour - Arvada Trolley



Virtual Happy Hour

Tuesday | 08.10.21 | 4-5 PM MT



Colorado Preservation, Inc's Virtual Happy Hours

Colorado Preservation board, staff and supporters connect virtually to explore Colorado's critical historic places through our [preservation services projects](#) and [Endangered Places Program](#). Join us as we celebrate incredible milestones and dive into these and other preservation quandaries and discoveries.

Join Live! Virtual Happy Hour Featuring Arvada's Historic .04 Trolley

Join us, friends, for a conversation on **Arvada's historic .04 Trolley** aka, Denver Tramway Streetcar .04, listed on Colorado's Most Endangered Places in 2015. Take a live peek, from an old nuclear missile site, inside and around the outside of the nearly completed trolley rehabilitation project with EPP Director Kim Grant, Mike Pannell of Wasatch Railroad Contractors, and Kevin Murray of Empire Carpentry. The group will discuss the State Historical Fund grant made to the City of Arvada for the project, view the nearly completed restoration, and discuss site plans for display and interpretation of the streetcar in Olde Town Arvada. The project is a partnership of the State Historical Fund, the City of Arvada, Friends of the .04 Trolley, Arvada Historical Society, and Colorado Preservation, Inc.

Presenters

- Mike Pannell, Wasatch Railroad Contractors
- Kevin Murray, Empire Carpentry, LLC
- Kim Grant, Colorado Preservation, Inc.

Tuesday| Aug. 10 | 4–5 p.m. MT

Register Now

Zoom link is included in the confirmation email with free registration.

**Colorado Preservation, Inc. Technical Workshops
are Back In-Person in 2021 - Space is Limited!**

CPI is thrilled to bring back technical preservation workshops in 2021 with two

unique opportunities.

In August, CPI will partner with Hoehn Architects, PC in Leadville for an exclusive tour and training at the Tabor Opera House and see and learn up-close about the current rehabilitation projects.

CPI will then partner with JVA, Inc. in October to host a technical workshop on preservation structural engineering at the DeLaney Farm Historic District in Aurora, specifically at the Loafing Shed and the Education Barn. This is a unique opportunity to see an exposed structure with a completed project and another that needs future work.

These onsite trainings are not to be missed - space is limited, so don't delay your registration!

CPI's Upcoming Training Workshops:

AUGUST 23: APPLYING THE SOI STANDARDS FOR REHABILITATION

Monday | August 23 | 1:00 – 3:30 pm
Tabor Opera House in Leadville – 20 person limit
Cost: CPI Members \$50 | Nonmember: \$65

***\$10 from each registration goes to the Tabor Opera House Preservation Foundation**



The Tabor Opera House in Leadville under construction in 2021, photo courtesy of Kris Hoehn.

generous grantors, the rehabilitation of the masonry and windows on the west

Recognized by CPI as a Most Endangered Place in 2016 and the recipient of a Save America's Treasures grant, the Tabor Opera House in Leadville is now undergoing significant rehabilitation, thanks to funding from organizations including History Colorado, DOLA, Partners in Preservation, and the National Park Service. The majority of the exterior envelope is associated with Horace Tabor, with construction completed in only 100 days in 1879, while the interior is representative of a major remodeling project by the Elks in 1902. Thanks to

(front) elevation is underway. Both building components are highly deteriorated, requiring skilled craftspeople to carry out the work. The preservation of a ghost-painted sign is also planned. In addition, construction documents for the rehabilitation of the interior have been completed with the goal of providing modern amenities and accessibility while respecting the building's character-defining features. Participants of this workshop will be able to view plans for the building's future rehabilitation in conjunction with touring the building in its current condition, as well as view "preservation in action" as masonry and window restoration contractors work on the west building elevation. Interaction between the participants and the workshop hosts will be promoted.



**Approved
Continuing
Education**

This workshop is approved for **2.5 LU|HSW** (Health, Safety, and Welfare) credits through the American Institute of Architects.

Sponsored by:



Register Now

MEET YOUR PRESENTERS



Tim Hoehn, Hoehn Architects PC



Kris Hoehn, Hoehn Architects PC



**Andy Carlson, A&M
Renovations, LLC**



**Greg Connor, Heritage
Window Restoration**



**Thaddeus Hust, Agave
Landscapes & Masonry,
Inc.**

Register Now

**Capacity is capped at 20
people! Don't delay!**

OCTOBER 14: BASIC PRESERVATION FOR THE NON-ENGINEER

Save the date!

**Basic Preservation for the Non-
Engineer with JVA, Inc.**

**October 14, 2021, 1-5 pm
at the Delaney Farm in Aurora**

Colorado Preservation, Inc. partners with JVA, Inc. for an afternoon of learning engineering concerns and strategies for the non-engineer.

This workshop will bring structural engineers specializing in historic structures and will walk participants through the diagnostic process used to evaluate existing buildings and make treatment recommendations. The presenters will cover the process from beginning to end and



will use case studies to illustrate key concepts. The workshop will provide stewards tools to understand their buildings and determine when to engage design professionals.

Registration is coming soon!

Celebrating Main Street Campaign



Hugo Roundhouse in 2021, photo courtesy of Pinyon Environmental, Inc.

It is clear – Colorado LOVES its Main Streets!

The Colorado Main Street program (<https://cdola.colorado.gov/main-street>), housed within the Department of Local Affairs, worked with Pinyon Environmental, Inc., Colorado Preservation, Inc., History Colorado, and its local partners to identify places of meaning to the public. The response was overwhelming, with 500 responses representing all 21 official Main Streets in the state.



La Junta City Park. Photo Courtesy of Pinyon Environmental, Inc.

People shared the businesses, gathering places, historic buildings, and community features that matter most to them. True to the goal of learning about the places recommended by locals, more residents (87%) responded than visitors (13%).

As part of the survey, respondents were asked to provide a one-word description of their Main Street community, which was compiled into community-specific word

Review of Historic Bridges of Colorado Underway by CDOT and CPI



Rabbit Valley, Mesa County, photo courtesy of Kevin Strong, CBS4.

In early 2021, the statewide nomination of Historic Bridges of Colorado submitted by the Colorado Department of Transportation (CDOT) was successfully listed on Colorado's Most Endangered Places. The listing was the first step in the review process that will eventually culminate in up to 20 high-priority historic bridges being selected by CDOT for possible preservation. The 46 "on-system" (CDOT owned and located on State or Federal highway) bridges under review range in age from 1888 to 1973 and span the breadth of Colorado's bridge development, evolving from early timber structures and steel bridges to the use of more standardized designs using pre-stressed



WPA bridge sign closeup, photo courtesy of Kevin Strong, CBS4.

concrete. During Phase I of the project, before the listing on Colorado's Most Endangered Places, 132 National Register Listed and Eligible bridges were initially reviewed to set the stage for the current, Phase II effort.



Steel Truss looking up, photo courtesy of Kevin Strong, CBS4.

The review is being carried out by over 30 CDOT staff, with CPI and SHPO assistance, and Mead & Hunt consultants facilitating. The effort involves substantial review by both CDOT historians and engineers to ensure that a representative geographical and stylistic subset of bridges for possible preservation is developed and that CDOT can feasibly rehabilitate the bridges in question. The goal is to heighten

awareness about the significance of these historic bridges and their contributions to our state's heritage and develop partnerships with local communities and other organizations for funding and support for bridge preservation. For information, contact Lisa Schoch at CDOT at lisa.schoch@state.co.us or Kim Grant at CPI at kgrant@coloradopreservation.org.

Progress Continues with Laying of Track at Como Depot



Laying track at the Como Depot, photo courtesy of Como Depot and Roundhouse.

The remarkable and steady progress in historic preservation in the tiny town of Como in Park County continues with the recent laying of additional railroad track at the Como Depot. The depot itself was listed on Colorado's Most Endangered Places in 2006 and was formally dedicated and declared a Save in 2015.

Colorado pioneer George Lechner acquired the Stubbs Ranch, created in 1859 to serve the needs of nearby prospectors in the Tarryall and Hamilton gold camps. Later, Dan McLaughlin discovered coal near the entrance of Camp Como. These

developments helped trigger the Denver South Park & Pacific Railroad (DSP&P) arrival in 1879. After Italian coal miners arrived, the settlement was named “Como” after Lake Como in Italy. In time, the Gilman Hotel was developed and attached to the depot, but later the depot was moved a few yards to the south as a stand-alone structure. The little town flourished for decades before the closing of rail service in 1937.

Since then, the remarkable Como Roundhouse, Depot, and Hotel have been restored, and many small houses in the community have been renovated. Things really pick up in August during railroad days when the Denver South Park & Pacific Historical Society fires up Engine #4 and takes visitors on a short run from the depot to the turntable back again. The new track being laid is an extension of this excursion line. These efforts resulted from a partnership between David Tompkins (owner of the depot and hotel), Dr. Charles Brantigan (who bought the locomotive), Bill and Hazel Kazel, the South Park Rail Society, and the Denver South Park & Pacific Historical Society. A volunteer workday at the depot and roundhouse is scheduled for Saturday, July 24th. For information, contact the Como Depot and Roundhouse non-profit organization at 720-386-1700.

Dearfield Hosts Legislative Capital Development Committee



Onsite in Dearfield, courtesy of CPI.

The Black American West Museum and Greeley-based Dearfield Committee hosted representatives of the State Legislative Capital Development Committee for a presentation and tour about the Dearfield Dream Project on Wednesday, July 21st, at the Dearfield site. Weld County Commissioner Lori Saine helped organize the event, which featured presentations and a tour of the Dearfield African American Farming Colony by long-time Dearfield advocates Dr. Bob Brunswig and Dr. George Junne of the University of Northern Colorado

(UNC). Both Daphne Rice-Allen and Denise Leadon spoke on behalf of the Black American West Museum, owners of the Dearfield townsite listed on Colorado’s Most Endangered Places in 1999. Participants enjoyed the event, including other Weld County commissioners, UNC President Andy Feinstein, and representatives of History Colorado and Colorado Preservation, Inc. (CPI). CBS4 was on hand to provide coverage of the event, as can be viewed via this link: [The Fight To Save A Colorado Ghost Town: Dearfield Is Steeped in Black History – CBS Denver \(cbslocal.com\)](https://www.cbs4.com/news/local/the-fight-to-save-a-colorado-ghost-town-dearfield-is-steeped-in-black-history)

The visit followed an earlier presentation by Bob Brunswig and George Junne to the Capital Development Committee at the Statehouse in late June. The purpose of that presentation and last week's visit, which included members of the Legislative Black Caucus and featured Senator James Coleman, was to explore the possibility of a legislative appropriation to support Dearfield preservation efforts. These efforts were also greatly aided by private sector contributions, including \$15,000 from PDC Energy and \$7,500 from Occidental Petroleum.



Onsite in Dearfield, courtesy of CPI.

The Dearfield Dream Project is a multi-organizational research and historic sites preservation program. The work builds on earlier steps by the Black American West Museum and scholars from the City of Greeley Museums, University of Northern Colorado, University of Colorado-Boulder, Colorado State University, and grant-funded private historical resource consultants, including participation by History Colorado and CPI. The project seeks to preserve the Dearfield townsite as a vital Colorado and national historical resource, increasing recognition of Dearfield's contribution to African American settlement and economic self-sufficiency, civil rights, and social justice efforts. Dearfield was an unincorporated town in Weld County, Colorado, from 1910 through the late 1930s, founded in 1910 by Oliver Toussaint Jackson, an African American businessman and entrepreneur who purchased and homesteaded land used for the establishment of the townsite.

**Preservation Projects Site Visits with Jane Daniels:
4UR Mill Stabilization &
Saguache Hotel Rehabilitation**



Onsite at the Wagon Wheel Gap Fluorspar Mine and Mill, courtesy of CPI.

The Wagon Wheel Gap Fluorspar Mine and Mill, known as the 4UR Mill, received grant funds from the SHF in the spring of 2020 to stabilize the most critical and severely deteriorated features of the Mill. It was not been until this spring that work could begin at the site, and thankfully, it was just in the nick of time! CPI's Preservation Services Director, Jane Daniels, made a site visit to the Mill, located outside of Creede, late last month to check out the progress, which was quite impressive. Harrison Western, the general contractor, had made significant progress stabilizing the internal columns and preparing the Mill's main high roof for enclosure. They will be taking a short pause this summer not to disturb operations at the 4UR Resort, but will be resuming work in Oct. Thank you to Harrison Western, the 4UR Ranch, Form+Works Design, and the SHF for an outstanding job so far!



Onsite at the Wagon Wheel Gap Fluorspar Mine and Mill, courtesy of CPI.



Saguache Hotel, courtesy of CPI.

In addition to visiting the 4UR Mill, Jane also visited the **Saguache Hotel** to check in on the progress of the new owner, Andy Hackbarth, as he works hard with his father and other community members to bring back this important downtown landmark to life. CPI has also partnered with this private owner to obtain SHF funds in 2020 to rehabilitate the roof and to help guide the project in the process of historic preservation, including tax credits, low-interest loans, the Secretary of Interior's Standards, and other funding opportunities. Considering what the building looked like when he acquired it, the Hotel is looking in

much better condition. Andy and his dad, Charlie, are putting some serious sweat equity into the building. Their efforts will hopefully be rewarded more and more as they get further into realizing their vision for the building as a music venue, a revived hotel, and an eating establishment that will enliven the social and cultural activity in downtown Saguache.

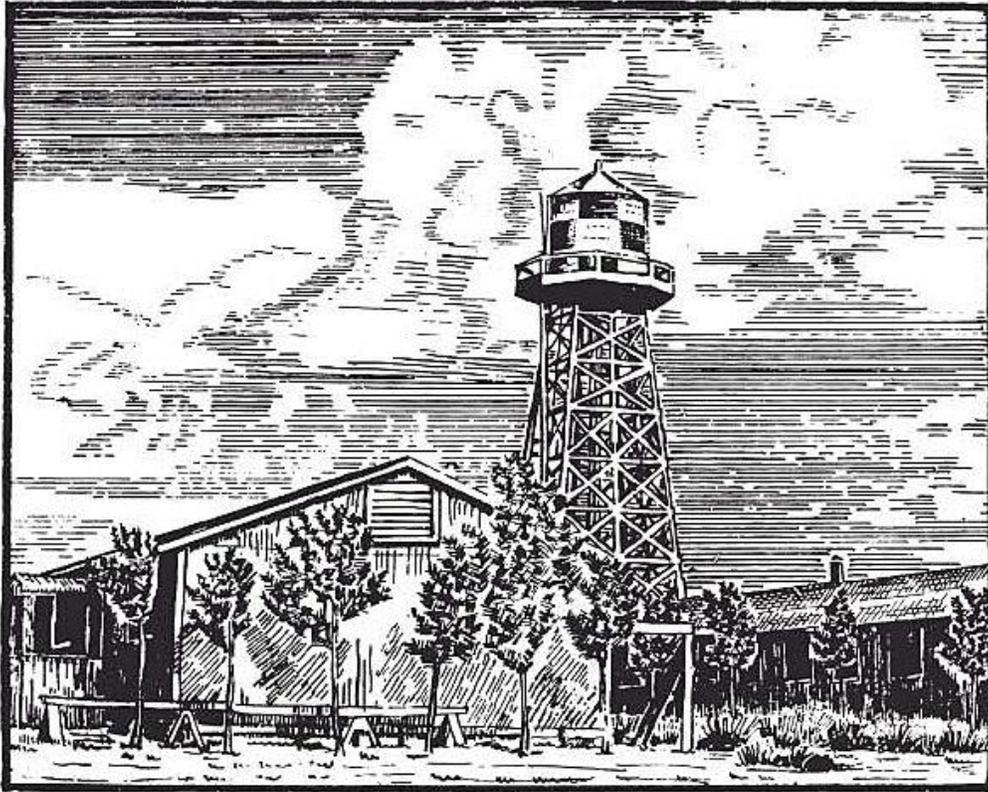
Visiting both sites was a great reminder of our partners' extraordinary resourcefulness, talent, and creativity and, of course, of the incredible historic resources that we are blessed to have and work hard to save.

For more information on these CPI projects and others, feel free to contact Jane Daniels, Director of Preservation Services, at jdaniels@coloradopreservation.org.



Onsite at the Saguache Hotel, courtesy of CPI.

Preserve the History of Amache



limited edition reproduction prints of Amache silkscreen shop artwork

The Granada Relocation Center (later renamed AMACHE) is a historic site where more than 7000 Japanese Americans were unjustly incarcerated during WWII. Located about a mile southwest of Granada, Colorado, Amache was one of 10 incarceration sites established during World War II under the War Relocation Authority to illegally detain Japanese Americans forcibly removed from the west coast of the United States under Executive Order 9066. Today, the Amache Preservation Society remembers them and helps to preserve the Amache site.

The Amache Preservation Society has been instrumental to the site's preservation:

- Preserving crucial structures
- Recreating parts of the site
- Providing interpretation and education
- Operating a museum in nearby Granada
- Bringing visitors to the site, primarily through the annual Amache Pilgrimage.
- Join us in continuing this important work of preserving the site and making it accessible to visitors.

AND for your support in this summer campaign, you will be rewarded for your contribution, with commemorative Amache gifts like the silkscreen featured above. [Please consider donating before July 31!](#)

Amache was listed on CPI's Endangered Places Program list in 2001 and is one of CPI's preservation services projects.

Governor Signs Bill Increasing Tax Credits for Conservation in Colorado

On June 30, 2021, Governor Polis signed Conservation Easement Tax Credit Modifications (HB21-1233) into law. The legislation helps to accelerate land conservation in a state threatened by the ongoing climate crisis and population growth, and ensure that the state's conservation easement tax credit program functions more effectively and efficiently. The bill was sponsored by long-time conservation champions Senator Kerry Donovan, Senator Faith Winter, Representative Dylan Roberts and Representative Perry Will.



Land conserved by a conservation easement near Centerville. Photo courtesy of Central Colorado Conservancy.

“This is a momentous day for the conservation movement and a momentous day for Colorado,” said Melissa Daruna, executive director of Keep It Colorado. “This legislation gives greater incentive to private landowners to voluntarily conserve and protect more land – benefiting all people and wildlife who rely on clean air and water, access to local food, healthy ecosystems and the iconic views for which Colorado is known.

“Opening the door to more land and water conservation is also good for Colorado’s economy and way of life. It helps Colorado’s rural farmers and ranchers stay in production, and helps ensure that the natural assets that draw outdoor and nature enthusiasts to Colorado in the first place are here for the long term,” Daruna added.

The bill accomplishes several key policy priorities of the statewide conservation community. Key elements of the bill include:

- Increases the tax credit incentive to up to 90 percent of the donated value of a landowner's conservation easement.

- Expands the list of eligible landowners who can access the tax credit program to include certain types of water entities, such as water conservancies and irrigation and acequia organizations.
- Establishes a tax credit tracking system within the Division of Conservation.
- Eliminates the requirement that tax credit buyers and sellers file their returns at the same time.
- Ensures that the Division of Conservation can serve as a receivership for orphaned (abandoned) easements, once a program is established, to find those easements new homes.

Learn more about the Conservation Easement Tax Credit from Ariel Steele (ariel@taxcreditconnection.com) and Tax Credit Connection, Inc. TCC updated their articles to reflect the new formula. Please share these with anyone considering a conservation easement.

- [Financial Rewards for Conserving Land](#)
- [Step by Step Guide to Conservation Easement Process](#)
- [Federal Benefits of a Conservation Easement](#)
- [Turning Conservation Easement Tax Credits into Cash](#)
- [Can My Heirs Save Money on Conservation Easements?](#)
- [When to Sell Tax Credits by Lyle Hood](#)

Mark Rodman, former CPI Executive Director, Appointed Michigan's State Historic Preservation Officer

LANSING, Mich. — On May 26, 2021, Governor Gretchen Whitmer of Michigan announced the appointment of Mark A. Rodman as Michigan's State Historic Preservation Officer.

“Mark’s unparalleled experience and expertise will help our state connect with its past,” said Whitmer. “Michiganders everywhere will benefit from Mark’s leadership and his commitment to identifying and uplifting historic places for future generations to enjoy.”



Mark Rodman

Mark A. Rodman, of Lansing, most recently served as the executive director of the Michigan Historic Preservation Network. He has also worked as a managing member with Lynmar Group, LLC for over 10 years providing consulting services for historic rehabilitation projects. Rodman previously served as the deputy state historic preservation officer

and chief preservation programs officer for the State of Colorado and **held positions as the executive director of Colorado Preservation Inc.** and chief operating officer of Preservation North Carolina.

Rodman holds a Master of Arts in Historic Preservation Planning from Cornell University and a Bachelor of Science in Business Administration and Master of Business Administration from Winthrop University. He is a member of the National Alliance of Preservation Commissions Board of Directors, and previously served on the Michigan Main Street Advisory Committee and as the treasurer for the Cultural Advocacy Network of Michigan.

Rodman will serve for a term commencing July 12, 2021 and expiring at the pleasure of the Governor. This appointment is not subject to the advice and consent of the Senate.

“Michigan has a wealth of diverse historic resources ranging from pre-historic archaeological sites to midcentury modern buildings and homes,” said Rodman. “I’m excited that Governor Whitmer has afforded me the opportunity to work with communities to identify, preserve, protect, rehab and revitalize the places, structures and buildings that mean so much to Michiganders. I look forward to combining historic preservation and economic development to build a bright future for business districts and neighborhoods across our state.”

“Mark brings a wealth of experience, a keen perspective and a commitment to customer service and problem solving that will help continue to not only effectively run SHPO, but to facilitate collaboration and new opportunities to capitalize on historic preservation for communities throughout the state,” said Michele Wildman, Senior Vice President of Community Development at the Michigan Economic Development Corporation. “We look forward to welcoming Mark to the MSF as MEDC continues to focus on innovative placemaking by transforming underutilized – and often historic – properties into vibrant areas here in Michigan.”

The State Historic Preservation Officer is appointed by the governor to administer the State Historic Preservation Office and Michigan’s historic preservation program in compliance with 36 CFR § 61.4, including the employment of a professionally qualified staff. Executive Order No. 2019-13 transferred the State Historic Preservation Office from the Michigan State Housing Development Authority to the Michigan Strategic Fund.

Congratulations, Mark! The Colorado preservation community is rooting for you and your important work!

2021 Young Professional of the Year



Christine Britton, PE, senior project engineer at JVA, Inc., Boulder. Photo courtesy of ACEC.

The [American Council of Engineering Companies of Colorado \(ACEC Colorado\)](#) honored Christine Britton, PE ([JVA, Inc.](#) – Boulder) as the 2021 Young Professional of the Year at its virtual Leadership & Scholarship Achievement Celebration ceremony on May 5.

The Young Professional of the Year award recognizes the notable skills and abilities of the next generation of engineering leaders, and each entrant must be nominated by a consulting engineering firm leader and demonstrate a significant impact on public welfare on a project and/or the furthering of professional growth and development within the firm.



Christine Britton. Photo courtesy of ACEC.

Britton was nominated by Vice President Jeannette Torrents, PE, SE, F.SEI, LEED AP, at JVA, Inc., where Britton has worked for over seven years, making a significant impact in the Historic Preservation Studio. “Christine’s dedication to preservation extends beyond her comprehensive project work to volunteer and leadership contributions at both the local and national level. Her commitment to her career and community have already made a significant impact on our profession, and I’m looking forward to seeing what she will do in the future,” commented Torrents.

Torrents also commented that as a licensed professional engineer, Britton leverages her unique combination of a Bachelor of Science in architectural engineering and a Master of Science in historic preservation to preserve historic structures in Colorado and across the country. Two such historic projects include the Many Glacier Hotel, once listed as one of

America's 11 Most Endangered Historic Places, and the 4 Bar 4 Stagecoach Hotel and Barn, named by Colorado Preservation, Inc. as one of Colorado's Most Endangered Places.

Britton also volunteers her time with several industry associations including her current role as an instructor for the B.E.S.T. Program (previously known as Vanishing Treasures) of the National Park Service, where she helps lead workshops about the structural engineering of historic structures for non-engineers.

"Teaching opportunities like this help disseminate knowledge on the topic of preservation engineering to those in the profession and beyond, which is critical to saving historic elements of our built environment," commented Britton.

Congratulations, Christine! CPI is grateful for your energy and expertise!

[Website](#) | [Facebook](#) | [Twitter](#) | [Become a Member](#) | [Donate](#)