

History Colorado State Historical Fund Grant Application

Reference #: 18-02-020

Organization

Name: **Southeast Colorado Creative Partnership Corporation**

First Name: **Nancy** Last Name: **Bennett**

Title: **Chair, La Junta Urban Renewal Authority**

Organization Address: **422 San Juan Avenue**

La Junta, CO 81050-2352

Federal Tax ID Number: **47-1194325**

Grant Recipient Contact

Prefix: **Ms.** First Name: **Nancy** Last Name: **Bennett**

Title: **Chair, La Junta Urban Renewal Authority**

Telephone: **(719) 384-2154** Email Address: **emsgran@gmail.com**

Organization: **Southeast Colorado Creative Partnership Corporation**

PO Box 489

601 Colorado Avenue

La Junta, CO 81050

Project Information

Grant Type: **General**

Repeat Application? **No**

Project Type: **Acquisition and Development**

Project Title: **Stabilization**

Brief Summary of Project

This project will complete the first phase of stabilization for the Plaza Block, the last remaining 1890s commercial building in the original downtown area of La Junta. After overcoming years of political challenges related to saving the building, the La Junta Urban Renewal Authority and Southeast Colorado Creative Partnership are now collaborating to repurpose the Plaza Block into a cultural arts center, short-term housing, and commercial kitchen that will ultimately benefit local youth, adults, and seniors alike. This proposed use extends from several earlier planning projects including recent design documents funded by SHF. The project builds upon these planning documents to address urgent structural needs including emergency shoring, selective demolition and abatement, and rehabilitating the foundation and first floor framing. Once underway, the project will embolden La Junta to move forward with the building's long-awaited rehabilitation which has become a beacon for downtown revitalization and historic preservation in the community.

Grant Request Amount: **\$200,000.00**
Cash Match Amount: **\$100,014.00**
Total Project Budget: **300,014.00**
Cash Match Percentage: **33.34%**
Cash Match Readiness: **Yes**
Cash Match Waiver: **No**
If yes, Cash Match Justification:

Property Information

County and City Project Location: **Otero\La Junta**
Colorado State Senate District: **S-35**
Colorado State House District: **R-47**
U.S. Representative District: **US-04**

Property Historic Name: **Plaza Block Building-Plaza Block**
Historic Designation: **State Register of Historic Properties**
Designation Area: **Building and Surrounding Area**
Historic District:
Property Address: **8-10 East 1st Street**
La Junta, CO
81050

Property Site Number: **5OT.1286**

Property Legal Description

**Lot 20 BLK 20 LJ B604 P512 B993 P245 #571712, #612223, #6163368; MS# 438C by MIS;
RCPTN-BL-LT-SEC-2 TWN-24 RNG 55**

Period of Significance: **1895, 1903-1943**

Property Owner Information

Is property owned by the Applicant Organization?: **No**
If no, complete owner information.

Legal Owner: **La Junta Urban Renewal Authority**
601 Colorado Avenue
La Junta, CO 81050

Section 106 Compliance

Will project require Section 106 compliance: **No**

If yes, complete information:

Federal Agency:

Name:

Telephone:

Nature of Collaboration:

Tax Credits

Will you be applying for Federal or State Tax Credits?: **State**

State Historical Fund Competitive Grant Application Narratives

Reference # 18-02-020

A. Applicant Capacity

Write a brief introduction to the applicant organization, its mission, its capacity, and its history (in 1000 words or less). This section demonstrates an organization's ability to successfully manage and complete the proposed project. Include/Discuss:

Grant applicant - Southeast Colorado Creative Partnership (SECCP). The SECCP is a public charity active in community-based cultural and arts events. Following their motto of "Art Changes Things," the SECCP collaborates with arts centers in Rocky Ford and Lamar; assists with fundraising events for the Dickens Fest; and has assisted with the October Art Walk since its inception 15 years ago. The organization has on-going mural and public art projects, and provides youth and adults with access to art and cultural events. As of Sept. 2017, the Urban Renewal Authority (URA) approved a 40 year lease agreement for SECCP to lease the building; it will take effect when SECCP is notified they receive this grant. The SECCP will undertake the building's rehabilitation, and then occupy and manage it once complete. Both the SECCP and URA have extensive experience with grant funded projects including the HSA (#2009-HA-031) completed in 2010, and the newly created design documents (#2018-M1-007).

The La Junta URA collaborates with SECCP as building owner and lessor. Established in 1967, the URA initially aimed to preserve the historic commercial downtown. At URA's request, a local historian, Frances Keck, wrote a nomination for the Plaza de Tiempo Historic District. Although the nomination was submitted for review, the URA veered in a different direction and it was never finalized. Sadly, demolition became the priority of the URA and City Council for years. More recently, however, greater community interest in protecting local history and downtown structures has provided an opportunity for change. Saving the Plaza Block has become a turnaround project for La Junta and the City amidst implementation of a strategic plan that includes preservation and the possibility of becoming a Main Street community.

Grant recipient contact - Nancy Bennett, Co-founder of SECCP. Ms. Bennett was the contact on the design documents and will oversee the Plaza Block's rehabilitation on SECCP's behalf. She has a strong background in real estate, the arts, education and owns 13 apartments managing records, finances, and overall maintenance. Ms. Bennett co-founded La Junta's annual Art Show/Walk and has spearheaded multiple local arts projects.

Grant administrator - Jane V. Daniels. Ms. Daniels will manage the SHF grant completing progress and financial reports, coordinating project team members, and guiding the project to ensure deliverables meet SHF approval. Ms. Daniels has an extensive background in preservation and SHF grant management. She is a former Executive Director of Colorado Preservation, Inc. (CPI) and during her six year tenure successfully managed over 25 SHF grant projects such as the Adobe Stables in Rocky Ford and Amache in Granada. Ms. Daniels will work closely with Rebecca Goodwin, a URA Commissioner and former CPI Board Member. Ms. Goodwin is a trusted

community leader and strong voice for preservation in La Junta who will donate time to oversee the grant project locally. She has written and managed all of the CLG grants and projects as Preservation Officer for the Otero County CLG, and has extensively been involved in numerous SHF funded projects in southeast Colorado.

Principal architect - Jessica Reske, AIA, LEED AP, Forms + Work Design Group LLC. Ms. Reske will provide architectural services for this project. Prior to founding Form + Design Group LLC, Ms. Reske was a Senior Associate and Preservation Architect in the Denver office of Hord Coplan Match for over ten years. She has led many historic assessment projects including the 2010 HSA as well as the design documents. Ms. Reske has broad experience in the design and construction process for numerous historic buildings, including the Crested Butte Depot and the award-winning Emerson School in Denver.

Structural engineer - Ian R. Glaser, Director of Historic Preservation and Lead Structural Engineer at JVA Consulting Engineers. Mr. Glaser has completed numerous assessments and historic preservation projects including the phased rehabilitation of the Many Glacier Hotel in Glacier National Park and the restoration of the President's Residence at Adams State College. Current projects include the adaptive reuse and stabilization of the Louisville Grain Elevator in Louisville, and the rehabilitation of St. Barnabas Church in Denver. Mr. Glaser also provided his services in the design documents phase for the Plaza Block.

General contractor - Andy Carlson, Wattle & Daub Contractors (W&D). W&D Contractors is a general contractor that focuses on the restoration of historic buildings. In business since 1978, W&D has successfully completed over 50 projects funded by SHF. Mr. Carlson has been in construction for 18 years and with W&D since 2009. Originally trained as a carpenter, he has supervised a wide variety of restoration projects and now serves as the company's Director of Operations. W&D assisted with the cost estimates and is the qualified contractor selected for the project. Due to La Junta's remoteness and the technical expertise required for this phase, W&D was selected for their unique qualifications and familiarity with the building.

Archaeologist - Michelle Slaughter, Metcalf Archaeology. Ms. Slaughter is a Colorado State Certified Archaeologist who has completed archaeological monitoring and reporting for numerous SHF grant funded projects. Ms. Slaughter will provide the field monitoring services, required reporting, and site forms to SHF for the project.

Funding -- The URA is providing \$75,000 in matching funds, a substantial amount for this entity which shows the momentum behind reviving the Plaza Block. The SECCP will raise the remaining \$25,000 and is prepared to have it in hand when ready to go under SHF contract. Funding will be sought from several sources. The Department of Local Affairs (DOLA) as well as private foundations who have expressed a desire to support projects like this in southeast Colorado will be pursued; the Gates Family Foundation, the Boettcher Foundation, and El Pomar are a few examples. Since the Plaza Block will support multiple community needs like the cultural arts center, funding from several Otero County programs will also be sought. State historic tax credits will be utilized and other multiple funding streams will eventually support operation and maintenance of the facility such as apartment rents and kitchen/multi-use space fees.

B. Project & Property History

Write a brief history of the project and the resource/property. Describe the historic significance and integrity of the resource/property (in 1000 words or less). Explain the proposed project in the context of historic preservation, i.e. historic integrity, significance, and context, and describe any past project phases. Include/Discuss:

In 1875 Edward C. Smith filed the first homestead claim in what became La Junta. To promote growth, Smith sold land to the Kansas Pacific and Atchison Topeka & Santa Fe (AT&SF) rail lines. The area was a natural crossroads for trade and transportation, and was excellent for both farming and ranching. These agricultural industries, which are famous to this day, spurred growth of La Junta and AT&SF. By 1881 the census indicated 289 people lived in La Junta, with most people living in railroad cars. The town was incorporated that year, and rapidly grew. In 1889 it was selected as the County Seat for the newly created Otero County. By 1895, the year the Plaza Block Building was constructed, La Junta was home to 3,500 people.

The Plaza Block fronts First Street (Highway 50), which runs along the railroad yard and tracks through La Junta. During the 1880s the street paralleling the railroad was known as Trinidad Plaza, and these blocks were the first business district. Originally comprised of one-story wood buildings, by the late 1890s two-story brick buildings were common. Whether traveling by rail or later by automobile, the blocks along this transportation pathway were the center of government and commercial activities; the Plaza Block's location here remains a key asset for its proposed use.

The Plaza Block building and the La Junta Mill are the only remaining commercial buildings from these early days. Made of red brick, the Plaza Block has a rectangular footprint with a two-story double storefront exhibiting nineteenth-century commercial style architecture. Character-defining features are prominent on the north-facing façade: stone lintels, recessed entries, window transoms, and pressed tin ceilings under the two first floor storefront entrances. It also has a flat roof, brick parapets, and a corbelled cornice that are also common features among early twentieth-century commercial buildings. Designed by architect W.H. Robinson, who also designed the original Otero County Courthouse and two other buildings, the Plaza Block is the only remaining Robinson building in La Junta. It is the last extant nineteenth century building on Highway 50 and is the only historic building in downtown that has not undergone significant first-floor alterations.

In addition to its architecture, the location of the Plaza Block made it prominent in many facets of La Junta's history. J.H. Callender's Department Store was the first occupant. Other businesses were early tenants including a grocer, billiard hall, an upholsterer and furniture store. But it is the Plaza Block Building's tie to communications which makes it most significant. The building was the location of the Postal Telegraph and Cable Company (PTC) and then Western Union (WU) for nearly sixty years. In 1903, PTC invested over \$20,000 in equipment for the Plaza Block, while WU had a small telegraph inside the railroad depot. Following World War II, the companies merged and WU used the Plaza Block as their main office.

The second floor of the Plaza Block served as a boarding house for railroad workers in the early years. Subsequently, the boarding house was occupied by single men and married couples. Sometime between 1914 and 1940 the second floor was converted from a boarding house to two apartments. Maggie Potter, wife of H.W. Potter the prominent pioneer, cattleman and philanthropist lived in the east apartment.

From WWII through the 1970s, the Plaza Block housed businesses including an indoor model car raceway, an antique shop, and a furniture store. By the late 1970s, the building was vacant and the minimal maintenance it had received in recent years ceased. In 2007, the City Economic Director asked URA to purchase the building and rehabilitate it for a Highway 50 museum. Ultimately, the museum idea was abandoned but the importance of the building remained. The Plaza Block retains high historic integrity, and was listed on the State Register in 2015 under Criteria A for communications (1903-1943) and Criteria C for architecture.

While preservation minded URA Commissioners and community members pushed for rehabilitation and re-use, others felt demolition was the only viable option. In 2009, the URA received the HSA grant from SHF. That same year a quote for demolition was presented, and the building was considered part of a larger demolition project that included the Kit Carson Hotel (5OT-4680). The City submitted an application for a Community Development Block Grant (CDBG) demolition grant; fortunately, the application was unsuccessful.

In 2012, the City was awarded a smaller DOLA grant for demolition, with the Plaza Block again included. In July, the City Council withdrew their DOLA request. That year URA received a DOLA grant to conduct a feasibility study for the building. It identified a commercial kitchen, flexible use space, apartments, visitor services and a place to sell locally produced products as community needs (see attachment).

In 2014, a local contractor made a preliminary proposal to rehabilitate the building and requested that URA approve its nomination to the State Register. The Plaza was placed on the State Register (5OT.1286), but business demands forced the contractor to withdraw his proposal. Over the last five years multiple URA motions to demolish the building have failed; in part due to the perceived cost of asbestos abatement (found in the interior plaster) and demolition. In January 2017, an abatement and demolition proposal of \$238,000 was given to URA; a URA board majority felt it was not the best use of funds.

In March 2017, the SECCP proposed use was presented to URA with a request that URA apply for an SHF grant to develop design documents. The Commissioners discussed this as an opportunity to save the Plaza Block, demonstrate the benefits of SHF grants and tax credits, and move a step forward toward revitalization of downtown La Junta. On a unanimous vote, URA agreed to apply for the design document grant (#2018-M1-007), and provided \$5,000 in cash match with SECCP contributing the other \$5,000. The application was successful and the project is now complete. The current stabilization phase is the next necessary step following the recommendations of these planning documents.

C. Project Description

Provide a detailed description of the project (in 1500 words or less). This section indicates your knowledge of historic preservation approaches and techniques as applied to your project.

Include/Discuss:

This scope of work stems from recent building investigations and a completed set of design documents (#2018-M1-007) prepared by Forms + Work Design Group LLC, and JVA, Inc. These documents informed preliminary cost estimates provided by W&D Contractors in Sept. 2017 for the building's stabilization and rehabilitation, which were used to develop the budget. While optimal, the entire stabilization was too cost prohibitive to complete at once. This project, therefore, will complete the first of two stabilization phases critical to rehabilitating the Plaza Block.

ARCHITECTURAL & ENGINEERING SERVICES: Architectural services will be performed by Ms. Reske and include the production of construction drawings for stabilization and submittal of historic, before, and after photographs. Ms. Reske will also provide construction bidding assistance, construction administration services, and will attend the required SHF initial consultation and meetings. Geotechnical services are included so to confirm soil composition and groundwater location. Ms. Reske will work closely with JVA, Inc. as much of the stabilization effort is a structural project.

EMERGENCY SHORING: The Plaza Block is constructed of exterior masonry bearing walls with interior roof and floor framing. In the 2010 HSA (see attached excerpts), the floor and roof structures were noted as 'sufficiently deteriorated to be considered unsafe.' These areas have since continued to deteriorate due to prolonged moisture exposure that has led to decay of the wood framing members and deterioration of the stone masonry walls. The east exterior wall is in poor condition due to numerous open joints and deterioration of the brick masonry. This wall must be shored prior to removal of the remaining roof and floor systems inside. If these systems are removed prior to shoring the east wall, the east wall is at risk of collapse as the diaphragm of the building will be compromised, and the wall will not be adequately braced. Once this wall is shored, it will allow for workers to enter the building and continue with removal of the collapsed sections of the floor and roof structures.

In addition to the east wall, this project will shore the main wood beam and columns in the basement to prevent future deterioration so that, again, workers can safely move within to perform other stabilization and abatement work. Part of this shoring will include constructing interior scaffolding to provide a work surface for the abatement and general contractors. Shoring will be accomplished with large wood members along the east wall. Tension ties will be installed at the building's upper level to hold the masonry and existing framing members in place. Metal pipe shoring will be utilized inside where necessary to support the structure as shown on the structural drawings (see attachments).

SELECTIVE DEMOLITION and ABATEMENT: Once the emergency shoring is complete, the next step is to remove hazardous materials from the interior so workers may safely proceed with other stabilization needs. An asbestos report, paid for by the URA, was completed in 2017 and concluded

that the building contains trace amounts of Crysotile asbestos in some of the interior plaster. While these materials do not need to be abated, they do need to be removed with special precautions taken by a certified abatement contractor. Due to on-going water infiltration throughout the building, the asbestos containing material is, in some sections, delaminated and loose on the floor. These loose materials will be removed. Plaster that is in good condition will remain and be repaired as needed. The extra cost of the protections necessary are included in the budget as estimated by a certified abatement contractor.

In addition to the asbestos-containing plaster, there is pigeon waste throughout the building. This material is also considered hazardous, and will require abatement by a certified abatement contractor. Likewise, lead-based paint is presumed to be present in the remaining finishes. Where these materials are impacted, the contractor will follow all EPA and OSHA regulations to address the lead-based paint.

Once all hazardous materials are removed, sections of the building which have partially collapsed can be removed. It is anticipated that much of the first floor framing, sheathing, and finish flooring will be removed. Compromised sections of the second floor framing, sheathing, and finish flooring will also be removed. The lower section of the roof will be removed, including framing, sheathing, and the remnants of the roofing materials. The materials selected for removal have been identified as not salvageable. Water infiltration has led to rotten, unsafe wood building components, which are not in a condition such that sistering them is a possibility. In many cases, the materials have lost section, making them structurally insufficient, and are rotten throughout.

FOUNDATION REHABILITATION: The Plaza Block has a stone foundation that consists of full height, approximately 2 feet thick, limestone basement walls around the perimeter. Down the centerline of the building is a 2 foot 4 inch thick stone wall that supports the central bearing wall. As noted in the 2010 HSA, 'there is extensive damage to the walls caused by moisture infiltration and freeze-thaw,' which has been exacerbated over the years by the growing hole in the roof and a nonexistent drainage system. In addition to this water infiltration, at the stone foundation there are areas of missing stone and open mortar joints undermining the stability of the exterior masonry bearing walls. This phase will replace the severely eroded stone and repoint areas of missing and deteriorated mortar on the building's exterior. The stone adjacent to the openings at the building's north end is in particularly poor condition. In this location, there is extensive material loss due to erosion. There is not adequate bearing at the stone, which must be addressed. Along the east and west foundation walls, the lower 2 feet of stone are in the worst condition. Here, water infiltration due to rising damp and the presence of groundwater has continued to erode the stone and the mortar joints. Where severe erosion has occurred, stone and mortar will be replaced in-kind. A mortar analysis will be completed to determine the appropriate mortar for use in the foundation as well as in subsequent phases of work at the exterior walls.

FLOOR FRAMING REHABILITATION: As a result of years of on-going water infiltration, the original interior finishes are in poor condition. The wood flooring has suffered extreme water damage with sections missing, collapsed, damaged, and severely warped. Interior floor finishes are also in poor condition with only about 400 square feet on the first floor in salvageable condition due to water damage.

As discussed, the proposed work includes removal of collapsed, severely damaged and compromised sections of flooring materials and framing. Where finish flooring is salvageable, it will be labeled and stored for reinstallation in a future phase. Once materials are removed, new wood framing members will be installed. Plywood sheathing will be installed atop the wood framing to provide a safe surface on which to walk and to work. Due to budget limitations, it is anticipated that approximately 50% of the first floor framing will be addressed in this manner. These areas of framing will be identified as key work areas. The remainder of the floor framing and plywood sheathing will be addressed at the beginning of the next (second) phase of work. Reinstallation of historic flooring, and in-kind replacement flooring will occur during the interior rehabilitation phase.

ARCHEOLOGICAL MONITORING: Ground disturbance will take place during rehabilitation of the foundation and first floor framing. Ms. Slaughter will be present during excavation to monitor for historic artifacts, and will submit the required SHF reports.

Regular progress and financial reports will be submitted by the grant administrator. The architect will prepare construction documents following the Secretary of the Interior's Standards for all work after the initial consultation is held with the grant recipient contact, SHF staff, and grant administrator. Once approved, the construction documents will be presented to the general contractor and pricing reviewed. A pre-construction meeting will be held before work can proceed, and appropriate forms submitted. A mortar analysis and mock-up will also be completed for SHF approval. Once complete, a post-construction meeting will be held and after photos submitted along with a final financial report.

Future phases of work have been preliminarily outlined as part of #2018-M1-007. It is anticipated that SECCP will request SHF funding for phase two stabilization in 2018 to rehabilitate the interior foundation, floor framing on the second floor, and the roof. The roof was not included in phase one due to budget constraints. Prior to installation of the roof, a work area free of environmental hazards, a stable work surface, and appropriate framing to accept the new sheathing and roof must be provided, and the cost of these initial items prohibits installation of a new roof at this time. Work installed in phase one will be protected from weather to the extent possible using inexpensive plywood sheathing and tarps until the roof can be installed. As funding allows and is later deemed appropriate, other future phases would continue with rehabilitating the windows and doors, masonry, interior finishes, mechanical and electrical, etc.

D. Urgency

Explain why it is urgent to complete the work in your application NOW (in 1000 words or less). Include/Discuss:

Multiple factors contribute to the urgency of this project moving forward immediately. Since its purchase in 2007 and the completion of the HSA in 2010, the building continues to significantly deteriorate. The hole in the roof has allowed rain and snow to continue adversely affecting the roof stability, as well as part of the second and first floors. In the basement, extensive wood rot is apparent to several floor joists and wood support columns. Parts of the modified entries to the rear

(south) of the building have collapsed. The wood components of the two main bays on the front of the building, which face north, are severely deteriorated and part of the heavy plate glass has fallen. Other elements of the building are also facing accelerated deterioration and there is a need to mitigate the asbestos-containing plaster. Without addressing these issues now, these conditions will accelerate and become an even bigger public safety hazard.

Another contributor to the urgency of this grant is the political climate related to the Plaza Block and the current make-up of the URA Board and City Council. As indicated in the project history, support for saving the Plaza Block has not always been universal; in fact, it was not until very recently that community leadership swayed towards supporting rehabilitation, namely due in part to the SECCP's proposed use coupled with receiving the SHF grant for the design documents (#2018-M1-007). SHF support for this current project may be just as imperative now, however, if not more so.

Less than a year ago, the City of La Junta sent a letter to the URA stating that the Engineering Department had deemed the Plaza Block a "dangerous building and a public nuisance." If the URA and SECCP do not receive this SHF grant to demonstrate continued progress toward rehabilitation, the City could proceed with demolition and charge the costs to URA. Based upon the most recent abatement and demolition proposal, this action would cost approximately 36% of all funds URA has to assist property owners within the Tax Increment District with Storefront Grants, exterior and accessibility projects, historic rehabilitation, and new projects that can generate Tax Increment Funds. If supported by SHF, this project would be a significant step towards a rehabilitated building that contributes both economically and culturally to the community, while also saving URA funds that can be used to assist other projects that will contribute to revitalizing the downtown.

In the past, the make-up of the URA Board was closely divided between those supporting preservation versus demolition of the building. Swing votes resulted in an inability to proceed with any plan. Currently, a large majority of the URA Commissioners support rehabilitation and oppose the use of 36% of the TIF funds to create a vacant lot. Likewise, the current Mayor and a number of City Councilmen are supportive of preservation and the efforts to move La Junta towards becoming a Main Street community. However, the Mayor will leave office in November 2017. If this project is not underway in the late spring/summer of 2018 with continued progress evident, the loss of the Mayor's strong support may be detrimental if the SECCP had to reapply for the grant, as the URA may be less likely to recommit their \$75,000 in matching funds. Likewise, if this grant is not awarded, as stated above, it is less likely that the URA will still move forward with the 40 year lease agreement with SECCP to occupy and manage the building. Once this lease is in place and stabilization has begun, further work to maintain the building, fundraise, and plan for future phases of the rehabilitation can also begin.

Lastly, this project is especially important now to the state of Colorado in relationship to the State Historic Preservation Tax Credit. In 2018, the preservation community will begin the efforts to re-authorize the credit. When the Main Street Revitalization and Job Creation Act of 2014 was introduced, it was strongly promoted as a way to help rural and under-served communities. The pool of funds set aside for smaller projects, such as the Plaza Block in La Junta, was identified as being of great economic benefit to these communities. To date, there have been no projects in the Eastern Plains; legislators have noticed and would like this changed. Moving this project forward, which means being granted SHF funds, will allow SECCP to apply for tax credits in that pool in the spring of

2018. Exhibiting progress towards a tax credit project in this part of the state will be critical to gaining stronger political support for the tax credit's renewal in 2019. Likewise, if successful, this project could be a model for others in similarly rural parts of the state to follow regarding historic building redevelopment, project phasing, and using the tax credit.

E. Timeline

The following timeline is proposed for the project:

February 2018: Notification of grant award

April 2018: Under contract with SHF; On site initial consultation with SHF; Submit subcontract certification form for architect; Submit before photos; Submit historic photos

April - June 2018: Preparation of construction documents by architect

July 2018: Review of construction documents by SHF and project participants

August 2018: Finalize construction documents; Review contractor pricing, Hold pre-construction meeting

September 2018: Subcontract certification form for contractor signed and submitted to SHF; Phase I stabilization work begins; Review mock-ups on site

February 2019: Phase I stabilization work completed; On site review and post construction meeting with SHF

March 2019: After photos submitted to SHF; Final deliverables and financial report to SHF

April 2019: Grant closeout

F. Public Benefit

Tell us how and why the community supports and benefits from this project (in 1000 words or less). Include/Discuss:

This initial phase as well as subsequent phases toward the objective of rehabilitation and re-use of the Plaza Block will have significant public benefit. From a basic monetary standpoint, rehabilitating the building represents investment in the community's history and future, instead of investing in demolition and vacant lots. The project benefits La Junta by demonstrating appropriate rehabilitation practices and the viability of preserving historic buildings to revitalize downtown, which ultimately provides a greater sense of place. One young local, a Koshare member/Boy Scout, will exhibit this by painting two large murals on the plywood of the Plaza Block's first floor window coverings; using a historic photograph, one mural will depict downtown La Junta around 1900, the other how local youth wish to envision La Junta's future. These paintings will draw attention about the state of La Junta's downtown and how projects like the Plaza Block can instigate a better future. Rehabilitation of the Plaza Block, therefore, will serve as a showpiece for downtown revitalization and hopefully uplift its chances for participating in the Main Street program.

When complete, the building will provide the local and surrounding community with dedicated art space for adults and children. Planned art programming for children will provide hands-on experience with art while also providing a safe, positive place for children to spend time. This is very important as school funding cuts are resulting in elimination of many visual art classes; and La Junta and Rocky Ford schools are moving to a four-day school week, a decision that other nearby school districts are considering. Summer activities in the region primarily focus on athletics, which does not meet the need of all children.

Having space to create art and art programming also will benefit adults and senior citizens in the region. US Census figures for 2015 show that 25% of Otero County's population is over the age of 60, with 16% of the population in the active retirement ages of 60-75. As the area works to promote itself as a cost-effective place to retire, access to cultural and art activities will become increasingly important. Rehabilitation and re-use of the Plaza Block will also provide community benefits that appeal to young families considering staying in the area, as well as those looking for a small town in which to raise their family.

The 2013 Feasibility Study identified the need for a commercial kitchen (see attachment). When complete, this project will benefit the community by providing a commercial kitchen that can be used by local businesses wishing to do catering, and individuals who want to create, display, and eventually sell products using locally sourced agricultural products. The associated multi-use space will be available for community gatherings, special events, educational presentations, and art exhibits. In addition, Otero County DHS and the Colorado State University (CSU) Extension Service are interested in using the kitchen to teach classes on shopping and preparing healthy meals, food safety, and food preservation. Other ideas include using the kitchen as a neutral setting for supervised visits between children and their families, giving them an opportunity to prepare and eat meals in a safe zone, and using the kitchen and art studio for a DHS program for "adopted grandparents" who volunteer time to spend with children who do not have a positive family structure.

Additionally, when complete, the two upstairs apartments will address housing needs identified in the Feasibility Study. The Regional Medical Center regularly has traveling physical therapists and nurses who work in the community for 3 to 6 months. These individuals travel without furniture and need a rental that appeals to professionals, but is not a house or an apartment that requires a long-term

lease. Visiting artists can also use the apartments as could students in the nursing program and policy academy at Otero Junior College.

This project also provides public and preservation benefits that extend well beyond La Junta. Because of a lack of capacity and technical preservation expertise, many rural and underserved communities in Colorado are afraid to undertake similarly challenging rehabilitation projects. Funding of these projects is daunting. Since this project will encompass SHF grants, other funding, and the use of Colorado's historic tax credit, the plan is to use it as a case study to provide other small, rural communities with ideas and tools to undertake similar projects. Ms. Daniels, grant administrator for this project, is also a student at the University of Denver in the Burns School of Real Estate & Construction Management. As part of her studies, Ms. Daniels will create an analysis and development plan as part of a case study to model how these tools can be used to bridge financial gaps, and better plan for future phases of work. If successful, this report will be shared with other communities with similarly distressed historic buildings in Colorado so they too may benefit from lessons learned.

When passed in 2014, the Main Street Revitalization and Job Creation Act was presented as one of these strong tools to assist rural communities in rehabilitating historic buildings. The "small" pool focused on projects in these communities. As of this time, there have been no tax credit projects in rural Eastern Colorado. In 2018, when preservationists in Colorado work toward re-authorization of the Historic Tax Credit, this project will benefit all communities in Colorado by demonstrating how that the tax credit does benefit our rural communities, and can be the deciding factor in whether a project is viable.

Further, as the project progresses, articles in local newspapers and the SECCP newsletter will promote preservation and the SHF. Signage recognizing SHF funding for this project will be prominently posted at the front of the building facing Highway 50. Individuals associated with URA and SECCP will become familiar with preservation practices through the process, allowing them to share that knowledge and mentor others interested in undertaking other preservation projects. Local team members will be available to give presentations to other communities and organizations in the region.

G. State Preservation Plan

Describe how your proposed Scope of Work relates to one or more of the six overarching goals of the 2020 State Preservation Plan, listed below (in 600 words or less).

Goal A: Preserving the Places that Matter

This project begins the process to preserve one of La Junta's oldest commercial buildings. As the first major project of its kind in La Junta, this stabilization phase will show how to move forward with the steps of a rehabilitation project past the planning process. The project will demonstrate how to implement next steps following the creation of design documents in the preservation effort. This

phase will likewise create an environment for SECCP, URA Commissioners, and other leaders to learn about identifying building features and deficiencies, preventing deterioration, stabilization, and building maintenance that can be applied to the Plaza Block as well as other significant buildings in the community.

Goal B: Strengthening and Connecting the Colorado Preservation Network

This project will nurture preservation throughout La Junta and the City government. URA Commissioners, City planning/code personnel, owners of historic commercial buildings, and the community will see preservation processes first-hand. Each phase of this project is a training opportunity for community leaders; the URA and SECCP plan on using the knowledge learned to provide guidance to others considering historic rehabilitation. Likewise, Ms. Daniels' report that will analyze the injection of tax credits and public and private funds for this project, when complete, will be shared as a case study for similarly distressed historic buildings in other small, rural communities statewide.

Goal C: Shaping the Preservation Message

This project relates to Objectives C1 and C3. Since URA purchased the building, misinformation has circulated about the viability of rehabilitating historic buildings. Demolition and in-fill have been promoted as the viable option for revitalizing downtown. By following through with implementing the design documents of the previous phase to this current stabilization work, this project will demonstrate appropriate processes for identifying rehabilitation steps; developing re-use plans that maintain the building's historic integrity while creating modern and highly functional spaces; and showing how historic buildings can be used to benefit diverse needs. This project will demonstrate a unique preservation partnership including preservationists, artists, educators, and the URA. Regular press releases will document the project.

Goal E: Weaving Preservation throughout Education

Objective E7 strives to create better understanding of preservation in community decision making. This phase of the project is the culmination of a ten-year effort by local preservation advocates and URA Commissioners to broaden options considered when facing vacant/deteriorating buildings. This project will further this education as the stabilization work is sure to draw local, regional, as well as state attention. Throughout this phase, URA and SECCP will disseminate information about the process through the newspaper press releases and the SECCP newsletter.

Goal F: Advancing Preservation Practices

Advancing preservation practices throughout Colorado requires disseminating information catered to specific groups and types of communities, particularly ones that lack preservation capacity. This lack of capacity includes lack of funds and financing through local lenders. It also includes lack of capacity in grant writing or management, people with preservation trade skills to oversee the work, or the ability to explain the overall goals in a manner that cultivates community support. This project will address this lack of capacity with the community leaders in La Junta. URA, SECCP, and other community members involved will develop task sheets, action plans and other tools as part of the

overall case study for preservation and tax credit projects for La Junta and other rural communities. Rural communities want to hear from members of similar communities how preservation can benefit them such as approaches to planning, execution, finding funding and tax credit implementation. This project aims to be an avenue for this communication.

History Colorado State Historical Fund Application Signature Page

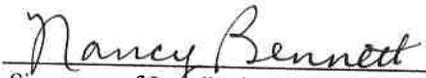
Applicant Organization


Signature of Legally Authorized Representative
Please sign in blue ink

SECCP President
Name / Title

9/28/17
Date

Property Owner *if different than Applicant Organization*


Signature of Legally Authorized Representative
Please sign in blue ink

chairman Urban Renewal 9/27/17
Name / Title Date

Government Official *(see application for applicability)*


Signature of Legally Authorized Representative
Please sign in blue ink

Mayor
Name / Title

9-27-17
Date

Current Photographs – July 2017



Figure 1: Overall view of the north elevation of the Plaza Block.



Figure 2: Overall view of the east elevation of the Plaza Block. Note shoring will be installed along this exterior wall of the building.



Figure 3: Overall view of the south elevation of the Plaza Block building.



Figure 4: Detail view of window sill condition at second floor south-facing windows.



Figure 5: Overall view of lower section of roof.



Figure 6: Detail view of second floor roof framing and roofing materials.



Figure 7: Detail view of bearing end of beam in basement.



Figure 8: Overall view of main beam and column line in the basement.



Figure 9: North-facing basement window opening. Note erosion of stone masonry due to water infiltration to the right of the window opening.



Figure 10: Eroded foundation stone and mortar at north window opening. Note this window opening is entirely below grade and is not visible from the exterior of the building.



Figure 11: Detail view of water damaged interior finishes in the second floor.



Figure 12: Overall view of east retail space on the first floor.



Figure 13: Overall view of the west first floor retail space.



Figure 14: Interior view of storefront windows and doors in the west first floor retail space.



Figure 15: Overall view of second floor condition.



Figure 16: Overall view of second floor finishes.

History Colorado State Historical Fund Scope of Work and Budget Page Acquisition & Development

Please fill out the sections that are applicable to your project only. If additional space is needed for descriptions please continue into the next box field.

*Please note do not use the **cut and paste** functionality to move information between boxes. If needed please use the **copy and paste** functionality only.*

A.	Architectural and Engineering Services	\$ 39,420
	1) Produce construction drawings 2) Produce SHF deliverables – before, after, and historic photos 3) Provide bidding assistance and construction administration services 4) Attend SHF required project initial consultation and pre-construction meetings 5) Geotechnical services for confirmation of soil composition and groundwater location	
B.	Emergency Shoring	\$ 64,857
	1) Shore east exterior masonry wall in place 2) Shore main beam and columns in basement to prevent further deterioration 3) Construct interior scaffolding as required to provide work surface	
C.	Selective Demolition and Abatement	\$ 25,767
	1) Abate hazardous interior materials, as needed 2) Remove collapsed sections of first floor framing, sheathing, and flooring materials	
D.	Foundation Rehabilitation	\$ 50,750
	1) Replace severely eroded stone 2) Repoint areas of missing and deteriorated mortar, building exterior	
E.	Floor Framing Rehabilitation	\$ 14,729
	1) Install new wood framing at first floor level 2) Install plywood sheathing at first floor level	
F.		\$ -

G. \$ -

H. \$ -

I. \$ -

	Construction Subtotal	\$ 195,523
General Conditions		\$ 27,552
Permits		\$ 8,200
Bonding		\$ 3,079
Overhead and Profit		\$ 21,660
	Construction Total	\$ 256,014
Grant Administration		\$ 15,000
<i>Grant Administration/Indirect costs must not exceed 15% of the project total</i>		
Archaeological Monitoring		\$ 5,000
	Project Subtotal	\$ 276,014
Contingency		\$ 24,000
	Project Total	\$ 300,014
Cash Match	Cash Match	\$ 100,014
	Percentage	33.34%
	Grant Request	\$ 200,000
	Percentage	66.66%

The values for the Cash Match and Award Amount must match exactly the values in your grant application under Project Information. Please double check that they do.

September 25, 2017

Nancy Bennett
SECCP
422 San Juan Avenue
La Junta, CO 81050

Re: La Junta Plaza Block Building - Stabilization
Architectural & Engineering Services Fee Proposal

Dear Nancy:

Form+Works Design Group is pleased to present this proposal for architectural and engineering services, including the preparation of final construction documents and construction administration services for the following scope of work at the La Junta Plaza Block Building:

1. Emergency Shoring
 - a. Shore east exterior masonry wall in place
 - b. Shore main beam and columns in basement to prevent further deterioration
 - c. Construct interior scaffolding as required to provide work surface
2. Selective Demolition and Abatement
 - a. Abate hazardous interior materials
 - b. Remove collapsed sections of first floor framing, sheathing, and flooring materials
3. Foundation Rehabilitation
 - a. Replace severely eroded stone
 - b. Repoint areas of missing and deteriorated mortar
4. Floor framing rehabilitation
 - a. Install new floor framing at first floor level

PROPOSAL: We propose to provide architectural and engineering consulting services necessary to complete the construction documents and provide construction administration services for the above project for the fixed sum of \$39,420.00 including direct expenses. This proposed fee and our understanding of the scope of services is based on using a standard AIA agreement or mutually agreed upon similar contract.

To aid you in understanding our proposed fee in more detail, we have included the following breakdown of the architectural design services:

Project Management & Coordination (Including attendance at all SHF meetings)	\$1,920.00
<i>Preservation Architect 16 hours @ \$120/hour</i>	
Construction Document Preparation (drawings & specifications)	\$4,800.00
<i>Preservation Architect 40 hours @ \$120/hour</i>	
Construction Administration & Bidding Assistance	\$7,200.00

Preservation Architect 60 hours @ \$120/hour

Structural Engineering	\$19,800.00
<i>Completion of Construction Documents \$11,400</i>	
<i>Construction Administration Services \$8,400</i>	
Geotechnical Engineering Services (Borings)	\$4,500.00
Reimbursable Expenses (travel, printing, and shipping / courier costs)	\$1,200.00
TOTAL	\$39,420.00

The proposed fee includes four site visits by the Architect during construction administration in addition to the State Historical Fund required pre-construction meeting. The proposed fee includes attendance at the SHF required initial consultation. Before and after photos will be taken and labeled according to State Historical Fund standards and will be submitted at the beginning and end of the project.

The construction documents will build upon documentation completed during the Design Development production project recently completed (SHF Grant #2018-M1-007).

Four copies of the construction documents will be provided upon completion for review and four copies of the final construction documents will be provided. Four copies of stamped and signed drawings will be provided for permitting. Electronic copies of PDFs of the drawings and specifications will be provided at no additional cost. Additional hard copies will be provided for the cost of reproduction as a reimbursable expense.

Our fee does not include abatement activities or the services of an environmental firm for testing materials to confirm the presence of hazardous materials.

Schedule: If the grant application is filed with the State Historical Fund in October 2017 and the grant is awarded in February 2018, I believe the earliest we will be able to proceed, due to contracting with the State, is April 2018. We would therefore propose the following schedule for design, bidding, and construction:

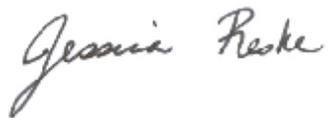
October 1, 2017	Grant submitted to SHF
February 1, 2018	Grant awarded
April 1, 2018	Contract with SHF complete
April 2018	Contract with Architect complete – Submit Subcontract Certification Form
	Submit Before Photos and Historic Photos
May 2018	Hold SHF initial consultation meeting on site
May 2018	Construction Document production
June 2018	Construction Documents submitted for review
	Review of construction documents complete
	Contractor bidding
August 2018	General Contractor selected and under contract
	Submit Subcontract Certification form for contractor
	Hold SHF pre-construction meeting on site

August 2018 – February 2019	Review mock-ups on site Construction (SHF interim meeting to be scheduled as appropriate during construction)
February 2019	Construction complete Submit After Photos
March 2019	Submit End of Project Report Project Close-out complete

Note that construction dates are approximate and will need to be coordinated with the selected contractor. The SHF standard contract period is two years; the above schedule illustrates completion of the project within this standard period.

I am looking forward to working with you on this project. If you have any questions concerning this proposal, I will be glad to discuss them with you.

Sincerely,
form+works design group, LLC



Jessica Reske, AIA, LEED AP
President

Wattle & Daub Contractors

TO: Jessica Reske, form + works design group

RE: La Junta Plaza Block Building
Phase II Budget Estimate

DATE: 9.25.17

Wattle & Daub Contractors is pleased to provide the following budget estimate for the stabilization of the Plaza Block Building. In our professional opinion, the building is in very precarious condition, requiring stabilization work in the very near future if it is to be saved. Phase I pricing is based on preliminary scope and drawings provided by form+works design group and JVA.

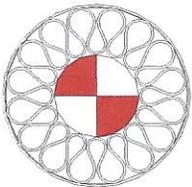
Phase I Scope of Work

Emergency Shoring	\$ 64,857
Demolition and Abatement	\$ 25,767
Foundation Rehabilitation	\$ 50,750
Floor Framing Rehabilitation	\$ 14,729
Bond	\$ 3,079
Permits	\$ 8,200
General Conditions	\$ 27,552
<u>Overhead and Profit</u>	<u>\$ 21,660</u>
Project Total	\$ 216,594

Respectfully submitted,



Andy Carlson
Wattle and Daub Contractors
970-556-9322
a.carlson@wattleanddaub.com



8 Gibbs Road
Laramie, WY
82070
1.307.460.3782
www.WattleandDaub.com

JESSICA RESKE, AIA, LEED AP

Principal / Preservation Architect



Jessica Reske is the founding partner of form+works design group, LLC. Her passion for historic preservation led her to start the firm, focusing on historic preservation projects throughout Colorado.

Prior to form+works design group, Jessica was a Senior Associate and Preservation Architect in the Denver office of Hord Coplan Macht for over 10 years. She has direct experience in all phases of the design and construction process and has completed extensive research for a wide variety of historic preservation and adaptive re-use projects.

Jessica has led assessment projects for a variety of building types, from small one-room schoolhouses to large, multi-building complexes. In addition, she has served as Project Manager / Project Architect for a variety of technical preservation and adaptive re-use projects. She enjoys the challenges that working with historic buildings presents; particularly those which involve working with historic buildings to meet current and future needs.

EDUCATION

Master of Architecture with Certificate in Historic Preservation, University of Wisconsin, Milwaukee

Bachelor of Arts, Music, Valparaiso University

Bachelor of Science, Education, Valparaiso University

PROFESSIONAL LICENSES

Registered Architect, Colorado, 2011

LEED Accredited Professional

MEMBERSHIPS

American Institute of Architects (AIA) 2011-present

Association for Preservation Technology International (APTI)

Association for Preservation Technology (APT) Rocky Mountain Chapter

PROFESSIONAL ACTIVITIES

Association for Preservation Technology - Rocky Mountain Chapter - Board of Directors (Secretary)

Grant Reader - History Colorado, State Historical Fund

Nomination Review Committee – Colorado Preservation, Inc. Endangered Places Program

Team Teacher – Cleworth Architectural Legacy Project

Association for Preservation Technology International – Bulletin article peer reviewer

SPEAKING ENGAGEMENTS

Saving Places Annual Conference, Colorado Preservation, Inc. "Bosler House Technical Details" 2017

Association for Preservation Technology International Conference, "New Structure: Historic Building" 2015

Association for Preservation Technology International Conference "Methods for Waterproofing Historic Foundations" 2014

Saving Places Annual Conference, Colorado Preservation, Inc. "The Preservation and Interpretation of the Reiling Dredge" 2014

Saving Places Annual Conference, Colorado Preservation, Inc. "Beefing Up Old Bones: Strengthening Historic Wood Frame Structures" 2013

Saving Places Annual Conference, Colorado Preservation, Inc. "Foundation Waterproofing for Historic Buildings" 2012

SELECT PROJECT EXPERIENCE

La Junta Plaza Block Historic Structure Assessment & Design Development Documents

Emerson School Rehabilitation

Crested Butte Depot Rehabilitation

Pulliam Building Historic Structure Assessment & Construction Documents

Bosler House Historic Structure Assessment & Exterior Rehabilitation

Belmar Farm Caretaker's Residence Historic Structure Assessment & Phase 1 Rehabilitation

Belvidere Theatre Historic Structure Assessment

Goodnight Barn Historic Structure Assessment & Stabilization

Paris Mill Master Plan and Phases 1 and 2 Rehabilitation

St. Cloud Hotel Historic Structure Assessment, Roof Replacement, & Foundation Stabilization

Education

B.S.E. in Mechanical Engineering; University of Pennsylvania, Philadelphia, PA, 2001

M.S. in Civil and Environmental Engineering; Stanford University, Palo Alto, CA, 2002

Registration

Professional Engineer Colorado 2008

Professional Organizations

Association for Preservation Technology International Rocky Mountain Chapter Board Member



Many Glacier Hotel
Glacier National Park, Montana

Project Experience

Project Manager or Project Engineer for the following:

Stevens School HSA; Sterling, CO
 Altona Schoolhouse HSA; Boulder, CO
 St. Cloud Hotel HSA; Canon City, CO
 First Congregational Church Rehabilitation & Addition; Boulder, CO
 Goodnight Barn HSA; Pueblo, CO
 Paris Mill Stabilization; Alma, CO
 Old Masonic Hall Assessment and Programming; Breckenridge, CO
 Chautauqua Auditorium Assessment; Boulder, CO
 Broomfield Train Depot HSA and CD's; Broomfield, CO
 Sterling Train Depot HSA; Sterling, CO
 Mother Cabrini Barn HSA; Golden, CO
 Austin-Niehoff House HSA; Louisville, CO
 Breckenridge Arts District Campus; Breckenridge, CO
 Johnson Reservoir Assessment; Central City, CO
 Mapleton School Renovation; Boulder, CO
 O'Kane House HSA; Lakewood, CO
 Montrose County Courthouse HSA; Montrose, CO
 Louisville Grain Elevator HSA and Stabilization; Louisville, CO
 Semper Barn Rehabilitation CD's; Westminster, CO
 Silverton School Renovation; Silverton, CO
 Bessemer Historical Society Medical Museum CD's; Pueblo, CO
 Chautauqua Dining Hall Roof Strengthening; Boulder, CO
 Redstone Coke Ovens Stabilization; Redstone, CO
 Frying Pan Kilns Stabilization; Basalt, CO
 Westminster Rodeo Market Rehabilitation; Westminster, CO
 Shoenberg Farm HSA & CD's - 7 Structures; Westminster, CO
 Montrose Elks Building & City Hall Rehabilitation; Montrose, CO
 Adams State College President's Residence Restoration; Alamosa, CO
 Zion United Church of Christ Rehabilitation; Sterling, CO
 Theodore Roosevelt National Park Structures HSR, Medora, ND
 Joshua Tree National Park Headquarters Seismic Assessment; Twentynine Palms, CA
 Grand Canyon Bright Angel Trailhead, Grand Canyon, AZ
 Old Santa Fe Trail Building Exterior Rehabilitation; Santa Fe, NM
 Many Glacier Hotel Life Safety Upgrades; Glacier National Park; MT
 Dinosaur National Monument Quarry Exhibit Hall; Vernal, UT
 DNM Yampa District Maintenance Facility Investigation; Dinosaur, CO
 Montgomery Court Investigation; Denver, CO
 George Meyers Pool Investigation and Shoring; Arvada, CO
 Viele-Van Vleet Farmhouse Monitoring Program; Boulder, CO
 Avery Block Building Facade Investigation; Ft. Collins, CO

Ian Glaser is JVA's Director of Historic Preservation and will lead JVA's structural efforts on the assessment. His focus is on historic preservation with complimentary work in additions, remodels, retrofits and investigations. He has completed numerous assessments and historic preservation projects throughout the West. He recently completed the phased rehabilitation of the Many Glacier Hotel in Glacier National Park, MT. Ian was the project engineer on the Dinosaur National Monument Quarry Exhibit Hall which was recognized in Civil Engineering magazine and featured JVA's micropile underpinning design. Ian is currently working on several assessments with Slaterpaull | HCM including the St. Cajetan's Church in Denver, CO and the Stevens School in Sterling, CO.

CORPORATE RESUME

Corporate Biography

Wattle & Daub Contractors was founded in 1978 as a roofing and waterproofing company. While this work continues, in 1999 the company formed a general contracting division that has focused on the preservation, restoration, rehabilitation and replication of historic structures. Most of the buildings on which we work are historically registered, and all of our projects are executed in accord with the Secretary of the Interior's Standards for the Treatment of Historic Properties. An electronic portfolio of our restoration projects can be viewed at wattleanddaub.com.

In order to ensure that we are maintaining the highest levels of performance, we ask all of our customers to evaluate our work at the conclusion of each project. These evaluations are then collected and compiled by an independent third party, the Performance Based Studies Research Group at the Arizona State University, which publically posts a detailed record of our performance history at pbsrg.com/best-value-model/vendor-specialized-measurement/wattle-and-daub/.

Professional Credentials

Licensing

General Contractor: City of Cheyenne, City of Rawlins, City of Fort Collins, City of Longmont, City of Sterling, City of Loveland, City of Lone Tree, Town of Windsor, Larimer County
Specialty Contractor: City of Boulder, City of Cheyenne, City of Douglas, City of Wheatland, City of Torrington

Bonding

Company: Employer's Mutual Casualty Company
Capacity: Single Project - \$2.0 million, Aggregate - \$4.0 million

Corporate Memberships

Association for Preservation Technology International, Rocky Mountain Chapter
Performance Based Studies Research Group (Arizona State University)
Alliance for Historic Wyoming
Poudre Landmarks Foundation

Preservation Awards

2016 – Colorado Historical Society's Stephen H. Hart Award. Schweiger Ranch, Lone Tree, CO.
2014 - Wyoming State Historic Preservation Office' Preserve Wyoming Award. Wyoming Frontier Prison, Rawlins, WY.
2013 - Colorado Historical Society's Hart Award. Logan County Courthouse, Phase V, Sterling, CO.
2013 - City of Fort Collins Friend of Preservation Honor Award. Outstanding Dedication to Preservation.
2009 - Seventh Annual (Colorado) Governor's Award for Historic Preservation. Historic Ault High School, Phase I-IV, Ault, CO.
2008 - Colorado Historical Society's Dana Crawford Award. Romero House, Fort Collins, CO.

References

Designers

Steve Carpenter JVA, Incorporated	970-682-0506 scarpenter@jvajva.com
Barbara Darden Scheuber + Darden Architects	303-915-8415 bdarden@scheuberdarden.com
Bruce Glass The Architect	620-271-0852 thearchitect@gcnet.com
Dave Lingle Aller-Lingle-Massey Architects	970-223-1820 dlingle@aller-lingle-massey.com
Peter Stewart Stewart Architecture	303-665-6668 Peter@stewart-architecture.com

Customers

Chuck Allen Wyoming Military Department	307-214-2127 charles.d.allen134.nfg@mail.mil
Ethan Cozzens City of Fort Collins	970-221-6273 ECozzens@fcgov.com
Commissioner David Donaldson Logan County Board of Commissioners	970-522-0888 Donaldson@logancountyco.gov
Felicia Harmon KRH Group	970-481-1981 fharmon@krh.com
Tina Hill Wyoming Frontier Prison Museum	307-324-4422 wyomingfrontierprison@hotmail.com
Jim Neblett First Presbyterian Church of Sterling	970-571-1242 jrneb0815@bresnan.net
Spiro Palmer Palmer Properties	970-204-4000 btamlin@palmerpropertiesco.com
Randy Schafer Phillips County Administrator	970-854-3778 randy.schafer@phillipscounty.co

Andy Carlson
Wattle & Daub Contractors

Job Title: Director of Operations

Education: B.S. in Philosophy, University of Denver, 1991
M.A. and Ph.D. in Philosophy, Penn State, 1997.

Years of Experience in Construction: 16

Years with Wattle and Daub: 8

Professional Certifications:

- LEED-AP
- 10-hour OSHA certification
- Former Vice President, Association for Preservation Technology, Rocky Mountain Chapter
- Contractor's "B" License, Loveland and Pikes Peak Regional Building Department
- Certified under the EPA's Repair, Renovate, Paint (RRP) Program

Areas of Specialization:

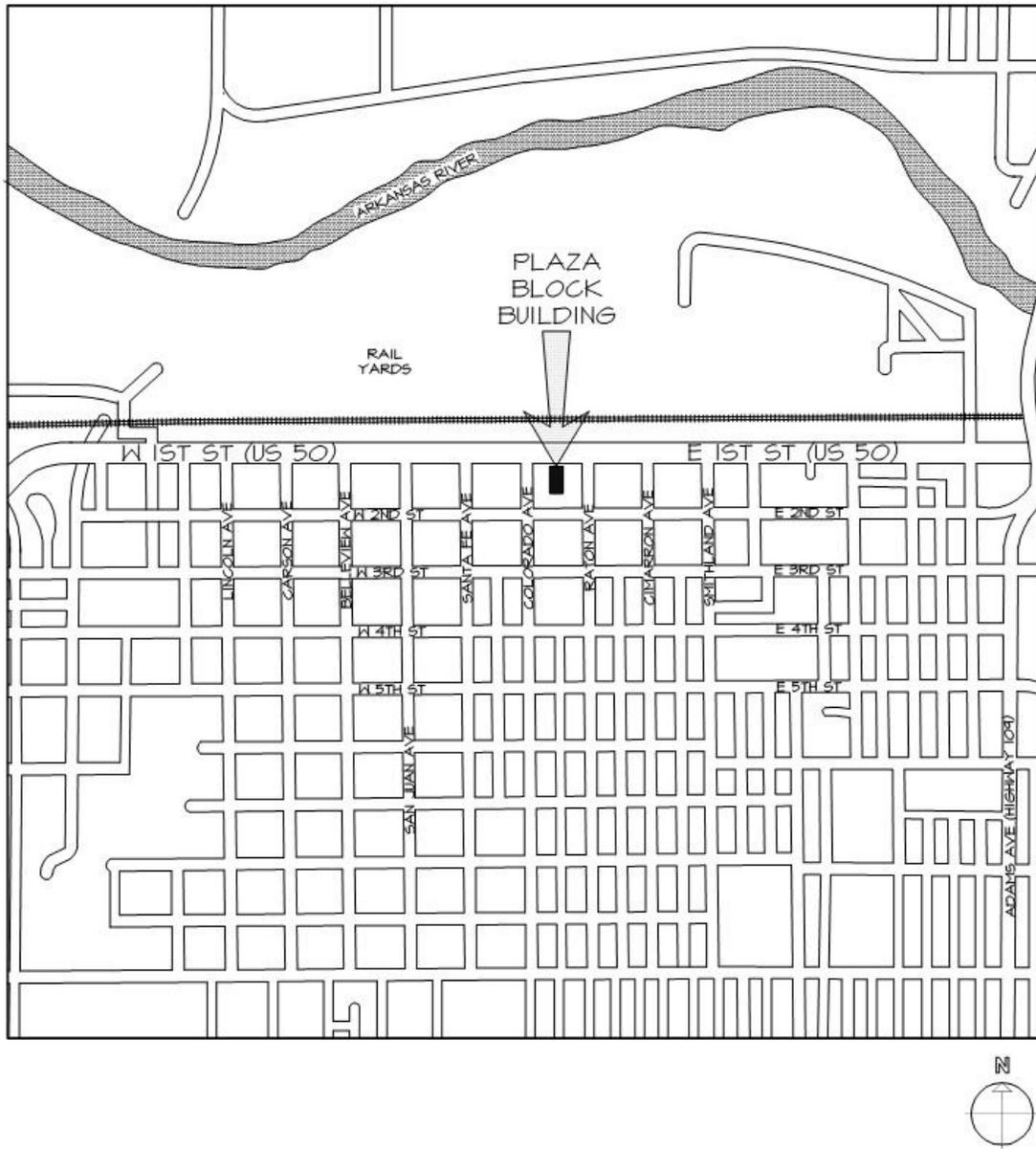
- Project management
- Window restoration, framing, and finish carpentry

Experience and Qualifications: Andy Carlson began his career by earning a Ph.D. in Philosophy in 1997. In 2001, he helped a friend fix up an older home and thereby set out on his current career path. In 2004, Andy earned his Contractor's License and set up his own remodeling company, specializing in the restoration and renovation of historic homes in the Denver area. In this company, Andy handled most of the framing and finish carpentry duties, as well as serving as the general contractor and overseeing all aspect of historic home renovation. To sharpen his preservation skills, Andy took a job with a window restoration company in 2008 and became well versed in the restoration of historic windows.

Andy joined Wattle and Daub in the spring of 2009, where he has served as carpenter, window restoration specialist, and project manager. Since 2013, Andy has supervised all of the company's project managers as the Director of Operations. Projects on which he has worked include:

- Fort Caspar, Casper, Wyoming
- Logan County Courthouse, Sterling
- Schweiger Ranch, Lonetree
- Historic Hoverhome, Longmont
- Zion Congregational Church, Sterling.
- Avery Block Building, Fort Collins
- First Congregational Church, Loveland
- First Presbyterian Church, Sterling
- Meeteetse Bank Museum, Meeteetse, Wyoming
- Larimer County Children's Advocacy Center, Fort Collins
- Douglas Masonic Lodge, Castle Rock
- Wallace County Courthouse, Sharon Springs, Kansas
- Wyoming Frontier Prison, Rawlins, Wyoming
- First Presbyterian Church of Sterling Elevator Install, Sterling
- Loveland Elks Lodge, Loveland
- Parker Consolidated School, Parker
- Eads Gymnasium, Eads
- King Ranch, Laramie, Wyoming

1.2.1 VICINITY MAP

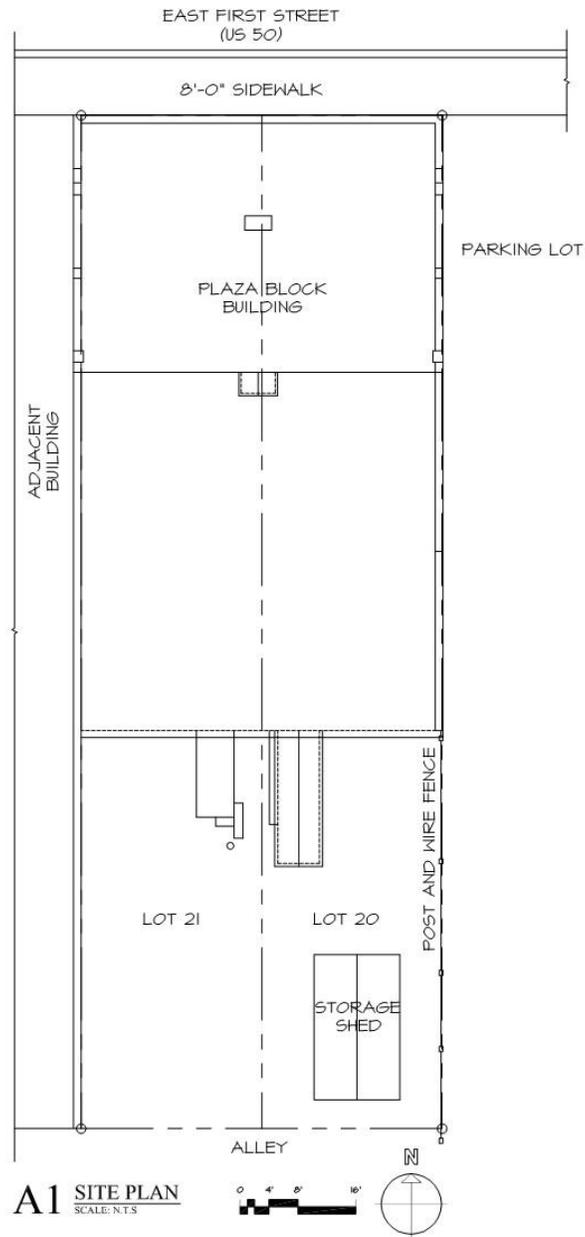


LEGAL DESCRIPTION

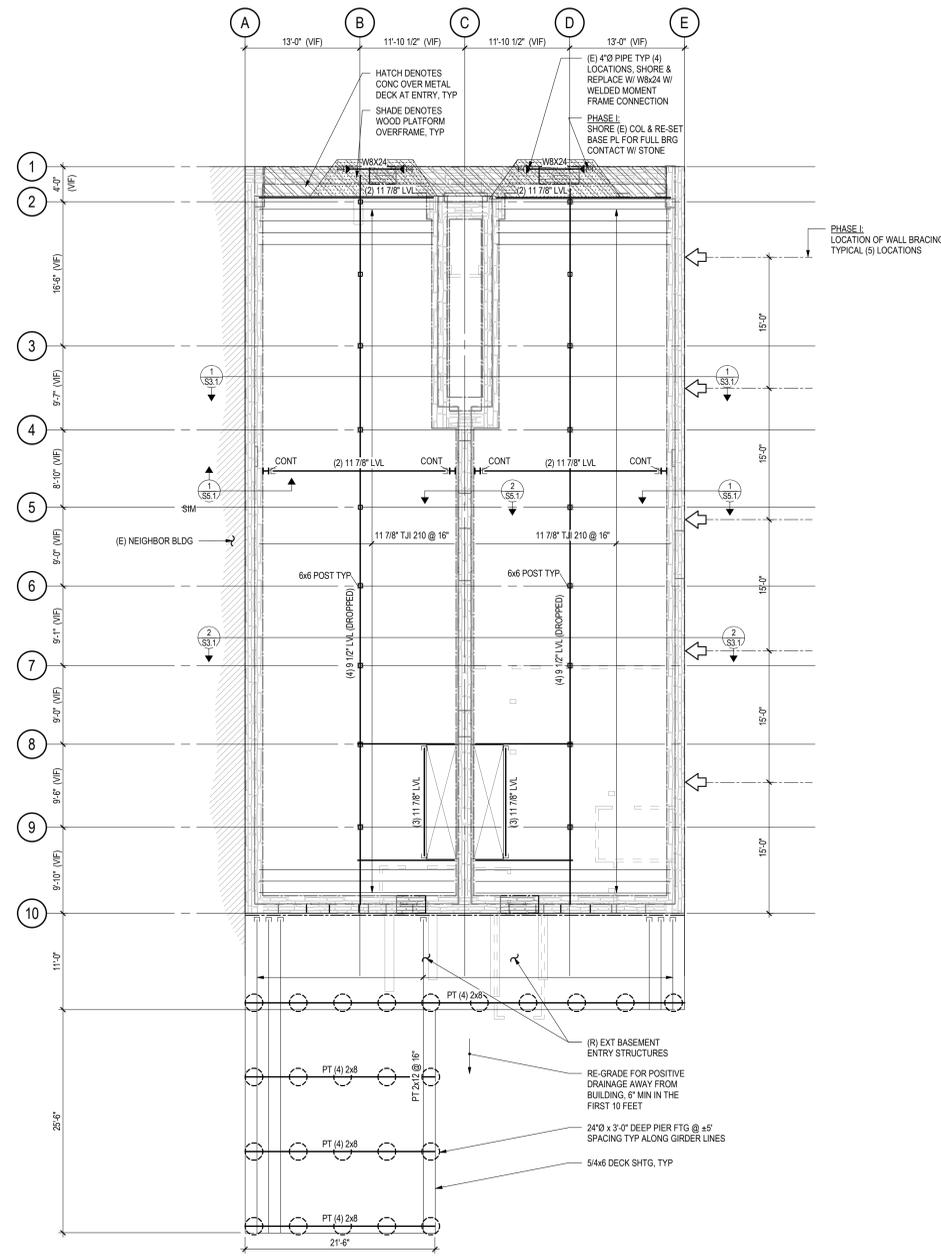
The legal description of the property was obtained from the Otero County Assessors Office. The legal description is as follows:

Lot 20 and 21 of Block 20, La Junta, Colorado

1.2.2 SITE PLAN



LA JUNTA PLAZA BLOCK
10 EAST 1ST STREET
LA JUNTA, CO 81058

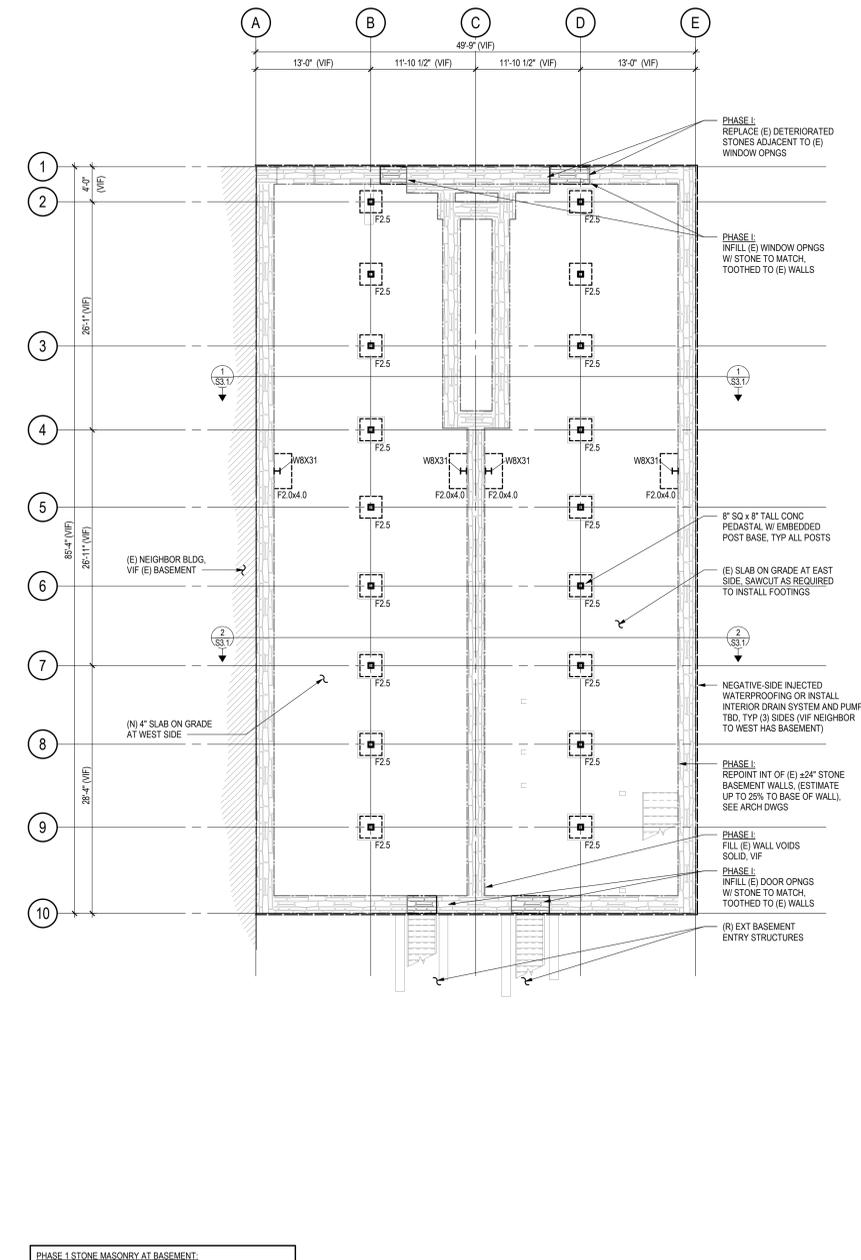


PHASE I DIAPHRAGMS:
DETERIORATED ROOF AND FLOOR DIAPHRAGMS ARE COLLAPSING. THE DIAPHRAGMS BRACE THE MASONRY WALLS. THE PHASE I SCOPE IS INTENDED TO STABILIZE THE MASONRY WALLS SO THAT THE DIAPHRAGMS CAN SAFELY BE REMOVED. IF THE DIAPHRAGMS ARE NOT TREATED, THEY CAN PULL ON THE MASONRY WALLS AS THEY CONTINUE TO COLLAPSE AND MASONRY WALLS WILL BE UNSTABLE WHERE THE DIAPHRAGMS HAVE COLLAPSED. ONCE THE MASONRY WALLS ARE BRACED IN THE PHASE I SCOPE, REFRAMING OF THE DIAPHRAGMS CAN OCCUR.

TYPICAL FLOOR SHEATHING:
3/4" STURD-FLOOR, APA RATED 24" O.C. TONGUE & GROOVE SHEATHING GLUED AND NAILED WITH #4 NAILS (0.119"Ø x 2.38") @ 8" ALONG PANEL EDGES AND @ 12" ALONG INTERMEDIATE FRAMING MEMBERS. LAY PANELS PERPENDICULAR TO FRAMING MEMBERS AND STAGGER PANEL JOINTS.

FIRST FLOOR FRAMING PLAN
1/8" = 1'-0"
NORTH

- TOP OF FLOOR SHEATHING = 109'-0" VERIFY IN FIELD
- ALL ITEMS OF WORK NOT NOTED TO BE (E) EXISTING SHALL BE ASSUMED TO BE (N) NEW
- ALL ITEMS OF WORK NOT NOTED TO BE PHASE I SHALL BE ASSUMED TO BE PHASE II
- REFER TO ARCH DWGS FOR EXTERIOR MASONRY REHABILITATION



PHASE I STONE MASONRY AT BASEMENT:
THE STONE MASONRY AND MORTAR IN THE BASEMENT IS DETERIORATING. THIS APPEARS TO PRIMARILY BE THE RESULT OF WATER INFILTRATING THE ASSEMBLY FROM THE OUTSIDE AND DAMAGING THE MASONRY ON THE INSIDE WHERE IT EVAPORATES AND/OR FREEZES. THE PHASE I MASONRY SCOPE IS TO REPLACE SEVERELY DETERIORATED STONE UNITS AND REPOINT SEVERELY DETERIORATED MORTAR JOINTS. FULL MASONRY REHABILITATION IN THE BASEMENT SHOULD OCCUR AFTER THE BUILDING IS HEATED. IN A FUTURE PHASE, THE WATER INFILTRATING THE BASEMENT CAN BE ARRESTED BY APPLYING NEGATIVE-SIDE WATERPROOFING OR THE WATER CAN BE ALLOWED TO INFILTRATE THE BASEMENT AND BE COLLECTED AND DISCHARGED BY A DRAIN AND PUMP SYSTEM.

TYPICAL INTERIOR SLAB ON GRADE:
4" THICK CONCRETE SLAB ON UNDISTURBED NATURAL SOILS OR COMPACTED STRUCTURAL FILL PER SOILS REPORT. REINFORCE SLAB W/ 6#W1.4W1.4 W/F AT MID-DEPTH. PROVIDE SAWCUT OR FORMED CONTROL JOINTS @ 12'-0" IN EACH DIRECTION.

BASEMENT/ FOUNDATION PLAN
1/8" = 1'-0"
NORTH

- TOP OF INTERIOR SLAB ON GRADE ELEVATION = +92'-4". VERIFY IN FIELD
- TOP OF INTERIOR FOOTING ELEVATION = +92'-0". VERIFY IN FIELD
- ALL ITEMS OF WORK NOT NOTED TO BE (E) EXISTING SHALL BE ASSUMED TO BE (N) NEW
- ALL ITEMS OF WORK NOT NOTED TO BE PHASE I SHALL BE ASSUMED TO BE PHASE II
- FAX DENOTES 12" DEEP FOOTING, X,X FEET WIDE SQUARE

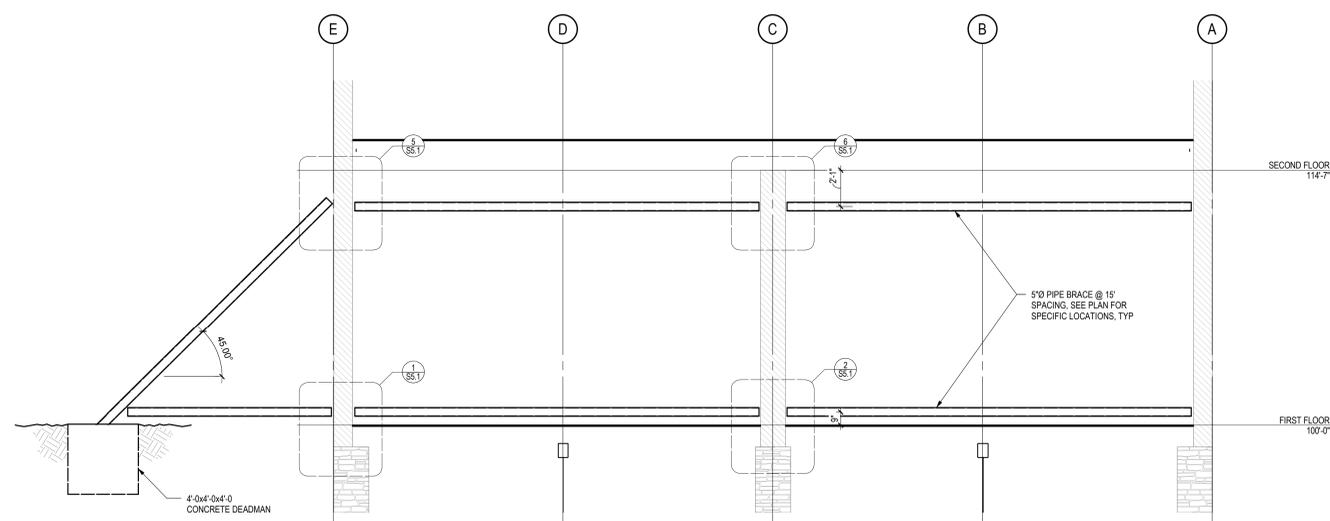
No.	Description	Date

Project Number 17-024
Date 09/29/17
Drawn By JSS
Checked By IRG
Scale 1/8" = 1'-0"

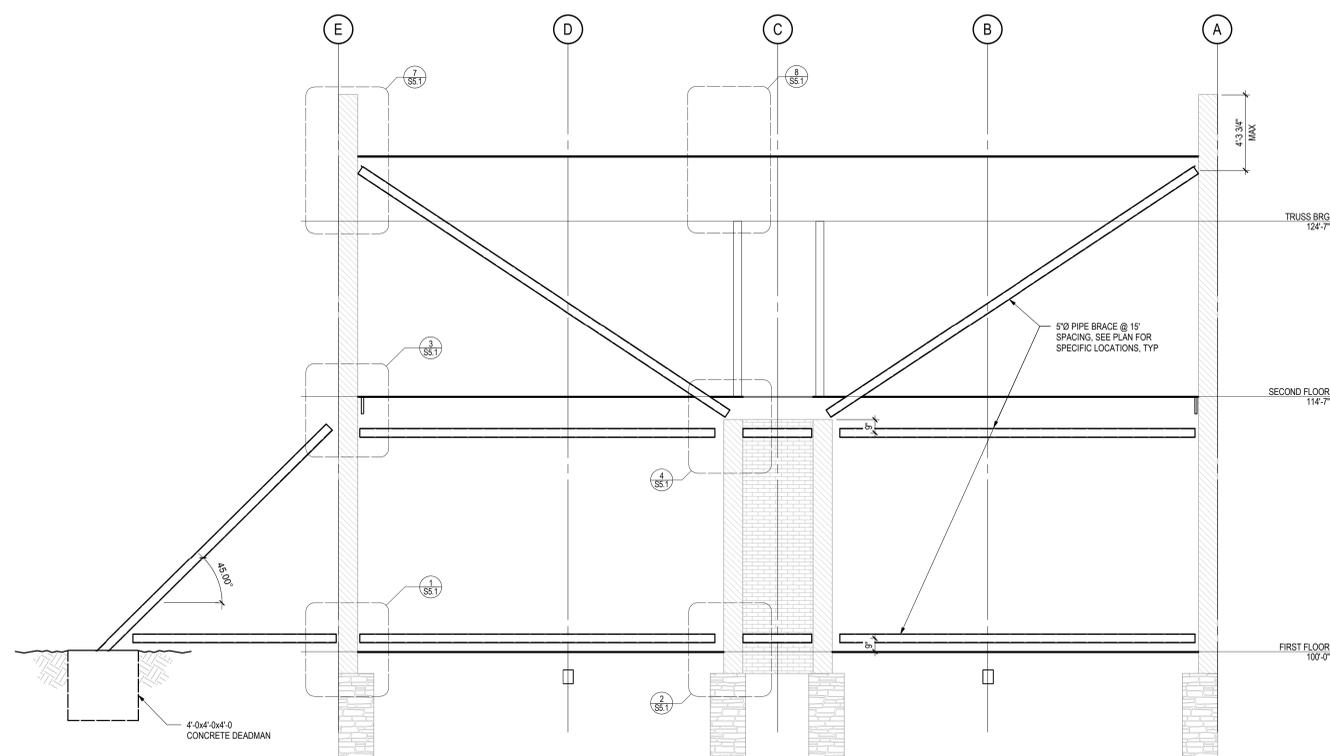
BASEMENT & FIRST FLOOR FRAMING PLANS
S1.1



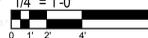
LA JUNTA PLAZA BLOCK
 10 EAST 1ST STREET
 LA JUNTA, CO 81058



2 PHASE I: SHORING AT ONE-STORY (SCHEMATIC, 3 LOC)
 S3.1 1/4" = 1'-0"



1 PHASE I: SHORING AT TWO-STORY (SCHEMATIC, 2 LOC)
 S3.1 1/4" = 1'-0"



No.	Description	Date

Project Number 17-024
 Date 09/29/17
 Drawn By JSS
 Checked By IRG
 Scale 1/4" = 1'-0"

SHORING
 SECTIONS

S3.1



DEPARTMENT OF HUMAN SERVICES

PO BOX 494
LA JUNTA, COLORADO 81050-0494
719-383-3100
FAX 719-383-3102



September 18, 2017

Cynthia Nieb
History Colorado State Historical Fund
1200 Broadway
Denver, CO 80202

Dear Ms. Nieb:

I am pleased to write this letter of support for the Plaza Building Phase I Rehab grant application. The rehabilitation of the current structure to include a commercial kitchen and accessibility to art instruction is intriguing and a good fit for multiple segments of the families we serve through the Department of Human Services.

Individuals eligible for Temporary Assistance for Needy Families (TANF) and Food Assistance are required to complete hours in eligible activities in order to remain eligible for those benefits. Life skills, including budgeting, cooking healthy meals and preparing for a career in food service are all activities that are useful to those we serve. Sodexo serves Otero Junior College and offers careers both at the local level and opportunities to move throughout the company or to open a catering business. Utilizing this resource and gaining skills will enhance the potential and move clients toward self-sufficiency. Individuals involved with the child welfare system can utilize the facility by preparing food together, engaging in artistic endeavors together and developing healthy pro-social behaviors for their families.

The Department fully supports the concepts in this grant application and has been involved in conversations regarding the potential of developing this resource for a number of years. It is encouraging to see it moving forward and I urge the committee's favorable response to the application.

Please feel free to contact me with any questions or for additional information.

Sincerely,

Donna Rohde, Director
Otero County DHS



City of La Junta

601 Colorado Avenue ~ PO Box 489

La Junta, Colorado 81050

Phone: 719-384-2578

Fax: 719-384-7231

www.ci.la-junta.co.us

Grant for the Plaza Building

We have the oldest building in our downtown area that has been crying out for help for thirty some years. Unfortunately, it has taken this long for enough people on our Urban Renewal Board to decide that this prime building on Highway 50 is important to save. We are in a state of urgency because in my opinion, something needs to happen fairly quickly or we may slip past the time of rehabilitation. Put to good use for creative arts, hopefully a commercial kitchen, retail, and several apartments, we turn a lonely dilapidated building into a valuable economic asset for our community. This project has potential to act as a model for taking an older historic commercial building, using tax credits to rehabbed it, and bringing economic vitality to the downtown for both our city and county's benefits.

The city of La Junta has passed on first reading an ordinance taking action against both commercial and residential buildings that have been empty for longer than 90 days, to register them with the city and give us a plan of action to rehabilitate them or take them down. With this in mind it is in our best interest to make something positive happen.

Sincerely,

La Junta Mayor Lynn Horner

A handwritten signature in black ink, appearing to read "Lynn Horner", is written over the typed name.

September 25, 2017



March 23, 2017

Cynthia Nieb
Colorado State Historic Fund
1200 Broadway
Denver, CO 80202

Dear Ms. Nieb:

It is with great pleasure and excitement that La Junta Economic Development supports the grant application by La Junta Urban Renewal to the Colorado State Historic Fund to address the issue of rehabilitating the Plaza Building in downtown La Junta.

History and culture are important aspects to La Junta and they play an important part of developing a quality of life and quality of place within a community. The Plaza building is one of the last remaining buildings from its era and assistance from the Colorado State Historic Fund is needed to help preserve this piece of history for the community.

In order for our communities to grow economically, it is important that we have quality buildings available for businesses to use. Without available buildings economic development can be inhibited and opportunities will be lost.

We are committed to work La Junta Urban Renewal as a partner/collaborator to identify and support this initiative. Together we can continue to develop strategies for downtown development including the rehabilitation for the Plaza Building

I sincerely hope you look upon this request with favor. If there is anything else I can do in support of this grant request, please feel free to call on me. Thank you for your consideration

Sincerely,

A handwritten signature in blue ink that reads "Ryan Stevens".

Ryan Stevens
Executive Director
Ryan.Stevens@ojc.edu
719-671-9499

Sept. 27-2017 - Mr. Stevens resigned from his position in May 2017, and the City has been without an executive director for economic development since that time. For that reason this older letter has been included with this grant application.

La Junta Economic Development
1802 Colorado Ave.
SCORE Center
La Junta, CO 81050



State Historical Fund
History Colorado
1200 Broadway
Denver, CO 80203

Re: Letter of Support – Plaza Building La Junta, CO

Dear SHF Review Committee:

Colorado Preservation, Inc. strongly supports the application to fund the late-19th century Plaza Block Building in Otero County. The Plaza Building is an important historic resource not only to the city of La Junta (as the last remaining 1890s building downtown), but has the potential to serve as an example for the county and state with wide-reaching implications. SHF funding supports community reinvestment, economic development, and facilitates retention of a city landmark.

The Plaza Block building is the only building designed by architect W.H Robinson (architect of the original Otero County Courthouse) still standing. Constructed in 1895 shortly after the Otero County became the County seat, the Plaza Building and the La Junta Mill are the only remaining commercial buildings from the city's early development. Initially constructed as J.H Callender's department store, the property has changed tenants over the years housing a grocer, billiard hall, and later the Postal Telegraph & Cable Company (later Western Union) for nearly sixty years. The evolution of the Plaza Building mirrors the shifting development of La Junta. In recent years however, the building has come to signify the decline being a clear example of demolition by neglect.

Since the 1970s, the Plaza Block building has been vacant and its future uncertain. The La Junta Urban Renewal Authority purchased the building in 2007. Demolition has strongly been explored, but recently thwarted thanks to the committed efforts of proponents for the building, community advocates, and City Council. In 2017, the building has an opportunity for revival under the direction of current city leadership and the La Junta Urban Renewal Authority has approved a 40-year lease of the building to the Southeast Colorado Creative Partnership (SECCP).

SHF funding will be critical to the project and the urgency of threat remains strong. This grant will support the first phase of rehabilitation that will primarily include critical stabilization of the building including shoring of the east wall due to extreme deterioration of the roof. If SECCP does not receive the grant the city will almost certainly insist on demolition due to safety concerns.

If funded, the project will provide a successful example to others; demonstrating the power of activating the state's many preservation tools and their impact when used effectively. When completed, the building will house a commercial kitchen and multi-use area; an art space including a studio; and two upstairs apartments (whose primary market will be the traveling



nurses and physical therapists who spend 3-5 months at the Regional Medical Center). The Commercial kitchen will be rented by local businesses doing catering (Barista); developing local cottage industry using local agricultural ingredients; County Dept of Human Services plans to use for classes for clients on shopping and healthy food preparation, as well as supervised visits between children and families where they can prepare and enjoy a meal in a safe setting with DHS supervision; possible use by Extension Service for classes. Art space will be used to provide art programming to local artists and school children.

Colorado Preservation, Inc. urges reviewers to consider the rarity of the resource, the strength of community support, the demonstrated economic benefit of the project, and the greater implications of this project to the state in your analysis of funding this project. Successful development of the Plaza Block will provide a rural historic preservation tax credit example (the first for this region of the state outside the I25 corridor) to communities statewide.

Regards,

Jennifer Orrigo Charles
Executive Director

September 20, 2017

State Historical Fund
History Colorado
1200 Broadway
Denver, CO 80203

RE: Plaza Building rehabilitation, La Junta

An incredible number of quiet creatives live in the lower Arkansas Valley. Because they are not interested in tooting their own horns, most don't even realize how creative they are. SECCP will use the rehabbed Plaza building in La Junta as a community creative center which will give creatives, artists, and entrepreneurs the incentive, exposure, and encouragement to bring their ideas into the open.

Working on and completing the rehabilitation will be an educational opportunity for other community groups in SE Colorado. As the project advances, SECCP and Urban Renewal will inform communities about what is being done, how it is being done and why, as well as showing others how they too could manage such an accomplishment. This project, which will rescue and preserve the last pre-1900 building in downtown La Junta, will also educate those who have been reluctant to preserve our history. What a feat it will be to be able to show the beauty of this bit of history through newspaper articles, on-site radio visits, in person tours, and as much internet exposure as we can create. I expect this to start a chain reaction of building maintenance, remodeling, and generally honoring the old buildings that remain in our downtown.

Other educational opportunities for the community will come from the availability of a community kitchen:

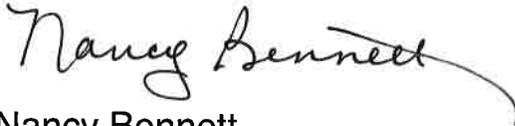
- Classes in nutrition will be offered by the health and human services departments
- Extension service and 4-H will have a place to have classes in diabetic cooking, holiday cooking, learning how to prepare food projects for the fairs
- Agriculture community will be able to use the kitchen to showcase local crops in farm to table settings

- Fund raising opportunities will include meals being prepared and served for service club meetings.

Included in this proposed project will be re-creation of the original two apartments on the second floor of the building. As a landlord myself I am well aware of the need for up-scale apartments in our area, and we will make these apartments available to visiting doctors, nurses and other medical professionals serving our communities on a rotating basis.

The area served by this completed project will include La Junta, Rocky Ford, Las Animas, Crowley County and the outlying agricultural areas. Renovation of the Plaza Building in La Junta is a civic project I have long been interested in, so I asked if I could write a letter of support for this grant request. Thank you for your consideration.

Sincerely

A handwritten signature in cursive script that reads "Nancy Bennett". The signature is written in black ink and has a long, sweeping tail that extends to the right.

Nancy Bennett



422 San Juan, La Junta, CO 81050

Creating A Corridor of Public Art

September 16, 2017

Cynthia Nieb, Director
State Historical Fund
1200 Broadway
Denver, CO 80202

Dear Cynthia:

The Southeast Colorado Creative Partnership (SECCP) is an organization that works to revitalize our area through the arts and creative projects. Consequently, the preservation of the Plaza Building fits exactly with our intended purpose.

We see this building as a multipurpose arts and creative space that can be used to positively impact the quality of life in the region, while supporting the growth and prosperity of our community. Not only would this be a space for SECCP to call home, it could serve the community in the following ways: 1) A commercial kitchen would be available for Health Department classes as well as individuals who have an occasional need of a commercial kitchen. 2) Currently La Junta Tourism is looking for a location for a Welcome Center. Since the Plaza Building is on Highway 50, it is an excellent location for a Welcome Center. 3) The school districts in our area are now on a four day school week. Fifth day activities could be held in this facility. 4) At least one local artist is interested in locating a studio in this building. 5) The second floor will be used for two apartments, thus fulfilling a need for housing in the commercial area of town.

The redevelopment of the Plaza Building will improve the quality of life, aid in economic growth and development, as well as represent the arts community through a wide variety of programs and initiatives. It may even serve as a model for other buildings and communities in the preservation of buildings. Arts, culture, and creativity are essential to communities and community development. Repurposing the Plaza Building is a positive step forward for La Junta and Otero County.

Sincerely,

Nancy Aschermann
President SECCP

❖ Dedication

❖ Community Partnerships

❖ Passion

Collectively revitalizing rural Southeastern Colorado by encouraging partnerships to enhance its creative climate and economy.

Kelly Jo Smith
La Junta Jr & Sr High School English, Speech & Theatre
Children's Theatre Of La Junta
1817 Smithland Ave.
921 Russell Ave.
La Junta, CO 81050

September 28, 2017

As the director of La Junta High School and the Children's Theatre of La Junta (a summer program) for over 30 years, I have benefitted from La Junta's rich history of appreciating the arts and understanding the significance of fostering and celebrating the arts in all forms. Throughout the year, arts flow through both school and community settings. In 1995, I received the H.S. Theatre Educator of The Year for the State of Colorado and, in 2001, LJHS's Performing Arts programs earned the Kennedy Center Alliance for Arts Education Outstanding Achievement Award in Art Education. I also serve as the Chairman and the LJHS's English Department and a past member of the Board of Directors of the Picketwire Center for Performing and Visual Arts. I have served as an adjunct faculty member and am a concurrent instructor at Otero Jr. College.

The one thing that is missing, and is needed in our community, is a civic theatre or arts building. We are located in the rural part of Colorado with a high poverty rate. I have served on state Arts At Risk committees and know how important the arts are to the education and creativity of young and old people alike.

To think about the preservation of the Plaza Building, which was built in 1895, as a building that would not only maintain the historical presence in our city, but foster the civic need for the arts is an exciting prospect for our children and families. Because our school district has voted to move to a four day week, having a place where young artists could go for a Friday class in painting or acting would be an exciting opportunity. The arts are limited at the elementary and intermediate educational levels; I know the Arts can change lives and I know that the restoration of our historical buildings can change La Junta.

We were once a bustling city, a cross roads of rail road travel and industrial activity. Like many communities in America, economic hard times have changed the face, but not the heart of La Junta. Filled with caring people, La Junta is a city of creativity and innovation. I support the restoration of the Plaza Building and the funding of Performing Arts and the Fine Arts programs that will foster the young lives in our city and surrounding community.

Thank you for your consideration,


Kelly Jo Smith

Cheryl Lindner, Business Owner
The Barista
204 Santa Fe Avenue
La Junta, CO 81050
(719) 384-2133

September 25, 2017

Cynthia Nieb, Director
State Historical Fund
1200 Broadway
Denver, CO 80202

Dear Ms. Nieb,

This letter of support is being written on behalf of La Junta Urban Renewal Authority Board, working in conjunction with Southeast Colorado Creative Partnership, for consideration of a grant to assist with the revitalization of the Plaza Building, perhaps the oldest standing historic buildings in existence within downtown La Junta, located on Highway 50.

I am aware that this project was awarded a recent grant to complete a comprehensive structural analysis of the building. Having been awarded the earlier grant has provided interested members and groups within the community with an incentive to rehabilitate the building for future use and motivation to move on to the next phase of the long-term project.

This letter of support is being written to request consideration of awarding a grant for the next phase of the project, which as I understand it, is to perform work which will stabilize the existing structure. This phase of the project will include but not be limited to reinforcing the foundation and exterior east wall, stabilizing the first floor, replacing the roof, as well as work within the basement which has been damaged from the most recent rains.

While this sounds extensive it is not inconceivable that this building could be rehabilitated with prompt timing in action, assistance with financing, a commitment by all parties to remain focused on the long-term outcome, along with the support and guidance of professionals in the field of preserving historic buildings.

I have the privilege of being involved with a current project in our downtown with similar objectives in mind, that being taking a vacant building that has been part of the La Junta culture for many years and renovating it into a viable business. While this building is not as old in years as the Plaza Building, it is one that has set vacant for nearly 50 years. It took one person with a vision and the commitment and support not

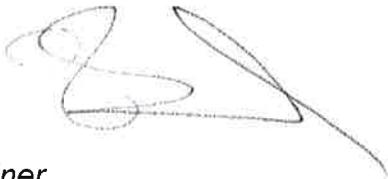
only of herself but also of community players, to begin to revitalize a once vacant eyesore. It is my conviction that the same could happen with the Plaza Building.

One must acknowledge the passion of the individuals who are cooperatively working together to revitalize this building. It is a beautiful structure located on the main corridor through La Junta. The long-term plan for use is well thought out and will be a great asset to the community.

I encourage the Historical Fund to strongly consider awarding this grant to the La Junta Urban Renewal Authority Board and Southeast Colorado Creative Partnership which will assist in the next phase of the project.

Thank you for your time in evaluating this grant application, along with its' letters of support, and hope your decision with result in a favorable outcome for the involved parties.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cheryl Lindner', with a long, sweeping underline that extends to the right.

*Cheryl Lindner
La Junta Small Business Owner/Community Advocate*

September 27, 2017

Cynthia Nieb, Director
History Colorado, State Historical Fund
1200 Broadway
Denver, CO 80202

Dear Cynthia,

This correspondence is in regard to the Urban Renewal Authority and Southeast Colorado Partnership of La Junta Colorado efforts to preserve and revitalize our great city.

As before, I am writing in support of renovation/revitalization/preservation of our old but wonderfully historic buildings in La Junta Colorado. As a professional, I am sickened by the lack of preservation in our area. Tearing down this history is a shame. Another parking is not going to enhance the lives of those who are inspired to build small food businesses in the Arkansas Valley area.

There are two perspectives by which I am writing this letter of support. One is as a professional with a business in the downtown area, and two, as inspired entrepreneur who needs a kitchen to produce my puffcorn products.

As I mentioned previously in my first letter of support, this area has great potential for producing several wonderful small volume food products that would no doubt boost many community member's personal economies. What we need but don't have is a commercial kitchen/facility for the production of a variety of these products. Many of us produce these products because it's fun not to build million operations. With that said, most of us can't or will not invest in our own kitchens.

This will be a great addition to our area and would only expand into other options down the road.

Sincerely,



Tonilyn Madrid, AAMS
35 Mountainview Dr.
La Junta, CO 81050

September 25, 2017

Cynthia Neib, Director
History Colorado-State Historic Fund
1200 Broadway
Denver, CO 80202

Ms. Neib,

As a child, I grew up in small towns in Eastern Colorado, and was fortunate enough to have teachers in the school system that provided me with art basics that I have used throughout my art career. I had one elementary teacher, Mr. Thornhill, who taught his students composition through repetitive small drawings. At the time, I didn't understand what he was trying to teach us and I was reluctant to participate. Looking back, he taught me the basics of composition that have helped not only my oil painting career, but also my photography projects. Because of the efforts of Mr. Thornhill, composition is second nature to me.

With budget cuts in many school districts, some of the first programs that are affected are the arts. Often students don't have the opportunity to learn some skills, such as the ones I learned from Mr. Thornhill, in their schools. Having a community art center in the Plaza Building on First Street would not only be beneficial to elementary students, but to the entire community. It would give the La Junta community a place to gather to exchange ideas and encourage young and old to explore unknown talents and ambitions. Also, if there were art classes available for kids on the fifth day of their four day school week, it would be an excellent supplement not just to students, who are in the public school system, but also students in private schools and homeschooled students.

I strongly support the idea of using the Plaza Building for this purpose and feel that it is an excellent use of funds and would be a benefit to the entire region.

Sincerely,
Eldon Warren
10695 Ross Court
Westminster, CO 80021

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Print or type
See Specific Instructions on page 2.

Name (as shown on your income tax return)

SOUTHEAST COLORADO CREATIVE PARTNERSHIP

Business name/disregarded entity name, if different from above

Check appropriate box for federal tax classification:

- Individual/Sole Proprietor or single member LLC
 C Corporation
 S Corporation
 Partnership
 Trust/estate
 Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶
Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.
 Other (see instructions) ▶
 Government

Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____
 Exemption from FATCA reporting code (if any) _____
(Applies to accounts maintained outside the U.S.)

Address (number, street, and apt. or suite no.)

422 SAN JUAN

Purchase Order address if different (optional)

City, state, and ZIP code

LA JUNTA, CO 81050

List account number(s) here (optional)

Contact name

NANCY BENNETT

Contact Email

EMSGRAN@gmail.com

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Employer identification number

47-1194325

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below), and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here

Signature of U.S. person ▶

Nancy Bennett

Date ▶

9/27/17

Have you ever worked for the State of Colorado?

Yes

No

Have you ever worked for a PERA Employer?

Yes

No

Business Types (check all that apply):

- CO Location/HQ in CO
- CO Location/HQ out of CO
- No CO Location/HQ in US
- No CO Location/HQ out of US
- Has Paid Compensation Tax
- Has Not Paid Compensation Tax
- African American
- Asian Pacific American
- Subcontinent Asian American
- Hispanic American
- Native American
- CDOT Certified Emerging Small Business
- CDOT Certified Disadvantaged Small Business
- Women Owned
- Woman Business Enterprise

- Veteran Owned
- Disabled Vet Business Enterprise
- Disadvantaged Veteran Enterprise
- Service Disabled Veteran
- Vietnam Veteran
- Veteran Business Enterprise
- Disadvantaged Business Enterprise
- Small Disadvantaged Business
- Disabled Owned
- 8(A) Designation
- HUBZone Certified
- Labor Surplus
- Historical Black Colleges & Universities
- Small Business
- Airport Concession Disadvantaged Business

- Follow the archeological guidelines required by the State Historical Society for all construction activities that disturb the ground on the site.

3.2 FOUNDATIONS

3.2.1 Foundation Systems

The foundation of the basement walls was not visible due to the existence of a concrete slab in the east basement and wooden floor in the west basement.

The building is founded on full height limestone basement walls, approximately 2 feet thick, around the perimeter of the building. A 2 foot 4 inch thick stone wall runs down the centerline of the building and supports the central bearing wall at the interior. Plaster originally covered these walls. The stones were dressed and laid in a random coursed pattern.

One of the most telling features of the east basement is that the low point so evident in the main level floor occurs not between, but directly over the central line of timber posts (*Re: Figure 13*). These posts, which support the main level floor framing, appear to have been embedded directly in the soil without a footing. Prolonged exposure to moisture has rotted the bottom of these posts, creating a cavity up to 12 inches deep beneath the columns. In the west basement, similar deterioration has occurred with one post having fallen over entirely (*Re: Figure 14 and Figure 15*). The access to the east unit is via a wood ramp. The ramp has 2 inch by 10 inch supporting members with vertical 2 inch by 4 inch members. The deck of the ramp is 1 inch by 4 inch with 1 inch by 1 inch treads in the center. This ramp is not original.

The east basement floor is concrete slab-on-grade. The slab was poured around the base of the posts and is all that supports pairs of 2 inch by 8 inch members that have been sistered to the posts to help support the first floor.

The west basement floor is constructed from untreated joists and/or decking founded directly on the ground and is severely deteriorated. There is no concrete slab to help support the posts in this portion of the building. Thus there is no clear load path for the rotted columns to ground.

There are four, 4 inch diameter steel columns in the outer corners of the east and west storefront windows that help support the brick façade above. These columns each bear on a 12 inch by 12 inch by 2 inch thick steel base plate set upon the top of the stone walls at street level (*Re: Figure 16*).

The original street access of the west basement and street window wells of both basements have been abandoned. It is unclear what is retaining the soil behind the glazing and door that remains.

There is extensive evidence of unusually high levels of moisture in both basements of the building. While abandonment and the resulting deterioration of the roof and floor structure have clearly contributed to this condition over the years, it is unlikely that they are the only sources of the water intrusion.

A broken downspout at the southeast corner of the building collects moisture in this area of the building.

A concrete sidewalk to the north of the building and unpaved parking areas to the east and south of the building provide inadequate surface drainage to prevent moisture from infiltrating the base of the perimeter basement walls.

Moisture accumulation at the center of the building may indicate a ground source for the moisture (*Re: Figure 15*).

Condition: The condition of the perimeter and central stonewall varies from fair to poor. While there is only isolated evidence of movement or settlement of the soil beneath the walls, there is extensive damage to the walls caused by moisture infiltration and freeze-thaw.

The condition of any footings that may exist at these walls is unknown. The stone and mortar making up an isolated portion of the south foundation wall – at the interior corner, east of the east basement window - is severely eroded due to extensive moisture penetration and freeze-thaw. The building has been abandoned and unheated for roughly twenty years allowing freezing and thawing to occur on the interior of the building (*Re: Figure 17*).

The exterior concrete slab at the entry east of this location has settled approximately 2 inches as a likely result of improper consolidation of the backfill material behind the foundation wall.

Minor cracking was observed in the north end of the east wall that appears to have been patched and repaired. This cracking may be the result of localized foundation settlement (*Re: Figure 18 and Figure 19*).

While there is extensive evidence of water infiltration throughout both basements, the severe deterioration to the stone foundation wall seen at the east basement window is not evident throughout the building. Typically, where water has infiltrated the walls, the plaster has deteriorated and fallen away from the wall. In general, the lower 3 feet of the walls is in worse condition than the upper portions of the walls. In these areas, the stone has begun to deteriorate along with the mortar. The exterior walls are worse than the interior walls and the north and south walls are worse than the east and west walls. Less than half of the original plaster coating now remains.

There are two vertical cracks in the walls forming the exterior concrete alley stair to the east basement. Comparison of these stairs with the inaccessible stairs of the west basement suggests that these concrete stairs are not original to the building. The ramp is in fair condition with slight moisture damage to the decking and bottom ends of the 2 inch by 10 inch members.

Recommendations:

- Obtain a soils report for the site from a geotechnical engineer to determine the location of groundwater. While it is clear from the condition of the roof and floor that there is little to prevent rain and snow from entering the basement directly, the amount of moisture evident in the west basement in particular seems extraordinary for the arid climate of La Junta. The first step towards making the building inhabitable is to determine and then to mitigate the sources of this moisture.
- Develop a comprehensive drainage plan for the building to address both surface and sub-surface drainage concerns.
- Replace foundation stones as needed at the severely deteriorated north wall of the east basement.
- Provide access for a structural engineer to evaluate the abandoned north entry and windows of both basements. Provide engineered solution to any soil retaining issues discovered.
- Re-point, as needed, all remaining foundation walls. We anticipate as much as 30% – 40% of the walls will require re-pointing.
- Shore existing floor structure. Install new concrete footings at all 18 interior timber posts. Remove wood floor and saw cut concrete slab as needed.
- Install and routinely check crack monitors along the cracks in the north end of the east wall to determine if settlement is an ongoing problem in this area and whether stabilization of this portion of the foundation will be necessary.
- Remove the ramp and reinstall appropriate access for the east basement according to the new usage of the building.

3.1.4 Building Backfill and Perimeter Foundation Drainage

Description and Condition: The exact type and depth of building backfill is unknown. Due to the construction period of the building and the lack of significant improvements since then, it is unlikely that the building has any type of perimeter foundation drainage. The site naturally slopes from south to north and from west to east. This leads the majority of runoff down the sidewalk along the north or down the parking lot along the west. The only areas of concern lie along the south wall of the building where the grade slopes towards the building, especially near the west double doors and between the cellar door and storage extension.

Recommendations:

- Re-grade the south side of the building to provide positive drainage away from the foundation and to the east to work with the existing natural site drainage. The grade should slope 6 inches in the first 10 feet away from the foundations.

3.2 BUILDING STRUCTURAL SYSTEM

3.2.1 General Structural Systems

La Junta's Plaza Block building is a flat roofed, wood framed structure with brick bearing walls over a full stone basement. The building's 50 foot by 85 foot rectangular footprint is divided lengthwise into two distinct basement spaces, two main level retail/commercial spaces with glass storefronts, and, originally, two partial second story residential units. A common interior wood upon brick upon stone bearing wall separates the two halves of the building (*Re: Figure 20*).

Each of the main level spaces has front and back alley entries. The west basement appears to have had street and alley accesses but these are now abandoned. Only the east basement has access to the main level above it via an interior stair and an exterior access stair to the alley. There is no access between the two basements or between the two main level spaces.

The upper level living units are accessed from the front of the building by a central stair to an entry landing. The stair continues beyond the entry landing to provide a common walk out access to the relatively flat, lower segment of roof.

The timber species used for the framing members was not determined, though it is assumed for the sake of this analysis to be Douglas-Fir. Observed framing members are full size rough sawn lumber. All joists and upper roof trusses run parallel to the front wall of the building in the east-west direction. All beams and bearing walls supporting these joists run north-south.

Though generally well designed and carefully constructed, neglect and prolonged exposure to moisture have left the building structure in poor condition. While both the central and exterior brick upon stone bearing walls have held up fairly well, **the floor and roof framing is sufficiently deteriorated in many areas to be considered unsafe.**

Access to the building should be strictly limited and extreme caution should be exercised when entering the building until repairs to the framing have been made. Areas of severe deterioration should be shored to prevent the loss of additional portions of the building to collapse.

3.2.2 First Floor Structural System

The first floor in each of the two units consists of north-south running 2 inch by 12 inch joists spaced at 16 inches on center. The joists span between a wood bearing plate on the stone basement walls and a dropped timber beam near mid-span of each basement. The dropped beam line in the east basement is slightly offset from center, resulting in joist spans of 10 feet and 12 feet 6 inches. The beam line in the west basement appears to be centered resulting in equal joist spans of 11 feet 3 inches.

The dropped beams of the east basement are approximately 8 inches by 10 inches. The beams typically span around about 9 foot 6 inches with a single 13 foot span at the north end of the building. The beam at the south end is pocketed into the stone wall. All remaining beams bear on 8 inch by 8 inch timber posts.

In addition to the central beam line of the east basement there are several additional support beams. The first frames the stairs to the basement. The second supports a portion of the longer span joists. It is unclear whether this line of support was original to the building.

The dropped beams of the west basement have been finished on all sides, but are assumed to be 8 inch by 10 inch members similar to those of the east basement. The timber posts supporting these beams are spaced between 8 and 9 feet apart.

There is no interior stair to the west basement. It appears that the original access to this space was by way of exterior stairs from the front street and back alley. The front access has been permanently abandoned. The alley access is currently inaccessible. Access now is by way of a large ramp cut through the floor. Though clearly a temporary access, any permanent access to the basement from the main level of the west unit would affect the floor framing.

The floor diaphragm consists of 1 inch by 8 inch boards installed diagonally across the floor joists.

Condition: First floor framing is in poor condition. Though of adequate design, extensive moisture penetration has resulted in severe decay of the wood framing in many areas. This has severely compromised the strength of the floor system. The wood decay ranges from moderate to severe and affects over fifty percent of the main level framing. The worst of this deterioration occurs at the south, single story portion of the building and at the base of the timber posts supporting the central beams. See 3.2.1 for a description of the posts. The pocketed beam at the south end of the east unit is but one of many members that are decayed beyond repair (*Re: Figure 21, Figure 22, and Figure 23*).

The design of the main floor system of both portions of the building was generally adequate to support the 100 psf design live load required for a retail space.

Proposed uses for the building with design live loads greater than 100 psf will require a re-evaluation of the existing structure by a structural engineer and may result in reinforcing of the structural system beyond that described below.

The one exception to this statement occurs at the longer north span floor beam of the east unit. Though in relatively sound condition, this beam has deflected more than 2 inches at mid-span in spite of having been reinforced with two steel rods – one each side of the beam and each with an approximate 6 inch drape created by a steel plate at the bottom center of the beam. It is unclear whether the steel reinforcement was installed before or after the deflection occurred (*Re: Figure 24*).

The water penetration evident in the basement of the building has resulted in an extensive fungus-like material that now covers over half of the floor joists of the west basement. The extent of this material suggests saturation of much of the framing and may represent a health hazard (*Re: Figure 25*).

Several of the posts of the west basement had been severely notched at their base. It is unclear what the reason for these notches might have been, but they are presumed to have been deliberate (*Re: Figure 26*).

Recommendations:

- **Limit access and exercise extreme caution when entering the building until repairs to the framing have been made.**
- **A hazardous materials evaluation of the building should at least be considered prior to any further entry.**
- Shore the existing floor at areas of greatest deterioration to prevent further collapse
- A structural engineer should perform an extensive survey of the existing framing to identify and quantify the extent of deterioration and necessary repairs.
- Once the moisture concerns have been mitigated and the wood framing has dried completely, replace or reinforce all of the 12 foot 6 inch span joists that are decayed to any degree. The joists may be reinforced either by sistering with new joists or by adding lines of support. Replace or reinforce all of the lesser span joists that have damage to more than 10% of their cross section at any point along the length of the joist. We anticipate that as many as 50% of the existing floor joists may need to be sistered or replaced.
- Replace or reinforce beams that are decayed at any point along their length. We estimate that 30 – 50% of the beams may need to be reinforced or replaced.
- Reinforce the beam at the north end of the east unit either by sistering or by adding a post.
- Replace or repair the lower portions of all rotten timber posts. Cut the posts off where still sound and epoxy dowel new sections of post to the existing. We anticipate that as many as 90% of the posts will require some repair.
- Replace all decayed segments of the floor diaphragm. We anticipate that as much as 60% of the floor diaphragm may need replacing.

3.2.3 Second Floor Structural System

The second floor is framed with north-south running 2 ¾ inches by 15 inch joists spaced at 16 inches on center. The joists span a distance of 22 to 24 feet and run from exterior brick to interior brick walls. The bearing condition of these joists was not visible, but they are assumed to be pocketed into the triple wythe brick bearing walls as was observed at the roof trusses.

There were two steel beams of unknown size embedded in the second floor framing to support the south brick wall of the upper level. Though not visible, it is conceivable that a similar pair of steel beams was installed to support the brick façade at the front of the building. A 2 inch thick steel bearing plate is visible mid-height of the east brick wall. It is assumed that this plate supports the pair of steel beams at the south wall. There is no appreciable cracking at the location of this plate (*Re: Figure 27 and Figure 28*).

The lintel of the north wall is supported by pairs of 4 inch diameter steel columns located in the corners of the bay storefront windows.

The floor diaphragm is framed with 1x boards running perpendicular to the floor joists.

Condition: The condition of the second floor framing is unknown. Though there was considerable evidence of water damage to the interior of the upper level residential units, the condition of the floor joists could not be directly observed.

It is assumed for the sake of this analysis that the north to south walls of the second level are bearing walls supporting the upper roof trusses. The design capacity of the joists of the second floor was adequate to support the original residential design load of 40 psf together with the transferred loads introduced by the second level bearing walls.

Proposed uses for the building with design live loads greater than 40 psf will require a re-evaluation of the existing structure by a structural engineer and may result in reinforcing of the structural system beyond that described below.

The easternmost steel column supporting the brick façade above the first floor is located eccentrically on the steel bearing plate supporting it (*Re: Figure 29*). This eccentric loading may be responsible for ½ inch of measured displacement of the foundation cap stone supporting it with respect to its neighboring stone to the east and the damage to the storefront window seen in Figure 30. There appears to be no damage to the brick façade above this support, in spite of the settlement of the capstone.

There were no significant cracks or obvious deflections observed in either the north or the south brick walls of the upper level. The condition of these walls indicates that the steel beams supporting them are performing as they were intended.

Recommendations:

- Remove ceiling finishes to expose all of the framing for further evaluation by a structural engineer
- Replace or repair any decayed joists. We anticipate that as much as 10% of the joists may have to be repaired.
- Replace all decayed segments of the floor diaphragm. We anticipate that 30% – 40% of the floor sheathing may have to be replaced.

3.2.4 Roof Framing System

The lower roof is framed with the same 2 ¾ inch by 15 inch joists that frame the second floor, only the spacing is increased to 2 feet 8 inches on center. The low pitch to the roof has been created with

over-framing that is presumed to be 2 inch by 6 inches and supported from the joists with 2 inch by 4 inch struts of varying length (*Re: Figure 31*). The steps to the roof at the south wall of the second story indicate a maximum depth of over-framing of 30 inches, creating a 1/2:12 pitch to the lower roof.

The upper roof is framed with wood trusses of depths that vary from 36 inches at the south end of the story to 54 inches at the north end, thus creating a 1/2:12 pitch to the upper roof. The trusses have 2 inch by 6 inch top and bottom chords and 1 inch by 6 inch diagonal struts. The basic configuration of the south trusses can be seen through the collapsed ceiling in Figure 32. This arrangement of diagonals and verticals varies slightly in the trusses over the north portion of the building to allow the verticals to align with the north-south partitions. This arrangement suggests that the trusses were designed to bear on these walls.

No structural header was visible at the 12 foot opening separating the two northernmost rooms of the east living unit. The deflection of the wall above this opening measured over 2 inches (*Re: Figure 33*).

The roof diaphragm is framed with 1x boards installed perpendicular to the trussed rafters.

Condition: There was evidence of significant water damage to both the upper and lower roofs. Areas of decay were clearly visible where the ceiling had partially collapsed.

The design live load capacity of the low roof joists was approximately 35 psf. This capacity, which assumes that the joists are Douglas Fir, was adequate to support the design snow load of 25 psf, but not the required live load of a residential deck.

The configuration of the over-framing could not be observed adequately to evaluate its strength.

The 1 inch by 6 inch verticals of the upper roof trusses will need to be reinforced to meet the design snow load of 25 psf. The connections between the individual truss members were not observed and their capacity was not evaluated. Connections should be expected to require strengthening based on our experience with typical roofs of this period.

Proposed uses for the roof with design live loads greater than 25 psf will require a re-evaluation of the existing structure by a structural engineer and may result in reinforcing of the structural system beyond that described below.

Recommendations:

- Remove all finishes to expose the framing members for further evaluation by a structural engineer
- Replace, or repair by sistering with comparable members, all decayed joists and truss elements.
- Sister all truss verticals with 2 inch by 4 inch members.

- Strengthen truss connections where analysis indicates it is required. Most of the connections should be expected to require strengthening based on our experience with typical roofs of this period.
- Install a structural header at the 12 foot opening of the east living unit
- Replace all decayed segments of the roof diaphragm

3.2.5 Building Structure Fireproofing

Description and Condition: No building structure fireproofing was observed in the building. The solid masonry bearing walls with plaster provide the equivalent of approximately 2 hour construction where the plaster is intact. The fire resistive capabilities of the remainder of the structure are dependant on the plaster finish thickness and condition. Where a one inch layer of plaster is intact over wood framing, it provides the equivalent of 1 hour construction. Please refer to Wall and Ceiling Finishes sections of this assessment for evaluation of the condition of the existing plaster finishes. The pressed tin ceiling of the first floor units provides no fire protection to the structure.

Recommendations:

- Depending on the reuse strategy required, occupancy separations may be required between the first and second floors. If this is the case, gypsum board could be installed beneath the wood floor framing of the second floor, above the pressed tin ceiling. The tin ceiling should not be removed and replaced with gypsum board or any other finish. The tin ceiling could be reinstalled directly over a gypsum board ceiling if occupancy separation is required.
- The plaster finishes should be restored per the recommendations in the Wall and Ceiling finishes portion of this assessment.

3.3 BUILDING ENVELOPE - EXTERIOR WALLS

3.3.1 Exterior Wall Construction

The exterior walls are typically triple wythe brick bearing walls above grade. The end walls at the main street entries are twice this typical thickness. Every eighth course of the east wall was observed to be a horizontal header course. This is presumed to be representative of the wall construction throughout the building (*Re: Figure 34*). The exterior wythe is red dry pressed face brick. The two back up wythes are common brick. The east and west walls were originally party walls (*Re: Figure 35*), in the location where the east adjacent building has been removed there is no face brick, only common brick exposed (*Re: Figure 36*). The missing building to the east was a single story and not as deep as the Plaza Block. Headers and sills consist of monolithic stone and there was no steel observed supporting the windows of the second story. The wythes can be observed on the south elevation of the east unit where the wall above the openings has partially collapsed (*Re: Figure 37*). The walls are laid up in a common bond with a course of headers every 7th course. It is unlikely that there were any metal ties used in the construction of the building, the header courses serve as ties between the wythes. Plaster was applied directly onto the interior surface of the masonry. Two of the main level rear openings of the west unit have been combined to form a single opening. A 4x12

timber header has been added to support the two stone lintels of these openings (*Re: Figure 38*). The main level rear entry of the east unit has been substantially altered as well. Modifications to this entry were poorly constructed and resulted in localized areas of collapse.

Condition: The condition of the exterior walls is variable, ranging from poor to good. See 3.2.1 for a description of the cracking that has occurred at the north end of the east exterior wall. There is clear evidence of freeze-thaw damage along the base of the south and east walls. Previous repairs to the masonry and prior re-pointing were poorly executed. There is also some mortar loss at the parapet. The west entry at the south wall of the building uses a wood header in contact with masonry, which is not allowed by code. In addition, the header may not have been adequately designed. A partial collapse of the brick at the rear entry to the east unit has left it unclear what the final configuration of this was. While the original stone lintels could be seen in the debris, there was no indication of a structural header similar to the one found over the west rear entry (*Re: Figure 39*). The north street-side façade is in good condition.

Recommendations:

- Refer to 3.2.1 for recommendations for the northeast corner of the building.
- Install a new, engineered lintel at the south entry of the east main level unit and rebuild brick. Reconstruct south wall with salvaged original materials to replicate the original configuration of the façade. The stone lintels are not intact and will need to be replicated. The use of cast stone incorporating the remaining pieces of original stone may be appropriate if the new stone to match the original material is unavailable. Reconstruction will also depend on the reuse decisions and accessibility required.
- Repoint as needed. We anticipate as much as 40% of the exterior east and south walls may require repointing.
- Rebuild south storefront window surrounds.
- Refer to Wall Finishes portion of this assessment for recommendations relating to plaster restoration on the interior.

3.3.2 Exterior Finishes

The building is primarily masonry as described in the next section. Other exterior finish materials include corrugated galvanized tin on the storage extension to the south (*Re: Figure 11*). This extension is further described under Associated Landscape Features. There are wood fascias and boxed soffits along the south edges of both roofs (*Re: Figure 40*). The wood soffit and fascia at the lower roof consists of 1 by 10 painted wood members around a boxed gutter on the east unit with 1 by 12s used for the west unit. It appears that the west unit's fascia and soffit may be original. The east unit has replacement material. The wood fascia on the upper roof consists of painted wood 2 by 12s beneath the gutter. It is unlikely that this is original material; the gutter attached to it is not original.

There are two vestibules on the building, one original construction, one a later modification. The upper vestibule leading from the upper landing on the single story roof portion is original construction based on the interior finishes, but the exterior finish has been replaced (*Re: Figure 41*).



Figure 5: Undated interior view of the Plaza Block building when occupied by the Santa Fe Relay.



Figure 6: Overall view of the north elevation and site of the Plaza Block building. Note Highway 50 visible in the foreground of the photo. Also note the masonry structure adjacent to the west elevation of the building.



Figure 7: Overall view of the east elevation and site of the Plaza Block building. Note the asphalt paved parking area adjacent to the building.



Figure 8: Overall view of the south elevation and site of the Plaza Block building. Note the modern temporary storage shed partially visible in the lower right hand corner of the photo. Also note the corrugated galvanized tin-covered storage shed.



Figure 9: Detail view of sidewalk typical along the north side of the building. Note the deterioration visible in the photo as well as the open joint along the building.



Figure 10: Detail view of the cellar door and curb located along the south side of the building.



Figure 11: Overall view of the corrugated galvanized tin covered storage shed adjacent to the south elevation of the building. Note the damage visible as a result of falling masonry.



Figure 12: Overall view of the south site. Note that the south site slopes toward the building.



Figure 13: Detail view of central line of timber as seen in the east basement. Note that the low point in the main level floor occurs directly above this beam.



Figure 14: Detail view of post in the west basement. Note that these posts typically have cavities up to 12 inches deep directly beneath them.



Figure 15: Overall view of west basement. Note that one of the main wood posts has fallen over entirely.



Figure 16: Detail view of 4 inch diameter steel column typical at the outer corners of the east and west storefronts which help to support the brick façade above.



Figure 17: Detail view of deterioration caused by freezing and thawing on the interior of the building.



Figure 18: Detail view of previous cracking, likely a result of localized foundation settlement.



Figure 19: Detail view of cracking in the east wall of the building. This cracking is likely a result of localized foundation settlement.



Figure 20: Overall view of the La Junta Plaza Block building.



Figure 21: Detail view of first floor structure as seen from the basement of the building.



Figure 22: Detail view of wood members which are rotten beyond repair.



Figure 23: Detail view of pocketed beam at the south end of the east unit. This beam is one of many members which is rotten beyond repair.



Figure 24: Detail view of floor beam beneath the east unit. Note that the beam has a deflection of more than 2 inches at mid-span despite having been reinforced with two steel rods.



Figure 25: Detail view of floor joists in the west basement. Note extensive fungal growth resulting from years of water penetration.



Figure 26: Detail view of post in the west basement. Note the presumably deliberate notch at the base of the post. Several posts in the west basement have been subject to similar modifications.



Figure 27: Detail view of second floor structural system as seen from the first floor commercial spaces.



Figure 28: Detail view of steel beam supporting the second floor as seen from the exterior of the building. Note the evidence of movement of the masonry visible in the photo. This movement was likely caused by thermal expansion and contraction.



Figure 29: Detail view of easternmost steel column supporting the brick façade above the first floor. Note the column's position on the steel bearing plate.



Figure 30: Detail view of foundation along the north elevation of the building.

Historic Images

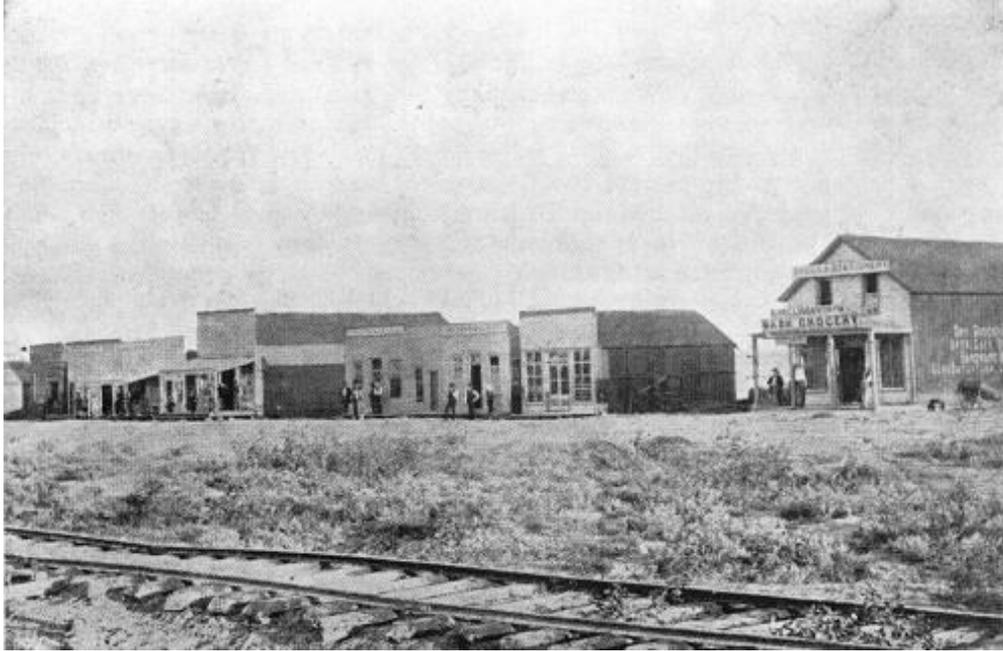


Figure 1: Trinidad Plaza, La Junta, 1881 (before Plaza Block was constructed in 1895).



Figure 2: Overall photograph along Highway 50, circa 1904. Note Plaza Block building to the left of the center of the photograph.



Figure 3: Interior view of the Plaza Block (undated) when occupied by the Postal Telegraph and Cable Company (PTC). The PTC merged with the Western Union following WWII, and Western Union used the Plaza Block as their main office.



Figure 4: Undated interior view of the Plaza Block building.



Figure 5: Undated view of First Street (formerly Trinidad Plaza), looking east towards Plaza Block building.

Urban Renewal Board excited about new city developments

BY: ALICIA GOSSMAN-STEEVES

The Urban Renewal Board met on Thursday, Aug 9 to discuss new developments in the city of La Junta. Those in attendance were: Rick Klein, Karen Kelly, Rebecca Goodwin, Sandra Leonard, Gordon Racine, Mac Burtis, Jerry Church, Ron Davis, Bill Jackson, and Oclires Lovato.

City Manager Rick Klein reported on the weed removal project at 18th & Adams, 16th & Adams and 8th and 9th streets from Maple to Nevada. The county line begins at 16th street and weeds were not removed on that side. "It makes us look good," said

Klein, "but others not so good." In order for weeds on the county side of the line to be removed, the Otero County Commissioner's office must write and enforce laws regarding weed removal. However, from the county perspective it is more difficult because of the diversity of property owners. "And once you begin enforcing different types of properties where do you stop?" Klein said. "It's good to keep the weeds down. If they aren't cut down we get more varmints and mosquitos."

Storefront improvements downtown are in the works for the old George's Jeweler's

8-10-07
"The Tabares Building is one of the oldest buildings in town and is on the National Historical Register"

Rebecca Goodwin

building and for Lincare once their applications are turned in and reviewed. The application process includes business owners having fifty percent of the funds. Once this financial requirement is met and the application is approved the city will match those funds and help with the project.

Ron Davis Director of Economic Development approached the board with an idea that he has been working on for four years — a coast to coast museum about Highway 50. Davis proposed the purchase of the Tabares Building, which is located across from the Amtrack station, to house the proposed museum. "The Tabares Building is one of the oldest buildings in town and is on the National Historic Register," Rebecca Goodwin stated. Since the board lacked a quorum, the remaining members conceded that Davis should bring purchase proposal to the next meeting.

Tabares building has new owner

By Alicia Gossman-Steeves
TRIBUNE - DEMOCRAT 9-17-07

During the Urban Renewal meeting on Thursday, Sept. 13, the board agreed to buy the Tabares building for \$22,000. "The lot is worth more than \$22,000," said Mayor Don Rizzuto. "I don't want to tear the building down but it may have to come down. We'll then have a viable place to put on the market."

Rebecca Goodwin mentioned the Vail Hotel in downtown Pueblo. "The city of Pueblo bought it because of blight and now, after 18 years of restoration, they have 300 apartments for seniors," she said.

At the August meeting of the Urban Renewal Board, Economic Director Ron Davis approached the board about purchasing the Tabares Building on First Street across from the Amtrak Station. The board had to wait to make a decision because of the absence of a quorum. The purpose of purchasing the Tabares building would be for putting in a museum about Highway 50. Since the August meeting Davis has received more items from the Doyle Davidson family to put into the museum. Davis displayed a book about Highway 50 printed in Germany that included a photo spread of sites in La Junta and said,

"People outside La Junta know about Highway 50. I think the museum could work."

Discussion followed concerning grants, asbestos removal, the general condition of the building, and the problem of lack of volunteers at other museums. "A non-profit does not have to mean all volunteers," stated Rebecca Goodwin. Grant money is available for staffing and for the other concerns that members raised.

"Why this building?" asked Sandy Leonard, director of the Arkansas Valley Resource Center. "There might be other buildings in town that we don't have to fix up."

"Well," said Davis, "I see the back of this building as one of the ugliest in town, but if we take one of the buildings that are fixed up off the market we will push another non-profit into this one. This building is ideal because it is across from the Amtrak station."

In other issues, the board approved a \$11,800 Urban Renewal Grant for John G. Fargerson, owner of Boss Hogg's Saloon and Restaurant. The restaurant plans to improve their parking at the restaurant by tearing down the house located at 309 Bradish.

Other issues discussed were Tax Increment Funds, store front restoration, and the Urban Renewal Plan.

TABARES BUILDING TOURED



11-9-07

Mike Steeves | TRIBUNE - DEMOCRAT

Ron Davis (right) and Lynn Horner hand out flashlights to the Urban Renewal Board members who showed up to tour the newly purchased Tabares Building, or Plaza Block, on First Street. Urban Renewal board members signed for the building yesterday after purchasing it for \$22,000. Plans are to have the building inspected. If it passes inspection, the building will be restored in order to house a Highway 50 museum. If it doesn't, the building will be demolished and the land sold.

Structural assessment planned

4-10-09

Urban Renewal takes look at Tabares Building

Alicia Gossman-Steeves
reporter@ljtribune.com

The La Junta Urban Renewal Board of Commissioners gave permission on Thursday for Board President Lynn Horner to work with architectural firm Slater Paul regarding a structural assessment on the Tabares Building on First Street. Slater Paul will pursue a \$14,000 grant from the State Historical Fund to complete the assessment.

Recently, a representative from Slater Paul toured the building

with Board Member Rebecca Goodwin and said that the building, in his opinion, looked sound. "He was impressed with the structure," Goodwin said. "The basement was sound and the foundation was good. It's built like a rock. Many of the original components are still there so that will save us money."

If Slater Paul refurbishes the building, they will do so with "green" technology in mind so that the building will be energy efficient. The technology will be done in such a way that the historical significance

will not be affected, Goodwin said. Last year, the SHF denied an application from Urban Renewal concerning the building because the board was unknowingly using an architect who was no longer approved by SHF. SHF has also undergone major changes in staff, according to Goodwin. When she recently discussed the project with the SHF director, he was excited about the structural assessment on the Tabares Building.

The following topics were also discussed:

- Entrance Signs: The board will discuss moving the location of the Welcome to La Junta sign with the Petramala and Grasmick families, who own the property where the board wants to display the sign. The board also agreed to give sign maker Ron Hall a time frame to work on the sign so that the project will move at a steady pace. Presently, Hall is considering how to install the foundation of the sign.

See TABARES, 14

Tabares

FROM PAGE 1

• Chestnut Apartments: At the March Urban Renewal meeting, the board decided to investigate whether or not it could collaborate with Tri-County Housing should it decide to take the Chestnut Apartments back from the Housing Authority. Urban Renewal Executive Director Rick Klein said that the Tri-

County Board meeting was postponed because of the recent storm, but that Tony Mascarenas, director of the Housing Authority, and Tony Berumen, director of Tri-County, met with Klein to talk about funding. So far money for housing is "dried up," but the board is hoping that stimulus money will come to the Valley.

"It will go to Front Range communities first," Klein said. Goodwin mentioned that the U.S. Department of Agricul-

ture has money to give. Board member Sandy Leonard said there were other funds targeted for rural areas as well.

• The Chestnut Apartments may help when Urban Renewal receives funds to complete demolition projects within the city. A property next to the Housing Authority, 505 E. Fifth St., is targeted for demolition should funds become available, and Klein mentioned that the property owner was willing to sell it for \$500 plus taxes.

Another \$300 would be needed or the Treasurer's Deed Urban Renewal discussed asking the Housing Authority to purchase the property in trade for the Chestnut Apartments. Further investigation is needed, however, to see if the engineering assessment that the Housing Authority had done is still viable.

"It would be a win-win for both of us," Horner said. "That's what we're looking for."

- Sidewalk Stamp Project: The board gave Goodwin per-



6/11/10

URBAN CONTROVERSY

Restoration of Plaza Building visited, questionnaire prepared

Bette McFarren
bette@ljtdmail.com

Controversy flared at the downtown meeting of the La Junta Urban Renewal Authority Thursday at noon at Thyme Square. Present were Lynn Horner, chairman, and members Jerre Church, Rebecca Goodwin, Sandy Leonard, Mack Burtis, Gordon Racine, Roger Roathe, Mayor

Don Rizzuto, City Manager Rick Klein (Executive Director), Bill Jackson (Assistant Director) and Oclires Lovato (Executive Secretary).

The Slaterpaul (structural architecture firm) estimate for restoring the Plaza building to practical use was presented to the Urban Renewal Authority. The building is the first historic building purchased by the LJUR with

the intent of rehabilitating for new uses. The Slaterpaul plan was presented in three phases, to be accomplished over the next ten or fifteen years. Historically, the building was residential on the second floor with primary retail uses of various types on the first floor, which would be the most historically accurate restoration.



See RENEWAL, 3

Renewal

FROM PAGE 1

Slaterpaul suggests supplementing funds for the project by applying for a grant from the State Historical Fund. The costs of the three phases were the stumbling block for the LJUR group. Phase One would include structural rehabilitation, roof replacement and masonry rehabilitation, for a total of \$592,671 (this includes some consulting fees, general conditions, and a 10% contingency); Phase Two includes storefront reconstruction, window and door rehabilitation, first floor interior finish rehabilitation and building-wide mechanical, electrical and plumbing systems, for a total of \$1,424,690 (same extras, but higher); Phase Three would include minor and discretionary preservation work, for a total of \$111,575; overall total, \$2,128,936.

Horner pointed out that the appeal of towns like La Junta

has to do with the charm of old buildings. He also pointed out that the estimates are at Denver prices and may be high. Also, getting the project done might take ten years. LJUR can apply for grant money, but grants won't cover it all.

Speaking in general support of the project were Sandy Leonard, Rebecca Goodwin and Horner. Leonard has succeeded in rehabilitating an old building through first getting a grant to repair the roof, which all agreed was the critical step. Goodwin supports saving as many of the old buildings as possible because they are better built and add to the appeal of the community.

She also pointed out that it is possible to match a grant with a grant. Prior to its purchase by LJUR, the Plaza Building had been neglected for thirty years, and without the purchase could stand there looking worse and worse for another twenty years. She pointed out that "the status quo is not working."

Speaking in general against

the restoration were Rizzuto and Burtis. They felt that the stimulus to the economy was not assured by present interest in occupying the building. Rizzuto pointed out that there is blight all over the community which needs to be corrected more urgently. Rizzuto and Burtis agreed that the price was just too high. A general discussion of the advisability of offering roof rehabilitation aid to businesses ensued. Examples of the efficacy of supporting private investors are the restoration of the Fox Theater and the bowling alley.

The decision was tabled until the next meeting. In the meantime, Rebecca Goodwin and Nancy Bennett will be interviewing business building owners/renters with the following questions: 1) Are you familiar with Urban Renewal, how it is funded and what it does to assist with revitalization of La Junta? 2) Are you familiar with the Storefront program? 3) Have you ever received a Storefront Program grant? 4) What do you think of

the concept drawings for the revitalization of downtown La Junta prepared by CSU-Pueblo? (copy of drawing to be shown) 5) Would any of the ideas presented in the drawing work into your plans for your building? 6) Would you be interested in a project to remove false facades and restore the fronts of historic downtown buildings? 7) Do you think Urban Renewal should consider a project to assist building owners in addressing roof problems? 8) Do you have any ideas for ways to improve the looks of your area/building, your neighbor's buildings, or other areas of downtown La Junta? 9) Do you have any ideas of what individuals, Urban Renewal and the City of La Junta can do to encourage landowners in the downtown to maintain their buildings to help improve the overall appearance of our community? 10) How important to you is preserving downtown historic buildings if they are structurally sound? 11) What would you like to see Urban Renew-

al contribute to your project, or those of other businesses in the Tax Increment District? 12) What do you need to maintain, preserve and improve the appearance of your building? 13) Would you like to see Urban

Renewal support, or be involved in, projects to restore/reuse existing buildings? Do you think this would help improve the appearance, vitality and economy of La Junta?

Urban Renewal faces dilemma ^{7/9/10}

Bette McFarren
bette@jtdmail.com

The Tabares building once again inspired heated discussion at the Urban Renewal Board meeting Thursday at noon. Lynn Horner, chairman of the board, suggested getting quotes from local contractors for the cost of roofing the building, but somehow this suggestion was never acted upon and a philosophical discussion ensued about the practicality of offering the building for sale, getting public opinion on the issue, whether it is better to act sooner or later about maintenance issues, and whether downtown maintenance is more urgent than neighborhood maintenance. Eugene Mestas of the La Junta City Council was a guest at the meeting, a fortunate circumstance, since cooperation with the City of La Junta on maintenance issues was an avenue of discussion.

The discussion started with the introduction of a letter from Colorado Historical Society Historic Preservation

Specialist Nan Rickey complimenting the Slaterpaul Architects Historic Structure Assessment and Preservation Plan, which was the center of controversy at the last Urban Renewal Board meeting. The board voted unanimously to accept the assessment.

The primary question was put by Lynn Horner: What are our intentions? Most of the board agreed that the sale of the building to a private investor would be a desirable outcome. The question of pursuing grants for reconstruction was also pursued.

Board member Rebecca Goodwin had a tentative approach from the Department of Local Affairs if she can line up some possible interest in the building with an idea of how it can be used. Sandy Leonard brought up the financing of the Business and Art Incubator for Entrepreneurship Center in Rocky Ford and how it was financed.

See DILEMMA, 13

DILEMMA

FROM PAGE 1

The question of square footage was discussed. Klein said the total is 6,940 square feet, but about half of that is basement. Leonard said that her 4,000 to 4,500 square feet of building was rehabilitated for a lot less than the \$2 million proposed in the Slaterpaul report. She pointed out that there are other ways to meet grant matches than cash outlay. Also, local contractors might make better prices than Denver area firms.

The question of why the building was purchased originally came up. Urban Renewal bought the building for \$22,000, paid for with a 100 percent grant. The idea was to make it into a Highway 50 Museum, but the Otero Museum, an all-volunteer project, was not interested in maintaining another museum off the original premises. The Otero Museum has now offered to curate the articles found in the building, including the World War II trunk with some personal items. Leonard suggested that an effort be made to find the family concerned, and it was stipulated that the museum would of course make a reasonable effort. The request of the museum was granted.

The question of deferred maintenance on buildings in public use was discussed. Nancy Bennett asked, "Why, if we can have code enforcement about weeds, why can't we have code enforcement about maintenance issues?" Goodwin added that the condition of a roof in a downtown building can be a considerably more important issue that weed control. Also, many of the buildings are vacant because of maintenance issues. The consensus was that the board should pursue this and other questions with other cities who have dealt with the issue successfully, such as Durango, Fort Collins, Denver, and even Rocky Ford.

Don Rizzuto felt that before any action is taken, Ed Garlington, attorney for the Urban Renewal Board, should be consulted on legal issues. Goodwin again pointed out that if we don't deal with the issue, we will have more blight than we can handle.

TO DEMO OR NOT TO DEMO?

5/1/12

Council, Urban Renewal try to answer question

Candi Hill

publisher@jtdmail.com

La Junta City Council and Urban Renewal hashed out possible demolition projects within the city limits during a special meeting Monday.

La Junta City Council presented a list of projects that includes demolition of three buildings for a total estimated cost of \$593,180.

The three buildings include the Kit Carson building at 123 Colorado Ave., the Tabares building at 10 E. First St.

and the home at 801 Edison, which was totaled in a fire.

The city has sent off samples of the Tabares building and the home on Edison for asbestos testing. If there is any asbestos in either property, the cost of asbestos removal at each property is expected to be about \$100,000 each. The \$100,000 for each property is included in the total of \$593,180.

However, if no asbestos is detected in either building, that cost would be eliminated.

Council members asked Urban Re-

newal to split the cost of the project 50/50 with each entity contributing \$296,590.

Additionally, Mayor Don Rizzuto said the city and Urban Renewal would put the money into a restricted fund designated for this demolition project. If the project doesn't go through, the money would be given back to each entity. Additionally, the city proposed that any proceeds from sale of demo properties would be divided equally.

Your thoughts

What deteriorated buildings (house or business) in the city of La Junta should be demolished? Send your responses to publisher@jtdmail.com. People can also voice their comments during a public hearing at 7:30 p.m. on May 21 at the La Junta Municipal Building.

See DEMO, 8

Demo

FROM PAGE 1

Return on investment

Urban Renewal Chairman Lynn Horner said he was concerned about the return on investment if demolition of the properties takes place.

He said there isn't a lot of economic growth happening in the downtown area and he doesn't project a lot of additional funding into Urban Renewal's accounts, and is concerned that using almost half of what is currently in Urban Renewal's accounts could be too risky.

"It's not a win/win project because we aren't sure anything is happening on that property," Horner said. "It makes me somewhat uneasy. I want to see good things happen, but we have to make good business decisions."

But some members of Urban Renewal felt there is a deeper issue that needs to be addressed — how to prevent buildings from becoming not only an eyesore, but a safety concern.

Buildings cannot sit for 5, 10 or 20 years, Urban Renewal members said, and then come back and ask Urban Renewal to take care of them.

"We will run out of money," Horner said.

Rizzuto said he sees the the

glass half full and feels that by getting rid of some of the blight in the downtown area could draw people and businesses downtown.

Urban Renewal said they want enforcement of codes by the city to prevent deterioration of buildings within city limits.

What do the people want?

Mack Burtis, a member of Urban Renewal, said one thing he sees missing from the conversation is public input. He asked what would happen if the question of whether or not to demolish buildings was placed on the November ballot? He suggested asking peo-

ple what La Junta needs most and what are the highest priorities.

Rizzuto suggested holding a public hearing to allow people's comments. He said he doesn't want to wait until the first of November to make a decision because these buildings need to come down immediately.

Burtis said he was not advocating waiting until Nov. 1, but wants to know how the people of La Junta would tell the city and Urban Renewal to spend the money they have.

Mayor Pro Tem Bob Freidenberger said "the time has come" to demolish the Kit Carson. He said he is concerned about taking a hit on the city's funds with dedicating nearly \$300,000 toward the project

and understands both organizations are taking risks, but "the charge of blight needs to be addressed."

What's next?

City Council and Urban Renewal did agree that the Kit Carson building and the house at 801 Edison need to come down as soon as possible because they create the biggest safety issue for the community.

"We need to start where everybody agrees and everybody agrees three buildings need to come down," Urban Renewal board member Sandy Leonard said. "But how to get there is the question."

She suggested the idea of a

50/50 split between council and Urban Renewal should be negotiated. In the past, Urban Renewal has generally followed a 60/40 or 80/20 split.

The boards agreed that until the asbestos reports are returned on May 9, they can't make any definite decisions.

The reports will be provided to Urban Renewal, which will hold its next regular meeting at noon on May 10 at Jodi's Grill.

A public hearing to discuss demolition projects will be held on May 21 at 7:30 p.m. during the regular City Council meeting at the La Junta Municipal Building.

Another joint meeting between City Council and Urban Renewal will be held on May 29.

LOCAL NEWS

FIND GREAT SAVINGS ONLINE. Click on www.radarfrog.com

THIS DAY IN HISTORY

June 19, 1865: Slaves in Galveston, Texas, are finally informed of their freedom. The anniversary is celebrated as Juneteenth.

URBAN RENEWAL

History Colorado representatives make plea for Plaza

Bette McFarren
bette@jtdmail

Urban Renewal on Thursday hosted guests from History Colorado at their regular monthly meeting. Deputy Director Cynthia Nieb, instrumental in the restoration of the historic City Park Wall, came to urge reconsideration of the demolition of the Tabares Building, also known as the Plaza Building, on Highway 50. Rebecca Goodwin pointed out that this building is our only survivor from before the turn of the 19th to the 20th century. Nieb and her fellow History Colorado Preservation Planner Patrick Eidman pointed out that the building is in better shape than many which have been successfully restored and that the \$350,000 necessary for its demolition might be better applied to saving the building.

Architect Tim Stroth of Colorado Springs went over the previous report prepared by Slaterpaull Architects Historic Structure Assessment and Preservation Plan. Slaterpaull, Stroth said, was certainly a reputable and respected restoration firm, but that their \$2.1 million estimate for the restoration was a definite highball figure, allowing for detailed interior work which is often done by businesses using the space to their own specifications. He estimated a more achievable \$1.2 - \$1.4 million figure, but urged immediate action to stabilize the roof and

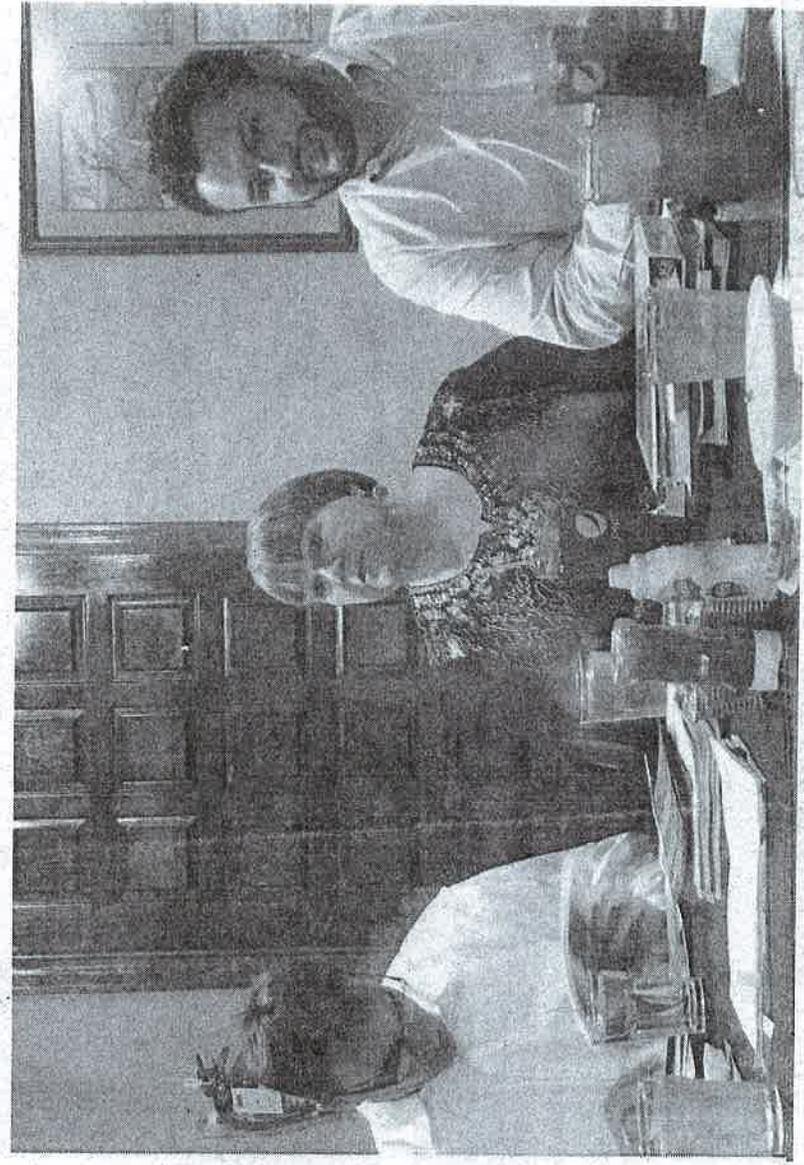
which would not cost more than the figure for its demolition.

One reason for the high demolition figure is the asbestos removal. Stroth pointed out that asbestos in old buildings is often treated by encapsulating it, thus rendering it harmless.

Later in the meeting, Joe Kost, Southeast Area Director, Rural Development, U.S. Department of Agriculture, said that funds are available through low interest loans for civic projects. "How low?" asked Tim Stroth. The answer was somewhere in the neighborhood of three to three and a half percent, which seemed to please Stroth.

Nieb said that she did not want the Urban Renewal Authority Board to feel pressured, but she would be happy if they would consider the alternatives to the destruction of the historical building. "Will this get in the way of finishing the City Park?" asked City Manager Rick Klein. "In no way," said Nieb; "this is an entirely different matter."

Bill Dutton, Small Business Development Center Director, was asked to comment on the aspect of the economic impact of historic restoration on the community. Dutton said that using local businesses to do the restoration work as much as possible should certainly provide jobs, but that his main purpose is to loan money to people wanting to start their own businesses. He



BILL JACKSON

Architect Tim Stroth, Deputy Director Cynthia Nieb and Preservation Planner Patrick Eidman of History Colorado each gave alternative solutions to demolition of the Tabares Building.

nomic Development Director for the Tabares Building might be split into four rather than two and perhaps entered from the rear if they are private offices. The upstairs area was traditionally used for private apartments, which he suggested could certainly revitalize the downtown. Dutton

dents or others who prefer a central location. Nieb sketched out a financial plan involving a start now with mothballing the building by fixing the roof and doing other essential repairs and submitting a skillfully prepared

Plaza is your business, but we're here to help you," said Nieb.

Roger Roath, assistant chair of the board, directed the meeting in the absence of Chairman Lynn Horner, who was out of town. Most other



BETTE MCFARREN

Members are present as Urban Renewal Authority is ready to begin its second session in City Council Chambers. Left to right: Mack Burtis, Rebecca Goodwin, Nancy Bennett, in Horner, Roger Roath and Jeff Reeder.

Urban Renewal Authority firms up demolition plans

Bette McFarren
bte@jtdmail.com

Demolition project

The Urban Renewal Authority Board met with all members present Thursday at the City Council chambers. Plans for the demolition project are rapidly firming up, with help from several sources. D.J. Jones will be us-

ing the lot to be vacated by the Plaza Building at 10 East First for automobile display and the space to be vacated at 505 E. Fifth is to be used by Housing and Urban Development. The old Cranson building lot will probably be used by the apartment project next to it. Board Member Jeff Reeder brought up the dangerous position of the building at 801 Edison because of its proximity to the Intermediate School. The list

enumerated in order of one to six, the one being the first to go, was posted by Assistant City Manager Bill Jackson after a final tally was taken from the board members. The list as finalized follows: 1. 123 Colorado (Kir Carson), 2. 801 Edison (near school), 3. 10 E. First (Plaza Bldg.) and 318 Santa Fe (Cranson Bldg.), 4. 505 E. Fifth (near H.U.D.), 5. 122 Carson (white apartment building near Safeway).

The board decided to go into the grant negotiations with the state with a 25 percent match, since anything smaller would not be competitive. The Community Development Block Grant money for the entire state in 2012 is \$2.5 million, and the competition for the dollars will be fierce. The cost to the Urban Renewal fund at 25 percent is estimated at \$69,016.

Board Member Mack Burtis urged the board to consider

so far has been a great improvement to the city's infrastructure.

Sidewalk stamp project

Board member Jeff Reeder reported that, although he had not met with Nancy Bennett, he believed that the locations proposed would do very well (roughly two per block in downtown area). The project is in no hurry, since the time for installing the stamps will be next spring (too cold now).

long range plans when demolition is contemplated. "The River Walk in Pueblo is a perfect example," said Burtis. "We should not just be tearing down blight; we should have a purpose in mind for the land cleared." Burtis gave the board some examples of possibilities and met with general agreement. "This money is meant to be used for the betterment of the community," said Burtis, "not to just stay in the bank."

Curb and gutter project

The curb and gutter project is near completion of the first group of projects, with curb, gutter and appropriate lighting installed near American Inn and Suites on Third Street. "This extends the downtown look out along Third Street," said City Manager Rick Klein. "It looks like the rest of the city." He feels that the money spent

and surrounding businesses.

Also discussed was a large "stick map" of important locations in the city for the help of tourists and travelers at the same location. The first draft of the map was not approved.

"Too cute," commented Burtis. He also objected to one business and no others being mentioned by name. Other objections being heard also; Mayor Don Rizzuto suggested using an enlargement of the already-published tourism map. The map would be enclosed in vinyl and could easily be updated. "Why reinvent the wheel?" said Rizzuto. The board agreed.

Bylaws

The Urban Renewal Authority bylaws remain essentially the same after the newly revamped copy was voted upon by the board. A section calling for a secret ballot was removed from the bylaws.

Parking lot

The parking lot behind U.S. Bank has been marked off for large vehicles and trailers, but the markings have been largely ignored by the public. The board discussed ways to make the idea clearer to the public



Urban Renewal Board approves feasibility study on Plaza Building

8/10/12
Bette McFarren
bette@jtdmail.com

with, since it is owned by the city, originally intended to be a Highway 50 Museum.

The aims of the study are to establish project timelines, establish realistic budgets, find tenants and funding sources and to determine if the project is financially sustainable, said Stroh.

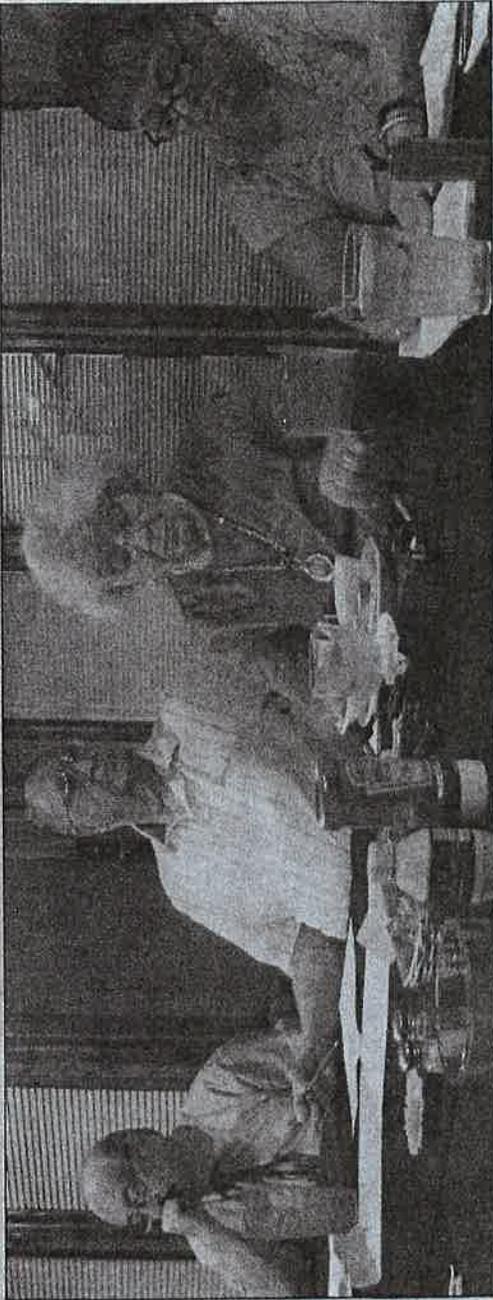
The cost of the study is \$14,000, with half to be furnished by the Colorado Department of Local Affairs and half to be put up by the Urban Renewal Board.

The board voted five to four in favor of the feasibility study. Lynn Horner asked for a show of hands, the motion having been made by Goodwin and seconded by Nancy Bennett, with Roger Roath, Lynn Horner and Sandra Leonard being the other yes votes. No votes came from Don Rizzuto, Mack Burtis, Jeff Reeder and Karen Kelley.

"This is an important vote," said Goodwin. "We are setting a precedent for a long time. We have no master plan for the city. We need to develop one."

The deadline on the use of the state grant has been extended to October. City Manager Rick Klein will request a further extension to February 2013.

Klein reported on the demolition of the Kit Carson, in answer to a query from the floor concerning the common wall with the Elks Club. The demolition was accomplished with minimal damage to the Elks Club, a few bricks and broken windows. He was pleased with the work of Bassett Construction. The Elks Club is on the National Historic Registry and



BETTE MCFARREN

Mayor Don Rizzuto, Mack Burtis and Nancy Bennett, Urban Renewal Board Members, Ocilres Lovato, secretary to the Urban Renewal Board.

is older than the Kit Carson. The wall is structurally sound but will need cosmetic restoration if left exposed.

The house at 810 Edison will be taken down before school starts, said Klein.

The curb and gutter project is finished, said Assistant City Manager Bill Jackson, and all that remains is finishing the reports. Visitor Lee Merkel, Southeastern Colorado Regional Manager of the Colorado Department of Local Affairs, and others from the State Historical Society have been complimentary on the wall at the City Park and the curb and gutter project, said Klein.

Joey Johnson reported on the progress of the youth facility project at the old MacKenzie Building. The plumbing is going in and they are getting ready for city inspections. The facility should

be open in two or three weeks, said Johnson. Some family emergencies have delayed work recently. The elevator project, which is the next phase for Urban Renewal concern, will take place after the present phase (first floor) is complete.

Karen Kelley delivered a report on the Storefront Improvement Program. She presented a simplified application grant for business owners for the consideration of the board and asked for comments during the month in order to make a presentation for the board's approval at next month's meeting.

Negotiations continue with the Burlington Northern Santa Fe over the Colorado Department of Transportation grant for bettering rural transportation, formerly known as the Front Door Project. A sim-



BETTE MCFARREN

Rebecca Goodwin (right) is presenting the case for a feasibility study on the Plaza Building as Cheryl Lindner looks on.

ple project for paving the parking lots and putting up an awning has become a remarkably complicated negotiation.

FEASIBILITY STUDY

1-14-13

Plaza Block Building report presented to Urban Renewal

Bette McFarren
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The Urban Renewal Authority Board was pleased to receive the completed Feasibility Study on the Plaza Block Building at their noon meeting Thursday at Jodi's Grill. Both Mack Burtis and Rebecca Goodwin expressed their appreciation of the thoroughness and timeliness of the report presented by Ar-

chitect Tim Stroth and his assistant, Clarice Boomsba.

The group voted to delay the consideration of the report until they have had time to consider it and ask questions of the presenters, Goodwin proposing Chairman Lynn Horner be designated as the media-tor. "Analyze and send comments or questions to Lynn and let him be the point of contact . . . Analyze this draft and how it might affect the

community, and look at this as a way for other things that we may do in this community that would be beneficial for the community."

Mack Burtis made a motion that they acknowledge with gratitude to Tim Stroth and Charise Boomsma the report and table all further action for a future date. "I have no reason to want to even talk about it until I have had a chance to look it over," said Burtis. Rebecca Goodwin

seconded the motion. "Let's take the time to analyze it for discussion," said Goodwin. Motion carried unanimously.

A copy of the feasibility study is available at the La Junta Tribune-Democrat office, as well as with all members of the Urban Renewal Advisory Board.

See PLAZA, 3

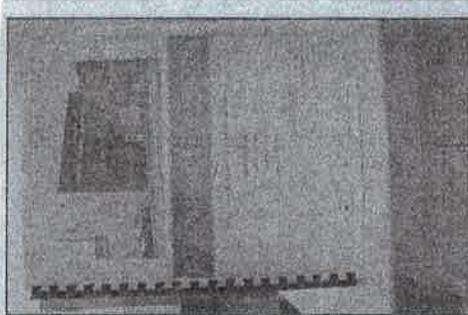
Plaza

FROM PAGE 1

Members not mentioned in this report are Sandra Leonard, Nancy Bennett, Roger Roath, Karen Kelley and Jeff Reeder.

In other business, Assistant City Manager Bill Jackson reported that we will have to wait until spring to complete the sidewalk stamping project (which is now the indelible marking of signs on the sidewalk employing new technology).

Mayor Don Rizzuto asked about having meetings at another restaurant. Every year Urban Renewal Board changes restaurants in order to be fair to all



the restaurants in town. Other restaurants in town will be contacted to see if they could accommodate.



BETTE MCFARREN
Charise Boomsba and Timothy Stroth of Source Architecture Systems, PC, present feasibility study for the Plaza Block Building at Urban Renewal meeting on Thursday evening.

Citizens speak out about fate of Plaza Building

By **Bette McFarren**
bette@jtdmail.com

Lynn Horner called to order a conversation which had all viewpoints well represented at The Barista on Thursday evening. A decision is pending on the fate of the Plaza, the pre-1900 brick building strategically located on Highway 50, east of Colorado Ave. Those who wish to demolish the building were about equally represented with those who wish to preserve the building. The Urban Renewal meeting next Thursday at noon in Jodi's Grill will probably seal its fate.

Horner began by giving a background about Urban Renewal projects in La Junta. He explained that the money for Urban Renewal comes from the tax increment district, an area encompassing the traditional downtown La Junta plus the businesses along Highway 50, city limits east to west. He explained the rules of what the Urban Renewal can do and what it cannot do. He talked about how the Plaza Building was originally acquired as a possible site for a Highway 50 museum and local showpiece.

A spokesperson for the demolition side was Randall Roberson, local banker, who said the idea of historical preservation is attractive to him, but he



David Cockrell listens to representative from Common Sense, a group interested in leasing office and working space if Plaza Building is restored. PHOTOS BY BETTE MCFARREN

does not think this is the right project. Speaking up for the project of rehabilitation were Steve and Velma Simpson, who told of many urban projects with which they have been involved in other cities. Velma worked in rehabilitation projects with the U.S. government before her retirement and is familiar with urban planning, which she urges be undertaken for the town of La Junta.

Bill Jackson, assistant city manager, pointed out that there are plans and

have been projects. Susie Sarlo, a native La Juntan who has lived in many cities, said that La Junta is her home. She pointed out the craftsmanship in the old brick buildings and reiterated that she does not want to lose any more of it. Beverly Babb, owner of the recently demolished Kit Carson Hotel, gave a short history of that building's demise and urged the group not to make the same mistakes again. She drew applause.

Three proposed uses for the building were discussed. Cockrell, a vice

president of Otero Junior College, said that the apartments upstairs would be an attractive alternative for the housing of visiting nurses and nursing students who are not full-time residents of La Junta. Young farmers Kerry

Lewis and Jacob Froese, in business as Simply Different Produce LLC, a delivery program for local produce, were present and are interested in the Plaza as a possible location for local agriculture business. A representative of Common Sense, a state organization promoting the welfare of



Kerry Lewis and Jake Froese represent a new generation of farmers in Simply Delicious, Steve Simpson in background.



A gentleman speaks out about importance of a storefront on U.S. Hwy. 50.

brain injured individuals, said that a headquarters is needed for that organization in southeastern Colorado. Simpson held up a list of businesses interested in the restoration of the building.

The local Chevro-

acquiring the space occupied by the Plaza Building. He proposes to trade a lot on Third Street in back of his car lot for it. Some people objected to a large amount of public money being disposed of in this manner, but some favored

2-15-13

Plaza Building: Demo

Fate of downtown structure still unknown

By Bette McFarren
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The Urban Renewal Authority Board of Commissioners met on Thursday at noon in Jodi's Restaurant to discuss the fate of the Plaza Block Building, the last 19th century building remaining in La Junta. Tim Stroh and Charise Boomsma were present to go over their feasibility study, and a large group of concerned citizens also attended the meeting, as well as members of the board and City Manager Rick Klein. A copy of the feasibility study is available in the lobby of the La Junta Tribune-Democrat

Chairman Lynn Horner asked that a final decision on the fate of the building be tabled, so that the entire board could be present when the decision is made. A key board member is Otero County Historical Preservation Chairperson Rebecca Goodwin, who was absent on a long-anticipated vacation with husband Otero County Commissioner Keith Goodwin.

Horner asked for input from the guests after Stroh explained the possibilities for the building: demolition, building shell rehabilitation and building rehabilitation for tenant occupancy.

Lots of parking lots

Ed Hunnicutt, local businessman, pointed out that nobody would sign a contract to occupy a building that was not rehabilitated at least to the shell stage. He also said that a



Tim Stroh, Lynn Horner and Mack Burtis: different points of view, fair exchange of ideas. PHOTO BY BETTE MCFARREN

lot of the buildings he frequented as a teenager are gone by now and that there are too many parking lots. Although he remembered not having great love for Trinidad when he was playing football, he said the restoration of that town's downtown area could be a good example for us. "The first stage renovation would at least put it into position for a buyer to finish it in his own way."

Diane Rickhof deplored the loss of so many of La Junta's historic buildings, including a roundhouse which could have been a wonderful railroad history museum. She and her husband restored an old building on their own over a period of over 20 years, doing what they could afford to do. Losing local history is not a good idea, she said. "We are being short-sighted about the future and not enhancing our living in the present," Rickhof concluded.

Later in the meeting, Mack Burtis pointed out a number of historical buildings that have been

"I understand Urban owns this building. They had plans for it; that didn't work out. That's not unusual. What kind of return are we looking at if we tear it down? If we do the first stage of rehab, the second stage will be easier."

Ed Hunnicutt, local businessman

restored through private nonprofit organizations, such as the Picketwire, and suggested a "Friends of the Plaza" type organization be formed. The Fox Theater was restored by Joey Johnson with some help from Urban Renewal.

Grants to rehab

Charise Boomsma said that there are many grants available for restoring old buildings, but very few for the demolition of buildings. The shell restoration and the demolition cost almost the same amount. Many suggested a phased approach to a restoration, including City Manager Rick Klein, who reminded the

group of the step by step renovation now going on at the La Junta City Park.

Jenny Mathews, who had to go back to work, left her comment with a friend. She supports renovation and feels that Trinidad and many other towns have been revitalized by historic restoration.

Lewis Encinias is a meat cutter who has been looking for a place to open a traditional butcher shop and has been unable to find one that is up to code for food safety. A renovated building, particularly a historical one, would be perfect for his business.

One of the most outspoken and eloquent speakers

LA JUNTA URBAN RENEWAL AUTHORITY BOARD
4-3-13

Plaza Building to come down

Give many of them a chance. City Council member Eugene Mestas prefaced his remarks with a wish that it could have been the Kit Carson Hotel we were trying to save. He feels that the city could not afford the maintenance on the rehabbed building. He said, "As a citizen, I say tear the building down and let's get on the road!"

Ed Stafford, Chairman of the Otero County Historic Preservation Board, said he was attracted to the town because of the old West romantic feeling it once had. Unfortunately, much of it has been lost with every old building we tear down. When he came to town 45 years ago, much more of the old West remained. He spoke of Ernie Orahood, the can-do man whose memorial service was also on Tuesday. "If Ernie saw a need, he would find a way to do it," he said. "To see what we have lost, look at the pictures in the Colorado Bank and Trust Centennial Book. People come through here looking for the old West. I found it here 45 years ago." He



The Plaza Building, also known as the Tabares Building, fronts on Highway 50, second building to your right, going east, after turning east from Colorado Ave. PHOTO BY BETTE MCFARREN

8-15-14

Committee: Building savable

Chandra Ochoa requests city consider banking relationship with U.S. Bank

By **Bette Mc Farren**
bmcfarren@jtdmall.com

The Plaza Building Committee of the Urban Renewal Authority Board — Nancy Bennett, George Larsen, Ed Vela, Ed Stafford — reported, with Bennett presenting a summary of all their meetings. The consensus, so far, is that the building is savable, but a definite use needs to be determined. Two

estimates were presented from local companies to do the necessary buttoning up if the building is to be saved. Leland Schleich bid \$31,923 on the roof and \$39,500 was the bid of Mike Miner Contracting of Rocky Ford to install the truss system to accept sheeting (includes material and labor, and building bearing points where applicable). Mack Burtis is against saving the



Mayor Lynn Horner, board members George Larsen and Ed Vela. PHOTOS BY BETTE MCFARREN



La Junta Economic Development Director Ryan Stevens.

building, although he did not suggest a use for the vacant lot. Chuck Jones has said, according to committee members, he is not

interested in purchasing the vacant lot, but would accept it as a gift.

Chairwoman Sandra Leonard said the reason

she would like to save the building is to stop the proliferation of empty lots and

SEE BUILDING, A7

BUILDING

From Page A1 8-15-14

and to start on a new goal of preserving what is savable. The committee has had encouraging information from Commissioner Bill Long of Las Animas on the struggle to save the old courthouse and Shirley Adams of Manzanola on saving the old depot there. Both encountered major opposition, but in the end everyone was pleased with the salvaged buildings. Larsen pointed out that whatever the decision, the Urban Renewal Board as a whole needs to work together. The committee was given another month to gather information, with report due on Sept. 30, to be available to the board and the public prior to the October meeting of the board.

Two separate applications forms for store front money (\$10,000 limit for cosmetic improvements, \$15,000 limit for multi-year projects) prepared by Bill Jackson and

Oclirus Lovato were accepted with one addition. The repair or replacement of roofs and repair of foundations, multi-year projects, will be accepted on a case by case basis as suggested by Larsen. Further publicity on the availability of this money was deemed necessary. A \$5000 item was added to the budget of the board, to cover the cost of establishing a website, someone to operate it, print and radio advertising. La Junta



Chandra Ochoa suggests city seek working relationship with U.S. Bank, which offers higher rates of interest on bonds. PHOTO BY BETTE MCFARREN

Economic Development Director Ryan Stevens supplied the information relative to development of a website.

Chandra Ochoa asked the group to consider a relationship with the U.S. Bank, a local downtown bank

employing five local people. That bank is able to offer a better return on investments than is currently available through other local banks. The board will look into the matter, but a current banking policy is in force.

11-4-14

Save building or leave another gap-tooth in 'Smile Hi City'?

Do you want to save a building that belongs to La Junta's history, and search for businesses that will help it to be productive, or do you want to leave another gap-tooth in La Junta's self-proclaimed "Smile-Hi City"?

As citizens of La Junta have been informed through the newspaper and a news insert, there is to be a public hearing in the City Council chamber Thursday, November 6, at 6:30 p.m. The subject of the hearing, to which all citizens are invited, is "to evaluate the options available" for the "disposition" of the Plaza Building located near the corner of U.S. 50 and Colorado Avenue.

For some readers, what to do with this old building will be old news, but for many, it will hardly be newsworthy because they have no interest in the "Plaza Building," even if they know what it is. It is my belief that a thoroughly informed citizenry should attend the public hearing and help the Urban Renewal Board make an intelligent decision. What is at stake is their enacting your vision of your city's character.

The Plaza Building was constructed at 8 and 10 East First Street in 1895. It is the only remaining business building constructed here in the 1800s. It is one of many fine old city buildings constructed in a period when people took pride in the architecture of their quite functional civic structures. The brick Plaza Building was one of a few solid new two-story buildings along the street called Trinidad Plaza, now U.S. 50. The Santa Fe Railroad with its

were across the street. Other businesses included a bank and hotel constructed of stone by the Jones brothers, founders of the JJ Ranch.

The Plaza Building's designer was noteworthy in that he also designed the earlier Rizzuto Building, the first to have electric lighting in La Junta, and the original Otero County Courthouse, completed in 1902, where the current courthouse stands. This first courthouse was a highly ornate brick building that reflected a turn-of-the-century combination of designs. Built at a cost \$25,000 the courthouse was, by all accounts, a magnificent structure that was the pride of 20th century La Juntans.

The Plaza Building itself offers a façade with good examples of late-19th century architectural details. However, the building is not remarkable for the businesses it housed. It was used as a department store, grocery store, billiard hall, antique store, feed store, and upholstery shop. The upstairs rooms offered lodging for Santa Fe Railway workers for many years. However, a most remarkable tenant was the Postal Telegraph and Cable Company relay station that rivaled Western Union for 40 years until it combined with Western Union for another 20. These offered earliest lines of communication between La Junta and numerous Colorado cities, as well as cities through the West.

Today, it is difficult to see the building as a reminder of a time when handsome buildings were as important as their purposes. It hasn't been used for a half century.

spirit that produced it has passed it by. In 1977, recognizing the value of its historic structures still standing, the La Junta Heritage Foundation was formed by volunteers to preserve a historic district in downtown La Junta. It encompassed a nine-block area that included the Plaza Building. With the blessing of the City Council and Chamber of Commerce, it applied for — and according to the Rocky Mountain News — won a place on the National Register of Historic Places. Seven years ago, La Junta Urban Renewal took possession of the Plaza Building. What it planned for the building then is still in doubt.

In spite of this, the Plaza Building has been allowed to deteriorate to a point where many believe it is beyond Urban Renewal. Many want to tear it down — as the Kit Carson Hotel was torn down — leaving another vacant dirt lot for which there is no plan. La Junta already has the reputation state-wide as a place of vacant lots and empty business buildings. State-wide, towns our size draw tourists to their historic districts with handsome buildings still standing. We have lost too many of our historic buildings that have been replaced by boxes.

The public hearing Thursday evening gives you an opportunity to voice your opinions. Do you want to save a bit of La Junta's past and use it creatively, perhaps for business or tourism, or do you want to leave another gap-tooth in the "Smile-Hi City"?

Ed Stafford

Board seeks historical designation

By Candi Hill
chill@ltdmail.com

Urban Renewal will try to place the Plaza Building on the State Historical Register to help preserve the building.

Urban Renewal voted Thursday to nominate the building to be placed on the registry. Board member Mack Burtis was the lone vote against the motion.

The proposal was part of a presentation by local

businessman Michael Vigil. At last month's meeting, Vigil had approached the board about giving him the building to renovate. Another option for the building's future is demolition. Community

discussions were held regarding the future of the deteriorated building and consensus of those in attendance was to demolish the building as renovations would be too costly.

But, Vigil stepped in and approached the board saying that he could renovate the building for business use and asked them to give him the building.

But, Vigil stepped in

SEE PLAZA, A7

PLAZA

From Page A1

12-12-14
However, Vigil told the board Thursday, as he started researching possible funding sources for renovation, he learned that placing the building on the State Historical Register could open up funding avenues that are not otherwise available.

Vigil told the board Thursday that he was there to reiterate his interest in "taking possession of the Plaza Building and turning it into a contributing business to the community."

In a letter to the board, Vigil said by placing the building in the State Register for Historic Properties, it would allow him to be eligible for tax credits and State Historical Fund grant monies.

"This will make all of the difference in the world to me in pushing this project forward, and it allows any owner of the building to retain his or her property rights, that is, they can sell, alter or raze the building. It's a small step, but opens huge doors to funding for me."

Another avenue of funding that could be available is through the Department of Local Affairs, which could provide matching grants.

Vigil's new proposal is asking Urban Renewal to retain ownership of the building while the building is repaired. Because the building would still be owned by a nonprofit or public entity, it would allow Vigil to look at funding avenues that might not be available to a private

business owner.

"If I had that kind of financial support, I could turn around this building in 2 to 3 years," Vigil said, adding that it would be tenant ready at that point.

He added that it wouldn't cost Urban Renewal any money, as they would serve only as a pass through for the grant process. DOLA requires the building stay in the municipality's hands for five years after the work is finished and they also require the use of the building, such as housing and retail, remain the same for 10 years, Vigil said, adding that in their agreement, he would ask that he gains ownership of the building once the DOLA recapture stipulation has ended.

Vigil said he would, at his own expense, shore up the back wall, button up the windows, lock the doors, stabilize the roof and tarp the building to prevent further damage. If the building is placed on the historical register and funding awarded, he would begin a multi-part renovation. Vigil believes renovation costs would be closer to \$1 million, not the original over \$2 million presented by a feasibility study. Vigil said he believed that money could be received through grants over multiple years through the multi-phase program.

Burtis' objection to the motion was too many unanswered questions regarding the state historical register status, as well as the new proposal presented by Vigil that was different from his original proposal. Burtis said he doesn't know enough about what being placed on the register means and

didn't feel like he could make a clear and concise decision without any written and detailed information.

"We can't vote on something we don't know anything about," Burtis said.

Other board members felt like nominating the building for the register shows their commitment to the project and is the first step in renovation, but checks and balances along the way must be completed before any grant funding can be applied for and/or received.

The board agreed that if historical registry status isn't achieved, the project comes to a halt. If status is achieved but funding isn't granted, the project comes to a halt. If a detailed contract between Urban Renewal and Vigil can't be reached, the project comes to a halt.

"What have we lost if we fail?" board member George Larson asked. City Manager Rick Klein added, "Right. We'll be right back here."

Vigil also said that in a worst-case scenario — if the building isn't placed on the register or funding isn't received — the building will be buttoned up and secure. Vigil also said if that was to happen or the project stopped at some point due to lack of funding, he would not expect anything in return from Urban Renewal.

"I'm committed to the town of La Junta," Vigil said. "Bottom line is I want to do what's best for the community."

Chairperson Sandra Leonard thanked Vigil for his effort and said "he's really stepped up" when nobody else has. Burtis echoed the comment.



Plaza Block Building. FILE PHOTO

1-12-15

Plaza Block Building historic designation nomination

Bette McFarren
bmcfarren@ljtdmail.com

The Details

La Junta's Urban Renewal Authority Board has nominated the Plaza Block Building for the Colorado State Register of Historic Properties.

This nomination was made pursuant to the proposed settlement of the Plaza Building problem with the help of Michael

Vigil, local contractor, who volunteered to take on the project of renovating the building.

During the past few months, Vigil had approached the board about giving him the building to renovate. Another option for the building's future is demolition. Community discussions were held regarding the future of the deteriorated building and consensus of those in attendance was to demolish the building as

renovations would be too costly.

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However, as he started researching possible funding sources for renovation, he learned that placing the building on the State Historic Register could open up funding avenues that are not otherwise available.

In December, the Urban Renewal Board agreed to move forward with trying to get the building on the register.

Summary Paragraph

The Plaza Block building is a historic two-story double storefront commercial building in downtown La Junta, Colorado, fronting Highway 50. The red brick building with a rectangular footprint was built in 1895.

SEE NOMINATION, A10

NOMINATION

From Page A1 1-12-15

Its nineteenth-century commercial style architecture reflects a transitional period between the 1880s and early twentieth century when two-part commercial blocks gradually became more restrained in their ornament than

their predecessors. The north-facing facade exhibits character defining features of late nineteenth century commercial architecture including: stone lintels, recessed entries, glass door and window transoms, and elaborate pressed tin ceilings under each of its two first-floor storefront entrances. It also exhibits features more common

among twentieth-century commercial buildings such as: a flat roof, brick parapets, and a corbelled cornice. The Plaza Block Building is located at 8 and 10 East First Street. It is the last extant nineteenth century building on the Highway 50 corridor running through La Junta, and the only historic building in the town's greater

downtown area that has not undergone significant first-floor alterations.

For more information

Contact City Manager Rick Klein, any member of the Urban Renewal Authority Board if you wish to see the nomination form in its entirety.

Project tracker

Breathing new life into Plaza Building

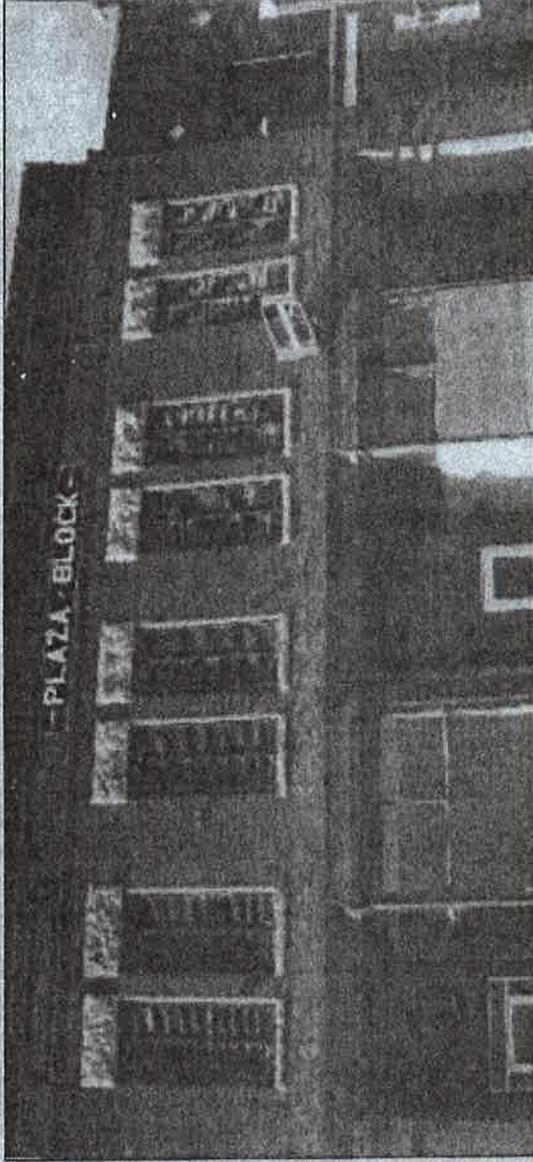
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For more information Contact City Manager Rick Klein, any member of the Urban Renewal Authority Board if you wish to see the nomination form in its entirety.



The progress

The Plaza Block building is a historic two-story double storefront commercial building in downtown La Junta, Colorado, fronting Highway 50. The red brick building with a rectangular footprint was built in 1895. Its nineteenth-century commercial style architecture reflects a transitional period between the 1880s and early twentieth century when two-part commercial blocks gradually became more restrained in their ornament than their predecessors. The north-facing facade exhibits character defining features of late nineteenth commercial architecture including stone lintels, recessed entries, glass door and window transoms, and elaborate pressed tin ceilings under each of its two first-floor storefront entrances. It also exhibits features more common among twentieth-century commercial buildings such as: a flat roof, brick parapets, and a corbelled cornice. The Plaza Block Building is located at 8 and 10 East First Street. It is the last extant nineteenth century building on the Highway 50 corridor running through La Junta, and the only historic building in the town's greater down

COLORADO WELCOMES
THREE NEW PROPERTIES

7-9-15

Plaza Building added to State Register of Historic Places

DENVER — Three new properties and sites have been added to the National and Colorado State Register that range from an archaeology site to those important to Civil Rights and communications that make up Colorado's rich history.

History Colorado's Office of Archaeology and Historic Preservation works with the National Park Service to assist in documenting and preserving properties that are vital to our state and nation's heritage, and listing them in the National Register of Historic Places.

Plaza Block Building - State Register

The Plaza Block Building in the southeastern city of La Junta, played an important role in the communication network during the turn of the twentieth century. Designed in the late nineteenth century two-part commercial style building, the building is now the only extant nineteenth-century building on the Highway 50 corridor through La Junta.

Robert B. Bradford Property, Bradford-Perley Site - National Register

Major Robert Boyle Bradford and others built the early toll road of the Bradford Wagon Road to transport prospectors and settlers into the mountains and mines during the early years of the Gold Rush. Bradford constructed his house

in the foothills west of Denver, but now only the stone walls remain. The site has become part of the National Register for its association with early transportation and for the archaeological potential of the site itself.

Macedonia Baptist Church and Education Annex - National Register

Aside from being a prime example of Modern architecture, the Macedonia Baptist Church also held Civil Rights luminaries Rosa Parks and Dr. Martin Luther King, Jr. who both spoke there. Because of both its historical associations with the Civil Rights struggle in Denver, as well as its architecture, this property holds national significance.

Read more about these properties in *Worthy of Preserving: June's Additions to the National and State Register*.

■■■

History Colorado, a Smithsonian Affiliate, inspires generations to find wonder and meaning in our past and to engage in building a better Colorado. Find us on [Facebook.com/HistoryColorado](https://www.facebook.com/HistoryColorado) and on [@HistoryColorado](https://twitter.com/HistoryColorado). For more information visit www.HistoryColorado.org, call 303-HISTORY (447-8679) or visit us at the History Colorado Center at 1200 Broadway, Denver, CO 80203.

1-13-17



Board member Rebecca Goodwin explains financing possibilities for historic buildings through tax credit incentives. PHOTOS BY BETTE MCFARREN

Creative financing through historical preservation

By Bette McFarren
@LaJuntaTD

The Thursday noon meeting was well attended and graced by several guests - Attorney Paul Benadetti, serving as attorney for the Urban Renewal Authority Board, City Councilman Ed Vela, Economic Development Director Ryan Stevens, Midge Cranson and Gary Cranson. Regular members in attendance were board members Nancy Bennett, Susie Sarlo, Joe Ayala, George Larsen, Rebecca

Goodwin, City Manager Rick Klein, Assistant City Manager Bill Jackson and Mayor Lynn Horner.

The Plaza Building asbestos abatement bid and demolition bid were presented by Assistant City Manager Bill Jackson. SB Advanced Remediation Services of Colorado Springs bid \$153,000 for abatement and \$85,840 for demolition, a total of \$238,840. Midge Cranson, who is donating her building on Third Street to the city, suggested later in the



Attorney Paul Benadetti, Midge Cranson and son Gary Cranson. Midge Cranson is donating her building to the city.

SEE URBAN RENEWAL, A8

URBAN RENEWAL

From Page A1

1-13-17

meeting the city contact an asbestos abatement company in Alamosa known for low bids.

President of the board Nancy Bennett asked member Rebecca Goodwin to report on various means of financing for historical building restoration. Goodwin explained the process of using tax credits to help finance restoration. The actual granting of tax credits cannot go directly to a city government, but must be handled by a nonprofit or a private business or individual. However, that and grants from the

Preservation Colorado could be creatively managed to restore a building at less cost to the city than tearing it down.

The Department of Local Affairs and Preservation Colorado have an interest in creating projects in the Southeastern part of the state, which so far has not partaken of the funds available for preservation projects (example, Union Station in Denver, but they also finance projects as small as individual residences). Projects over \$2 million get 20 percent tax credits and under \$2 million get 25 percent tax credits.

Benadetti, who also represents the communities of Bloomfield, Montrose and Walsenburg, encouraged the board on their

accomplishments. Nothing is easy, and the board has made good progress, he said.

Horner reported that through many conversations with the owner of TO's, she is now willing to transfer ownership of the building, which at this point is a negative asset. Larsen offered kudos to Horner for the patient manner he handled the situation. Midge Cranson assured the board of her intention to transfer ownership of her building to the city. Administrative Assistant Clete Lovato is preparing a letter. After the demolition of the building, Sarlo suggested some green space as well as a parking lot be considered. The city would also like to acquire the property occupied by Otero

County Teachers Federal Credit Union on the same block.

The board voted to send a letter to Brian Hancock regarding repayment for the elevator loan for his building, although the elevator project was not accomplished.

Goodwin reminded the group that a project, to be eligible for state grants, loans, and tax credits, must meet all criteria for historical restoration and will therefore need a certified person to check off the requirements. She can handle the financials, but not the construction supervision. Also, the project must proceed in the proper order and be accomplished in phases. The financial system available will expire Dec. 31, 2019, so time is of the essence. Jackson said the issue right now, with a citation having been issued by the city engineer, is restricting access to the Plaza Building.

Rebecca Goodwin and Karen Kelley were unanimously approved to continue as members of the Urban Renewal Authority Board for another five years.

3-10-17

Group continues working on buildings

By Bette McFarren
@LaJuntaTD

"Projects have been completed on buildings in worse shape than the Plaza and places smaller than La Junta," said Mayor Lynn Horner at the Urban Renewal Authority Board's meeting on Thursday at noon. He and Ed Stafford gave numerous examples of what can be done to bring our town to life, attract people here and renew our economy. "Choosing to emphasize our heritage has a lot over tearing it down and putting up box stores." He looked at the example of Galena, Illinois, a small town with a river running

through it that has invested in its heritage and is now a prosperous place to live and do business.

Board member Rebecca Goodwin, who has the know-how to set things up for renewing our heritage without breaking the bank, proposed that La Junta begin the process of renewing the Plaza Building with an architectural planning grant. The preliminary filing for that grant is April 1, and Goodwin will write it. She needed the pledge of the group they would follow up, and she got it. Susie Sarlo moved that the Urban Renewal back the planning grant and put up some of the money for the

matching grant. Nancy Bennett, speaking for the Southeast Colorado Creative Partnership, said her group would also contribute. The SECCP will serve as the nonprofit applicant in the grant. If successful, they hope to make it a center for the arts. The matching money will probably be around \$7,000 to \$8,000 to match a \$35,000 to \$40,000 grant. Some of the match can probably be covered with a waiver.

When we have the precise architectural plan and specifications, we can go after the larger grant to begin construction, on the grant round with a closing date of Oct. 1. What we do in between has everything to do with whether we are able to swing a series of \$200,000 grants leading

SEE RENEWAL, A4

RENEWAL

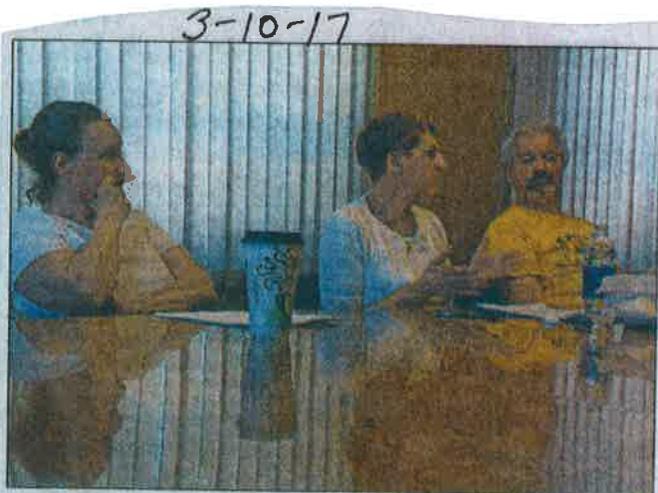
From Page A1

3-10-17

to the completion. These grants and loans can be financed with tax credits in a public/private partnership with businesses that can use the tax credits. For a better description of the process, please see Rebecca Goodwin, Lynn Horner or City Manager Rick Klein.

All of the people who have contact with the lenders/grantors of the Colorado Historical Society say these people are looking for projects in eastern Colorado. Stafford asked why these grants and loans have not come to eastern Colorado. Goodwin answered, "In some cases, the people just don't have the resources — people who know how to ask and apply for it. But in some cases it's resistance to outsiders."

Stafford said, "If there's money out there, we should apply for it. We can put in for a waiver on the match. Contact the pools that buy tax credits. No applications in southeast Colorado? We can fix that."



Left to right: Susie Sarlo, Rebecca Goodwin and Lynn Horner. Goodwin set forth exactly what to do to get started on the Plaza Building.

PHOTO BY BETTE MCFARREN

LA JUNTA

TRIBUNE-DEMOCRAT

Saving the Plaza Building

By Ed Stafford

Posted Aug 28, 2017 at 7:00 PM

After years of neglect at last the Plaza Block, La Junta's oldest remaining commercial building, is going to be saved from destruction.

The Plaza Block, Plaza Building, located at 8-10 East First Street / U. S. Highway 50, was built in 1898, and over the years has served as a Western Union telegraph office, grocery and furniture stores, upstairs boarding and apartment accommodations for Santa Fe Railroad workers and, later, married couples.

In 2007, it was bought by La Junta's Urban Renewal Board from the previous owners with the idea of rehabilitating and repurposing it to gain revenue and keep it from being an eyesore to passing motorists. Since that time, its status has been a subject of debate, indecision and contention, while imaginative members of the board and community have urged its preservation for a welcome center enhancing tourism, for small businesses, and a return to apartment dwellings. In recent Urban Renewal Board meetings, it was brought to light that razing the building completely—which was the desire of once-prevailing voices—would cost over \$238,000 and result in another vacant lot in downtown La Junta.

At last, with the leadership of Nancy Bennett, president of Urban Renewal; Rebecca Goodwin, grant project manager; Rick Klein, La Junta City Manager; and Bill Jackson, Assistant La Junta City Manager, a grant was written and presented to the History Colorado State Historic Fund for money to begin complete rehabilitation.

The first meeting to initiate Fund proceedings took place in the City Council Chamber of the La Junta Municipal Building July 26. This was a kick-off meeting required of all state historic grant recipients so all are clear about procedures. Attending this "initial consultation," (one of

the requirements) were Goodwin and Bennett , Klein and Jackson, Urban Renewal Board member / reporter Ed Stafford, two representatives of the History Colorado State Historic Fund from Denver, and the project architect.

These last three included architect Michelle Chichester, Historic Preservation Specialist and historic preservationist who oversees all State Historical Fund projects in Southeast Colorado; Jennifer Deichman, who oversees preparation of contracts and will oversee distribution of funds to Urban Renewal as deadlines are met; and architect Jessica Reske, who specializes in historic preservation projects and will work with the structural engineer and create the construction documents for rehabilitation of the project.

From there, the team took a tour of the Plaza Block. “What they saw in it,” reports Goodwin, “is an important building with historic features, close to the railroad and important to the history of La Junta. It needs much work, all three said, but it is in much better condition than many they’ve seen. It is quite worth rehabbing.”

LA JUNTA

TRIBUNE-DEMOCRAT

UR approves grant application

By **Bette McFarren** / @LaJuntaTD

Posted Sep 15, 2017 at 1:00 PM

New director Urban Renewal/La Junta Economic Director selection

On Thursday at noon, the Urban Renewal Authority Board discussed the beginning of the long-awaited Plaza project, to be financed mainly with a grant from the State Historical Fund. The grant, the application being written by Board Commissioner Rebecca Goodwin, is in the amount of \$275,000, for beginning work on Phase I of the renovation of the Plaza Block (foundation, roof work, exterior work to seal the building). The Urban Renewal Board voted, in a split vote with Commissioners Mac Burtis and Karen Kelley against, to supply the \$75,000 match for the state grant of \$200,000.

The grant from the State Historical Fund is made possible by an agreement with the Southeast Colorado Creative Partnership to lease the Plaza Building from the Urban Renewal Authority. The lease agreement is quite lengthy and covers many possible outcomes of the renovation. It was prepared by Attorney Paul Vendatti, who is the lawyer for the Urban Renewal Authority. A nonprofit or private person must apply for grants through the State Historical Fund.

The other measure of major importance is the hiring of the new La Junta Economic Development/Urban Renewal director. City Manager Rick Klein said there are 14 highly qualified applicants for the job, some with urban renewal experience. The procedure agreed upon among the city and Urban Renewal representatives was for the interviews of the top five to be conducted by City Manager Rick Klein, Urban Renewal Chair Nancy Bennet, Mayor Lynn Horner and City Assistant Manager Bill Jackson.

Commissioner Mac Burtis said the Urban Renewal Board as a whole should be able to talk with the candidate. After some discussion, Commissioner Susie Sarlo proposed that, after the interviews, the candidates should have a short meet and greet with the members of the Urban

Renewal Board, just to see how they all get along. Klein and Jackson agreed that in a position such as this, getting along with the people involved is a factor, so it was decided to have a short, non-threatening meet and greet after the interview, with as few or as many of the Urban Renewal Commissioners as wanted to attend.

City Finance Officer Aliza Libby-Tucker is working on the financial reports of the Urban Renewal Authority to make them more compatible with the rest of the city operations, and to prepare a budget for 2018. She is working to make the finances understandable to the general public.

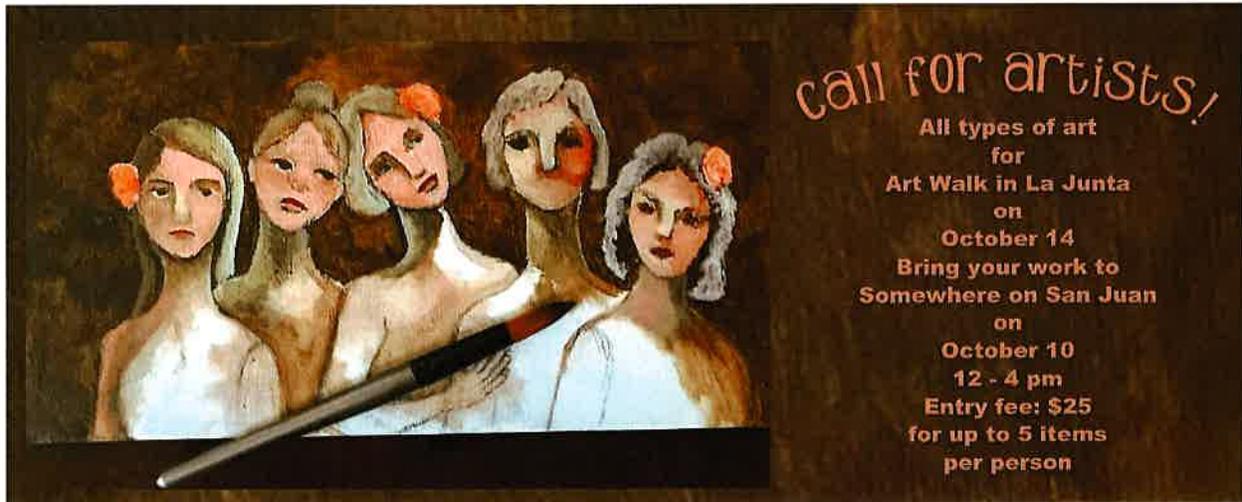
Talor Stokes continues to keep the board up to date on the renovations of 118 Santa Fe Ave. She reports \$47,469.76 total funds accounted for to date, for roofing, brick and mortar work, engineering drawings, lights, balcony materials and crimson brick and materials for front of balcony. The board expressed appreciation for her reports.

The commissioners voted unanimously to change their meeting time to 5:30 p.m. on the second Thursday of the month so that Commissioner George Larsen can attend the meetings.



Starting Diego Salazar's Eagle Scout mural project at Plaza Bldg. – September 8 2017
l. to r. Mayor Lynn Horner; Koshare Dancer/Boy Scout Diego Salazar; Nancy Bennett,
URA Chair and SECCP co-founder; Rebecca Goodwin, URA commissioner

Diego is covering all of the first floor windows with high quality plywood. He will then paint murals on the two large windows. One mural, based on a circa 1905 photograph, will depict a historic view of downtown La Junta. The second mural will be based on a current photograph and will depict a modern view of downtown La Junta, with added elements of how the community's youth would like La Junta to look. Diego chose the Plaza Building as his project because he wants La Junta to protect its history and support projects that will provide a better future.



2017 Call for artists to participate in the annual Art Walk which is organized by SECCP

SECCP Supports the Arts through the La Junta Library's Summer Reading Program
July 11, 2017



SECCP member Rhonda Jones assists budding artists

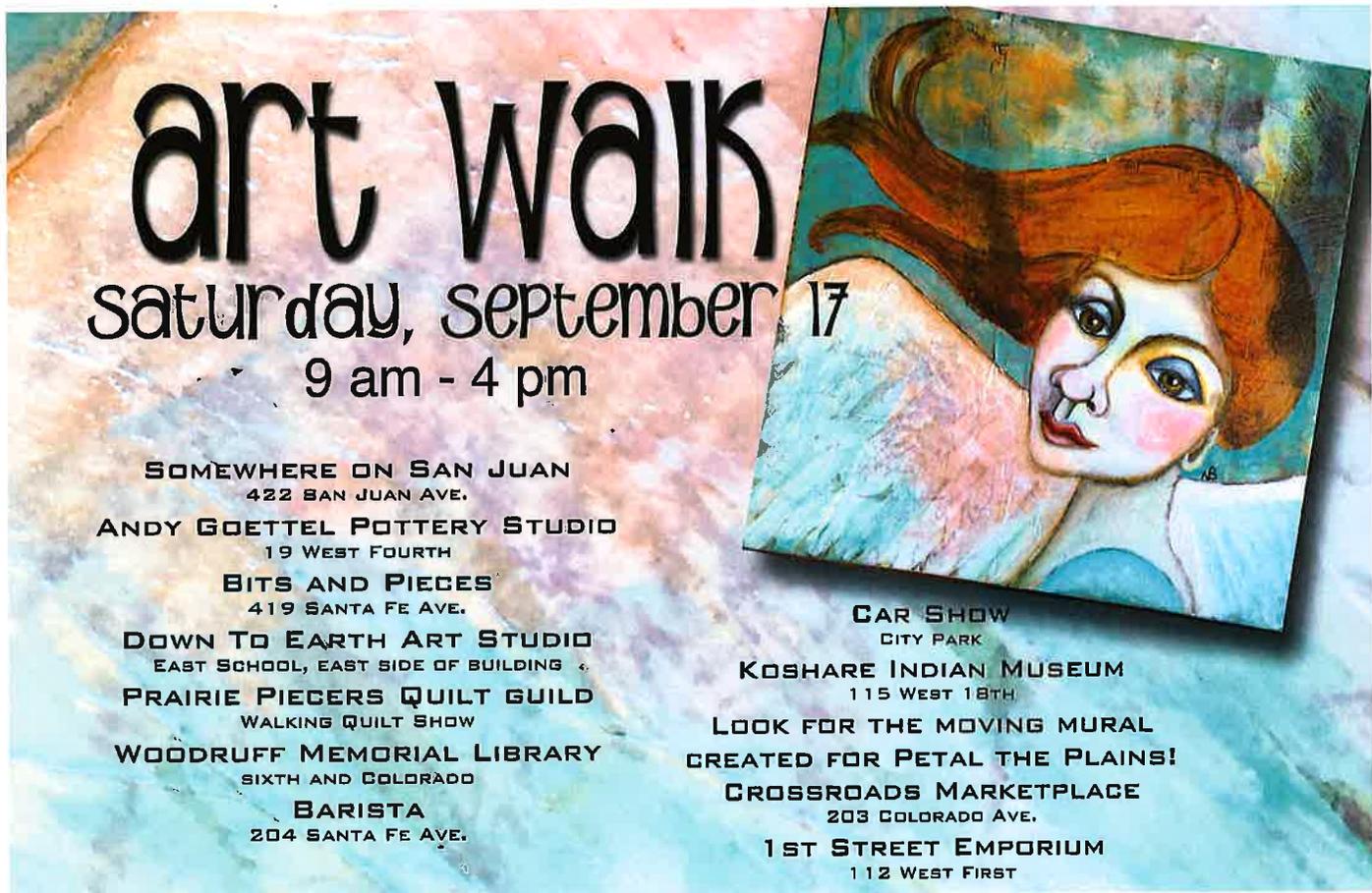


Youth created a banner which will be used for the Art Walk and other community events.



Local musician “Mr. Pick-a-Tune” (Leon Davis) teaches younger children how to drum.

SECCP is helping the La Junta Library with programming for children on the 5th day program. The program was started when La Junta and Rocky Ford schools moved to a four-day school week starting in August 2017.



2016 Art Walk Poster – Southeast Colorado Creative Partnership

Press Release

Creative makers are everywhere in southeastern Colorado. The work of many of them will be featured in La Junta Next Saturday, Sept. 17, when the very popular fall Art Walk will be held at several venues around town, according to Nancy Bennett. This is the fifth annual Art Walk, started by Artistic Expressions!

Anchor point of the Art Walk will once again be at Somewhere On San Juan, 422 San Juan, where an annual art show will be held from 9 am to 4 pm. Art show preview will open on Friday evening from 5 to 7 pm at the studio.

Other art studios that will be open on Saturday, the 17th, include:

- Linda Delgado's Bits and Pieces, 419 Santa Fe, where she creates custom work from bits and pieces of old jewelry,
- Andy Goettel's pottery studio, 19 West 4th, featuring unique, hand thrown pottery,
- Marianne Hales's Down to Earth Art Studio is housed in the old East School, on the east side under a stairway. Marianne gives classes and make hand built sculptures.

There will be two moving exhibits to catch! Prairie Piecers quilt guild will be walking around with the "Arkansas Valley banners" members have designed and made this year displayed on their backs.

And Brian Burney will be driving around the outhouse mural painted by Zeke Ayala for Pedal the Plains. The mural will probably be out on the route of the bike ride early in the day, but should be at City Park when the bikers arrive there for their Saturday night entertainment.

Also at the City Park there will be a car show put on by the Antique Car Club. Talk about creative minds—come and see what these people can do with a pile of old metal, a few parts and some paint. Beautiful results!!

The Art Walk is an excellent opportunity to check out the world renown art collection at the Koshare Indian Museum, 115 West 18th, open 1-4 pm.

Also be sure to check out the creative items and displays at Crossroads Marketplace and 1st Street Emporium.



**Selecting their handmade ceramic bowls at the Jazz and Bowls, September 2015
Fundraiser for SECCP**

Press Release: 2015 SECCP Walkabout

Get ready for some excitement! Southeast Colorado Creative Partnership (SECCP) is sponsoring a September Walkabout on Saturday, September 19. That is the date of their fundraiser, Jazz & Bowls, 5:00 to 7:30 pm, which will be raising money to pay for the light pole that will be the center of the tumbleweed Christmas tree.

Each of the 100 or more people who are lucky enough to get their \$25 ticket in time will get a hand crafted ceramic bowl holding a chicken/rice fajita, that will be served in the alley beside The Railyard and Santa Fe Plaza. The event will feature music by Take Five jazz quintet from Lamar. Tickets are available at Crossroads Marketplace, and The Barista in La Junta, Shore Art Center in Lamar, and Nancy Aschermann in Rocky Ford.

Food for the event is being prepared by The Barista and drinks are being served by The Railyard.

The Walkabout will give the community an opportunity to check out new things around the town. Everyone is encouraged to display their ideas. Some who have already committed to participating include: Denver artist, Eldon Warren, will be giving a plein-air painting class in downtown La Junta. The two hour class will cost participants only \$20 for instruction from a renown plein-air artist.

Southern Colorado Antique Vehicle Club is having a "good ole boy car show" at City Park from 9 am to 3 pm. Club members are encouraging everyone to bring their special cars, truck, bikes, and tractors to the Park before 9 am for set up and be prepared to stay there to talk about their entry during the day. There will be goody bags for the first 50 entrants, and door prizes. More information is available from James Huff, club president, at 719-980-4158 or Jim Toburen at 719-980-1913.

Laneha Everett of Bar K Corral Boutique, 319 Colorado, is launching the arrival of a new jewelry line, Brighton. Each striking piece has been created from an artist's sketch, molds are hand crafted and the jewelry is cast in solid brass or zinc alloy and then is lavishly dipped in pure silver. She is excited about being able to offer quality jewelry to area shoppers.

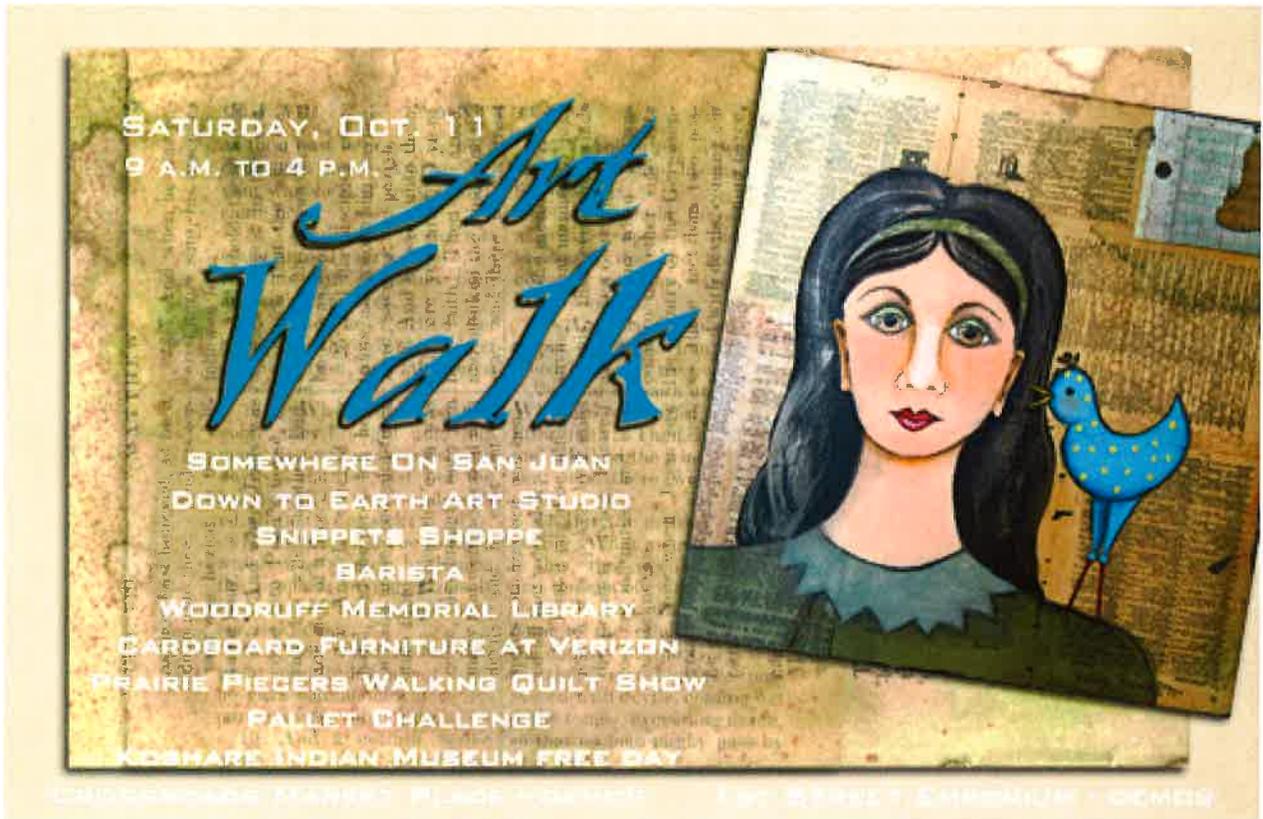
Annual art show will be held at Somewhere On San Juan, 422 San Juan, from 9 am to 4 pm. Entries for the show are due on Wednesday, September 16.

Maker Space at Woodruff Memorial Library will be open and working on geocaching, according to Heather Maes, librarian. Hours are 9 am to 4 pm. Have you tried your hand at geocaching? It is a treasure hunting game in which you use GPS coordinates posted on a website to try to find a hidden container. After finding it participants sign a log book in the cache, then put it back in it's hiding place for the next adventurer to find. According to geocache.com, there are literally millions of geocaches hidden around the world, and likely a lot in our own area. So learn how to create your own geocache and go out to find someone else's. Also at the library, Kimberly Gallegoes will be available to help everyone create a luminary to float on City Park Lake on Monday, Sept. 21, during the International Peace Day celebration sponsored by SECCP, Crossroads Marketplace, Rotary and the library.

Marianne Hale will open her Down To Earth Art Studio on the east side of East School to show the work of her students. Among the special displays will be gourd drums, and tissue paper and wire sculptures. (Bowls for the Jazz & Bowls dinner were created in her studio.)

Barista is celebrating the Walkabout by cooking outside and serving sandwiches and coffee on her patio. Owner Cheryl Lindner is also working on getting a live musician and having a special art show. Jenny Mathews will have her Snippets Shoppe at 315 Colorado open from 9 am to 4 pm. Jenny is planning a new activity for the Art Walk weekend in October, an Artists' Market. Be sure to check with her to see what you need to do to be a participant in the Artists' Market.

Other people with ideas are encouraged to participate also. Anyone with questions can call Nancy Bennett at 719-384-2154.



2014 Art Walk Poster – Southeast Colorado Creative Partnership



2010 Art Walk



Feasibility Study: Plaza Block Building

Prepared for the La Junta Urban Renewal Authority

Project location:

Plaza Block Building

8, 8 ½, and 10 East First Street

La Junta, CO 81050

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Winter 2012/Spring 2013

VIII. PROJECT RECOMMENDATIONS

A. Project Considerations

The consulting team took a number of factors into account when making recommendations for the Plaza Block Building. These factors do include, but are not strictly limited to, cost analysis and economic benefit evaluation. There are many other less tangible considerations that should be weighed when making the decision of whether to demolish or rehabilitate the building. One such consideration is the potential loss of a historic building in a highly visible location within the community. Not only does La Junta have few remaining structures from this era, the Plaza Block Building is a physical representation of the community's shared history. Without the individuality and collective memory that historic buildings bring to a town, the community is missing resources that differentiate it from others, which can compromise its unique character. That does not necessarily mean that all historic buildings can or should be rehabilitated, but the loss of a building can have a negative impact on the appearance and identity of the community, which should be considered.

Another intangible factor to contemplate is the inherent environmental and energy advantages of rehabilitation. The preservation/rehabilitation approach addresses environmental concerns in a number of ways including the reduction of waste, the improvement of energy efficiency and through curbing consumption of materials. There is also a level of embodied energy in an existing building that eliminates the need for harvesting, processing, fabricating, and transporting raw materials for new construction. Demolition of a structure for redevelopment has typically been shown to have a very high associated energy cost; not only is the existing structure's embodied energy lost, there is also a high energy cost for the demolition itself and even more required for new development. The functional replacement value of historic buildings is estimated much higher than modern buildings because the intrinsic value of original architectural features and materials is much higher than new materials. Therefore, if demolished, it is unlikely that the City of La Junta would ever have the funds available to erect a new structure of similar quality and style.

The construction cost of a project is another more tangible economic factor that can be utilized when evaluating feasibility; however, the direct and indirect economic impacts of a rehabilitation project during and after construction must also be considered. Direct and measurable impacts will include expenditures and purchases that immediately result from the project, such as construction labor, materials and tools. Indirect impacts from the project may include expenditures such as household items that a laborer may purchase locally with their wages from the project. According to the Colorado Historical Society's 2011 publication *The Economic Power of Heritage and Place*, every \$1 million spent on the preservation/rehabilitation of buildings generates 32 full time jobs for one year, which could have a considerable impact on the La Junta economy. Additionally, rehabilitation projects have the ability to increase tax revenues for the communities in which they are located.

This Plaza Block Building project has the potential for further lasting indirect economic impacts, depending upon the final determination of use. For example, if a retail operation for local agricultural and ranching businesses is located in the building, the project will have far-reaching effects on many local businesses. Similarly, if incubator space is located in the building, it could be the catalyst for many new local businesses to successfully establish themselves in the community. A commercial kitchen could provide the opportunity for local producers to expand their markets, and also allow for education of the community regarding nutrition, meal planning and health. Affordable, quality housing would also have a lasting economic impact

and increase quality of life. The Plaza Block Building has the potential to serve not only as a museum of yesterday, but a tool for building quality of life for tomorrow.

B. Pro/Con Analysis by Project Approach

1. Demolition

Pros:

- May assist existing neighboring businesses to expand operations
- Use taxes for lots may increase tax revenue for the City
- Demolition poses an immediate solution to blight and potential liability situation

Cons:

- Large cash commitment required with unknown potential for returns
- Loss of important historical building; one of few remaining from the turn of the century
- Creating more negative space along major tourist thoroughfare

Comments: Could the sale or lease of the lot(s) recoup the Urban Renewal Authority investment in the demo process? What is the current market value of the lot? Based upon current assessed value of \$10,920 for the Plaza Block Building land, it seems unlikely that the \$33,863 could be recovered through sale. If an immediate solution to the blight and liability issues is required, then demolition is likely the best option despite overall loss of cash.

2. Building Shell Rehabilitation

Pros:

- Allows potential tenants maximum flexibility
- Removes the blight situation and creates additional parking/community area on adjacent lot
- Stabilizes and rehabilitates a historic building exterior
- Would require the completion of numerous grants, establishing precedent for future projects

Cons:

- No immediate potential for cash flow
- Doesn't allow the building to go into immediate use—will require additional investment by Owner and tenants
- Tenants may not be able to visualize finished space—more difficult to rent
- If you have a tenant that is ready to move in there is a significant delay to get the space ready—where does the infrastructure financing come from? Will the tenant have to wait for URA to get a grant for their portion of the build-out? Given the average income for the County, it is unlikely that a tenant will be able to afford the entire cost of tenant finish without assistance.
- There is a potential funding shortfall unless the project timeframe is elongated or the Urban Renewal Authority obtained gap funding such as a low-interest loan

Comments: Projecting between \$240,000-\$300,000 in capital needed for this phase; this shortfall could be accommodated if the timeframe was lengthened so that some funders could participate in multiple phases. For example, the board could wait for another SHF grant round, or reapply to DOLA, etc. the capital campaign committee would have to establish how to overcome shortfall.

3 Building Rehabilitation for Tenant Occupancy

Pros:

- Provides space for new business and new tax revenue—encourages economic development
- Reflects strong possibility for positive cash flow; could be reinvested in future projects
- Potential public benefit of classroom space/community kitchen
- Puts building into immediate use
- Code compliant modern space—highly desirable for tenants
- Preserves a historic resource on the main thoroughfare

Cons:

- Building has to be managed
- Finished space may limit flexibility for tenants

Comments: Rents could be subsidized by numerous grant sources to help startups and fund community activity centers. The proceeds from this building could fund future similar projects in the community. Specialty tenant build-outs (such as a bank, medical office, or restaurant) should include a heavier investment from the prospective tenant as projected rental rates do not warrant additional investment by the building Owner.

C. Key Questions

Before making a final decision about the appropriate treatment approach for the building, the board should consider and discuss the following important questions:

- Are there qualified board members who can support consulting professionals in the development of a capital and business plan if rehabilitation is pursued?
- Does the board have the ability to evaluate complex project and operating budgets if required?
- Does the board have members with a working knowledge of financing operations?
- Are there board members who can contribute expertise to fundraising and planning for a construction project?
- Does the board fully understand the impact this project will have on the organizational budget?
- Does the board need to seek additional training or build collaborative relationships with other agencies before undertaking the project?
- Is there a possibility of forming non-profit support group that can assist the board in the successful completion of the project?
- Does the project support the board's needs, mission, and vision?
- What is the perceived role of historic buildings in the community and how does the Plaza Block Building fit into that perception?
- How will the board measure the impact this project will have on both the Urban Renewal Authority and the community at large?
- Can this project serve as a model for future projects?
- Are all board members fully committed to the project approach selected?

D. Next steps

If the demolition option is selected, the board can proceed with contractor selection, abatement activities and demolition. Salvage activities are recommended if there is salvageable historic material such as tin ceilings, doors, trim, or fixtures.

If either rehabilitation option is selected, the Urban Renewal Authority Board should proceed to Steps 3-6 as identified in the Project Goals section of this study, which includes:

Step 3:

- Create project and fundraising team
- Set campaign goals and budget
- Prepare a case for support
- Develop initial campaign plan
- Develop initial business plan
- Board approval of campaign plan
- Begin major grant solicitation

Step 4:

- Begin design development phase (refine schematic design)
- Review budget and project scope
- Finalize campaign plan
- Finalize business plan
- Continue major grant solicitation

Step 5:

- Establish project management approach
- Complete construction documents
- Administer competitive bidding

Step 6:

- Construction groundbreaking
- Implement project management approach
- Develop long term business/facility maintenance plan
- Recognize major project contributors

E. Project Recommendation

After evaluating the available market information, cost estimates, fiscal requirements of the board and needs of the community, the most feasible project approach is building rehabilitation for tenant occupancy. This option makes the most financial sense as it allows for the immediate generation of cash flow following project completion. Simply completing the building shell invests heavily in a structure that is generating no revenue, and would have limited appeal to potential tenants due to the lack of move-in ready space.

Demolition of the building offers the least amount of income potential, removes a valuable historic resource, and does not benefit the community through economic development or public programs. Preparing shell space for tenancy in the future could be a serious challenge in terms of timeframe if funds are not immediately available to assist tenants with build out. There will also likely be construction cost savings if all work is performed at once versus a phased approach; redundant contractor fees can be avoided by completing all work at once. Additionally, the market analysis shows a clear need for this type of mixed-use facility that has the potential to be a catalyst for economic development and community improvement.

Based upon the most feasible project approach, the recommendation to the Urban Renewal Authority board is to proceed with answering the key questions posed within this study to establish organizational capacity for moving forward with a capital campaign. If a clear commitment to the project is demonstrated, the board should proceed with the formation of a capital campaign committee and plan. As a public government entity, the Urban Renewal Authority has much greater access to funding for rehabilitation projects than a non-profit organization, and it is therefore strongly recommended that the Urban Renewal Authority retain ownership of the building. However, the board may consider polling the local community to gauge the level of interest in forming a supporting non-profit organization that can assist in planning, fundraising and the execution of the project.