I was pleased to be asked to write this guest column for the Colorado Architect. During my service as a member of the Colorado House, I have maintained close contact with architects and your profession, especially those architects I count among my friends on the Western Slope. I value the important role that architects play as the "team leaders" in our design and construction professions.

Twice I participated in your Mini-Grassroots event at the State Capitol. You have done a good job of keeping me apprised of your issues and I was honored to be named your 1998 Legislator of the Year.

We have a lot in common. The link between our two professions—architecture and public policy—is problem solving. Each face problems and each piece of legislation—like each design challenge—to unique.

As you read this report on the opening of the 1999 Session of the Colorado General Assembly, your Senators and Representatives will have finished more than one-quarter of our 120-day session. We will consider over 600 Bills introduced by the 100 members of the General Assembly. Incidentally, approximately one-third of our Legislators are freshmen this year, a phenomenon that will become commonplace with the advent of term limits. Because of the turnover, it is even more important that you build relationships with your elected officials and maintain contact on issues that affect your profession.

Some of the major issues you can expect to see develop during this session include the following:

1. Management of the State's revenues. We face an irony; we have more money coming into the State treasury than ever before in history, yet we are virtually muscle-bound by a convergence of constitutional, statutory, and accounting restrictions and limits. Despite the huge surpluses, it will be a challenge to satisfy taxpayers' demand for refunds and tax cuts, while meeting the demands of this same public for increased infrastructure capital construction. We will meet this challenge.

2. Strengthening of public education. We will reinforce the proposition that a good public education for every child in Colorado is the essential hallmark of a successful, self-governing, self-perpetuating free society. We will renew our efforts to reduce the education red tape and help teachers succeed in the classroom so our students are taught at the highest level we can provide as we enter the new technological millennium.

3. Campaign finance reform. The existing statutory structure created by Amendment 15 as passed by the voters in 1996 is fatally flawed. The best campaign finance law is one that allows freedom to the candidates to run their campaign. This should be done while providing full disclosure of the money flow to allow voters to make value judgments about the sources and uses of the money.

4. Drug use and abuse. Illegal drug use and abuse continue to be a scourge. This legislature must explore in earnest to what extent drug use and addiction should receive a medical response rather than a criminal justice response.

The Honorable Russell George, Speaker of the Colorado House of Representatives and 1998 AIA Colorado Legislator of the Year.
Colorado Architect

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1999 CHAMPIONS’ INITIATIVES SET

AIA Colorado was fortunate to have a National AIA Component Assistance Team (C.A.T.) visit us last July. We’ve received the final report and the 1999 Board held a workshop in January facilitated by Sandy Basha of Blaha Associates, to determine which of the recommendations should be focused on during 1999.

Sandy did a great job organizing and facilitating the event. We began with 56 different recommendations and then prioritized those by importance. The 18 most important ones were identified; board members then picked those they would champion during the year.

Following are the champions’ initiatives. They’re not in a particular order; but rather how they were selected.

A Structure fundraising and sponsorship to be centralized through AIA Colorado and work to establish a one or two month budget reserve. Champions: Saundra Spaeth, Ned White and a task force with representation from each chapter.

A Recruit new members for our highly successful Government Affairs Committee. Champion: Jim Cox

A Coordinate goals with 2001 Convention Committee. Champion: Jim Pauli


A Make annual Design Conference the one ‘must attend’ event and increase opportunities to network and socialize at events. Champion: Jim Pauli

A Evaluate office space costs and options. Champion: Joe Jackson

A Work on membership recruitment and retention. Champion: Ron Ab

A Network with other components around the country on fundraising opportunities and non-dues revenue sources. Champions: Ned White, Saundra Spaeth

A Evaluate opportunities for increasing exhibitor revenue. Champion: Joe Jackson

A Review current outsourcing of AIA financial administration. Champion: Joe Jackson

A Make special efforts to reach out and involve newly licensed architects, younger architects and Associate Members. Champion: Andrea Nicholl

A Publicize Government Affairs Committee, hold meetings with firms, start Minuteman program. Champion: Marvin Maples

A Revise program pricing between members and non-members. Champion: Susan Buchanan

A Publicize members’ achievements in newsletters and at chapter meetings. Champion: Rebecca Spears

A Take the governor (or mayor) to lunch. Champion: Chapter Presidents

A Increase continuing education opportunities and make them readily available to all members throughout the state. Champion: Skip Doty

A Publicize programming and encourage involvement by members of all chapters. Champion: Randy Giseburt

A AIA Colorado should provide oversight of both inter departmental and membership programs. Champion: Andrea Nicholl

As you can see, this is a very aggressive program for 1999 and all support is welcomed. If you’re interested in any of these activities, please call the champion or me to discuss it. With your support we’ll work to make 1999 a great year for AIA Colorado.

You’ve always known your concrete design ideas are awesome in black and white. But did you see them in color?...1,089 colors to be specific.

Colorado Hardscapes brings 50 years of the highest level of professional concrete and masonry services to your next design project, including in-house design applications, art features, and much more.

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You can call us whenever, to imagine the possibilities!
I am pleased to sponsor HB 99-1145 in this legislative session that will be of particular interest to Colorado architects. My primary goal is to provide Colorado communities with the authority necessary to allow the citizens of this state to take advantage of the cost savings and environmental advantages that will come from access to new and innovative plumbing products, methods, materials and technologies. These products and materials are generically referred to as “alternate materials.”

While conventional plumbing systems and conservative regulatory approaches have served us well in the past, I believe that regulatory flexibility is required to take advantage of these new technologies.

By way of background, under the traditional Uniform Plumbing Code as administered by the Colorado Examining Board of Plumbers (State Board), alternate materials must be approved by the State Board on a case-by-case basis. In contrast, under the more recently developed International Plumbing Code, developed jointly by the International Conference of Building Officials, Building Officials and Code Administrators International, Inc., and Southern Building Code Congress International, Inc., most alternate materials have already been tested and are listed as approved without further administrative hurdles to jump through.

Over the past several years, I have become increasingly concerned about the reluctance of the State Board to approve innovative alternate materials. This regulatory conservatism also ties the hands of local jurisdictions seeking to allow access to proven new technologies, including a jurisdiction in my House District, Eagle County, and its fight to include the cost-effective Studor vents in affordable housing.

Working with a coalition that includes the International Conference of Building Officials-Colorado Chapter, along with various individual cities and counties, the Colorado Municipal League, Colorado Association of Commerce and Industry, Colorado Counties, Inc., Colorado Association of Home Builders, the Plastic Pipe and Fittings Association, the Copper/Plastic Steel Tubing Association, and the Society of the Plastics Industry, the American Plastics Council, we have developed the proposed legislation to authorize local governments not only to adopt a plumbing code for their jurisdiction, but also to approve alternative materials. Passage of this Bill will allow local jurisdictions to regulate plumbing at the local level in the same way they currently operate with respect to building, mechanical and fire codes.

The Colorado Architect welcomes all letters. Letters must be signed with your name, street address and daytime phone number. The opinions expressed do not necessarily represent the opinions of the AIA Colorado, Board of Directors or its membership.

**Letters Policy**

As you may also know; the use of CSST has several installation advantages over rigid steel pipe because it can be installed in one continuous run. This significantly reduces the number of joints and minimizes the number of potential leak sites. The use of special termination outlets entirely eliminates concealed joints. The flexibility of CSST permits it to bend but not break with any building settlement or movement due to wind or earthquake.

I look forward to working with AIA Colorado, its members and committees, as well as its lobbyist, Jerry Johnson, Hon. AIA/C.

Representative Taylor's District 56 includes Routt, Eagle, Garfield, Grand and Jackson Counties.

Guy's Floor Service has made excellence our standard for more than 50 years. For the best in commercial carpet, tile, wood and resilient floors. (303) 623-4191

**LETTERS POLICY**

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Colorado ARCHITECT

CONTINUING EDUCATION OPPORTUNITIES

Construction Specification
Institute Professional
Certifications, Various March Dates
Enhance your career by participating in these certifications in the construction industry. Offered through CSI:
Construction Document Technologist (CDT); Certified Construction Specifier (CCS); Certified Construction Contract Administrator (CCCA); and Certified Construction Product Representative (CCPR). For more information contact CSI at 303.940.9007 or email csidennver@aol.com.

What are LUs and How To Attain Them, March 18
Join this open house and seminar on AIA/CES Learning Units on March 18, 2022 at Nakai and Associates, 418 S. Weber. Attend this program to learn how to earn Learning Units to enhance your career.

Autodesk Training Aboard Alaska Cruise, May 22-29
Westark College/Autodesk Training Center presents special training aboard a 7-night Alaska Cruise on the MS Westerdam, May 22-29. AutoCAD Architectural Desktop, AutoCAD LT, 98, and 3D VIZ R2 will be presented in this “earn while you learn” program, which qualifies you for up to 24 AIA/CES Learning Units. For more information, contact Continuing Education, Inc., University at Sea, 800.926.3775 or contact continuingeducation.net.

May Update Symposium, May 6
Fall Forecast, October 21
Plan now to participate in these major events being planned by the University of Denver, one in conjunction with the Rocky Mountain Commercial Real Estate Expo. For further information, contact the University at 303.871.3432 or visit www.dub.edu/duram.

Environmental Thinking, Spring 1999
This lecture, entitled Environmental Thinking, The Art of Architecture in the Age of Ecology, presented by James Wines, is based on the premise that architecture is at the threshold of revolutionary changes in response to a new Age of Information and Ecology. For lecture registration information, call 212.285.0120 or e-mail siteq@interport.net.

STATE CAPITAL, from page 1

There are many more issues that will receive our attention, of course. Telecommunications, utility deregulation and the capital construction of highways and mass transit are among them. And we will focus on the environmental protection of clean air and clear water, the reduction of regulatory intrusion in our lives and businesses and on our continuing search for and correction of obsolescence in our state government.

The list is too long to discuss each major example of prospective legis­ lation here. But let me close with an issue important to many in your profession. The renovation of the State Capitol must be undertaken in order to preserve a stunning piece of our Colorado heritage. Fire and code problems abound.

During my tenure as chair of the Capitol Development committee we put in place a series of moves that will lead to that renovation. It will require that the Governor, the Legislature and the Treasurer vacate the building for a significant portion of time, but this is something we should do, and when we do it, do it right!

CONTRIBUTION, from page 1

review for local preservation commissions in the states of Arizona, California, Georgia, Iowa, Kentucky, Missouri, New Hampshire, New Jersey, Vermont, and Washington. He also has produced preservation design guidelines for more than 20 communities, including the cities of Austin, Atlanta, Denver and Salt Lake City.

Mr. Winters is a frequently featured speaker at conferences and conventions, has served as the chair of the National Alliance of Preservation Commissions, and has authored numerous publications, including Good Neighbors, Building Next to History, Facade Stories: Changing Faces of Main Street, Innovate - Don't Imitate, and Viewpoint: Urban Growth.

Previous winners of the AIA Colorado Award for the Built Environment include:
1981 University of Colorado at Boulder
1992 Town of Limon
1993 Aspen Community Plan
1994 Don Loparo of Stroess Corporation and Paul Foster of Paul J. Foster Associates
1995 Lou Wynne of Colorado Springs
1996 Federico Peta
1997 The Aspen Institute/The Music Association of Aspen/The Aspen Center for Physics/The International Design Conference at Aspen

AIA Colorado congratulates Nore V Winter for his outstanding contributions!
PAPERLESS GREEN SPECS HERE WE COME

The Internet is truly an amazing thing. My fascination continues as I learn how it helps people in amazing ways. Even after the thrill of mere browsing has worn off, it has been fun bringing the amazement into our office. The result is now a feature of the Colorado Preservation Information Network's (CoPIN) Preservation Week 1999 Web Site, (http://www.aclin.org/other/historic/chs/whats.html), where the Pikes Peak Garage has already found a cyber-rebirth.

Although one would think that "recycling" an historic structure would be green enough, in the design and construction industry it is still important to environmentally responsible with the materials and methods involved in historic preservation projects.

As stated on the site, the objectives are as follows:

- Gather material produced to date by other agencies and professional organizations
- Develop a communications web among construction, specifications and historic preservation professionals
- Develop a web site that links the various green building sites that are pertinent to historic preservation and highlights this effort
- Publish and refine the construction specification for the building as construction documents for its restoration are developed
- Encourage the inclusion of sustainable specifications in other architectural and other construction professional project manuals

As architect for the Manitou Springs based Business of Art Center (BAC), our firm, the Colorado Architecture Partnership (www.cyberarchitects.com) has recently completed a pilot program aimed at bringing historic preservation and sustainable design into the 21st Century with a $10,000 grant from the Colorado Historical Society.

It has been fun reviving the old Pikes Peak Garage that used to house touring cars used to take brave souls up Pikes Peak. If fund raising keeps its current pace, the building will become a state-of-the-art, community arts facility within the year. To help Murphy Constructors and especially his subcontractors deal with how to incorporate "green" products into the adaptive reuse of the garage, we developed a hyper-linked, on-line specification that outlines several aspects of providing an environmentally sustainable project.

Some notable sites are included that also bear mentioning. The HOK Sustainable Building Guidelines (http://www.hok.com/sustainable) are very enlightening. We included them in various general headings and in the "green" portion of our on-line specification for the building as construction documents for its restoration are developed.

I look forward to the day when we can selectively purchase, for say a buck or two, specific sections to include in the spec. For example, if the Resource Guide has some dynamite Web-based information on construction waste recycling service sources that I can use, I'll be happy to rearrange the spec to include it. If it's not a part of a general heading, it will be easier to use it. Of course the way we view recycling service sources that I can use, I'll be happy to rearrange the spec to include it.

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of the design is a provision for future light rail connections between downtown Colorado Springs and Old Colorado City. The bridge's design involved a significant concern for the right aesthetic and resulted in detailing similar to other Art Deco bridges in the city.

The Colorado West Motel provides housing and creates a sense of home for people who make less than 50 percent of the area median income.

THE COLORADO WEST: The Colorado West Motel was purchased in 1997 to provide housing for people making less than 50 percent of the area median income. The blighted property was totally renovated into ten efficiency units, five one-bedroom units, two two-bedroom units, and one three-bedroom unit. Specific concern was to create a sense of 'home' for residents and to integrate new exterior finishes and landscaping to instill a positive sense of place in the residents. The partnership included Greccio Housing Unlimited, Inc., the City of Colorado Springs, El Paso County Housing Authority, and Colorado State Division of Housing as well as other who had significant input.

PAT BOWLEN/PHIL LONG COMMUNITY PLAYGROUND: This partnership is with the Denver Broncos, Phil Long Dealerships, the Colorado Springs Parks and Recreation Department, and School District 11. One hundred twenty students contributed ideas and 450 volunteers gathered to help with construction. The result is the largest playground in Colorado Springs, attracting more than 500 children (and adults) every day.

UNIVERSITY PARK ENTRY: This extensive entry to a new housing area provides a unifying element as well as a virtual link along Academy Blvd., one of Colorado Springs most traveled streets. A series of stone walls parallel Academy Blvd. and then extend far into the development, disappearing and reappearing at key points. The undulating wall provides a visual axis to the interior of the site and occasionally an entry gate via stone arches. Designed by NES Inc. and developed by Classic Communities the project sets a precedent for future quality community amenities.

COLORADO SPRINGS OPEN SPACE PLAN: This plan is an approved citywide master plan for the conservation of open space. The hub of the effort was a 16-member citizens' review committee that ensured all interests from the home builders to the Sierra Club were included. Wider citizen feedback was provided through a variety of techniques, including a brochure, questionnaire, distribution of draft plans, and numerous large and small community meetings. Of 11 specific recommendations, six have been formally adopted. Among the plan initiatives is the extensive use of GIS as an analytical tool. The partners were the Citizens' Review Committee, Planning Commission, Parks and Recreation Advisory Board, and the City of Colorado Springs.

AND FINALLY—the AIA awarded its PROFESSIONAL PRACTITIONER'S AWARD to Les Green, Vice President of Planning and Development for Grills/Sheeting. Les has been a significant contributor to the quality development of Colorado Springs through his involvement with the Urban Renewal Board, City Planning Commission, and many other civic groups. The award came as a surprise to Les, since we did not let him know about it ahead of time. The involvement of people like Les in the planning and development of our community is essential in providing the leadership architects and planners alike agree must be in place.

GREEN SPECS, from page 5

The specifications can be found at www.cyberarchitects.com/bac/greenspec. It is definitely a work in progress. Any comments would be helpful. It still remains to be seen if subcontractors will find the site helpful, or if manufacturers and suppliers can respond in a timely, helpful way.

As quickly as Internet technology is taking the world, though, I have no worries that if these green specs aren't way ahead of their time that some iteration of them will certainly make our jobs as architects and specifiers more complete, meaningful, targeted, professional, and certainly more timely at some point in the near future. It has also provided the opportunity to be more performance oriented, as the process is hopefully simplified for a sub-contractor and us as architects to be more responsive with suggestions for materials that accomplish the objectives that we are trying to meet.

Even the process of writing this article is simplified by having the Web running in the background to help me cut and paste links. Susan Buchtman at the AIA Colorado office will take the emailed text of the article after Publicity Committee chair Duane Boyle reviews his e-mailed copy. I'm sure Susan will e-mail it to the publisher, who will magically send these Is and Os to the printing machines that made what you are reading now... even the graphics for the Garage have been delivered no fuss, no muss...

Thanks from me to Carolyn Fox in our office who was the lucky one to learn how to have the .html version of the spec's in Netscape Composer on half of her screen and her Explorer browser open on the other half hyperlinking away. I'm anxious to see if this grand experiment works.
BUERGER BROTHERS AND FIRE CLAY BUILDING INDUSTRIAL LOFTS
—Kimble Hobbs

These two fine examples of art deco architecture are located in downtown Denver. Our task was to convert the buildings to rental apartments for the recent Downtown Denver housing market. Most of the loft converters have been for the buyer market and whatever the reason for this major change in downtown’s desire for housing, we were challenged by the rental nature of the project and sold bath and beauty supplies. The business relocated from Larimer Street where the brothers had started their business at the dawn of Denver’s birth.

They manufactured their products on the top floor of the 1929 building, sold to and educated the “beauty” trade on the third level, warehoused product on the second level, and sold to the trade on the double height first floor with its masonry exterior walls may have been designed by Fallis, son and the records are unclear.

Wood vs. Concrete
These buildings serve as a case study in concrete frame versus timber frame. At every turn the structural frame of concrete manipulated the architectural treatment.

One of the great challenges of the project was the lack of flexibility of the Buerger Building. It is constructed of cast-in-place concrete frame that proved to be difficult and costly to modify at even the smallest change. While proving difficult, it also created individuality for every unit. As one of the construction supervisors quipped, “We’ve got 31 renovations going.”

By contrast, the Fire Clay Building initially looked to be in the worst shape and indeed we had to x-brace the front and back of the building and cast concrete toppings at each level to gain lateral structural strength. A previous fire in the building necessitated the replacement or sistering of many of the floor joists. Once this work was accomplished, this building proved to be quite forgiving of the changes made. We were able to run duct and pipe where we needed with a modest degree of cost for structural changes.

Cost of Shell and Frame
The building team looked at various scenarios for adding square footage to the building at the penthouse. The idea was to create a lightweight frame and shell that could be accommodated by the existing structure. It was interesting to discover that the added cost of the shell and frame made the new square footage unfeasible. The development proforma for rental housing stock could not support the construction of new shell and structure. In the loft sale market, the cost of the new square footage could have been absorbed in escalated sale pricing.

In a rental market the added costs could not be justified. The building could not pay for its mortgage. This should make is clear how important and cost effective it is to reuse historic buildings and infrastructures regardless of the program. It certainly made our office even more keenly aware of the importance of recycling.

New Members
Ricky Darrell Bulter, Assoc. AIA
Floor Daniel
Craig Dunham, AIA
Davis Partnership
Jason K. Tyler, SA
Carolyn Grattix, PA
Olson & Olson, Ltd.
Chi Fu Kou, Assoc. AIA
Michael Farber Architects
Ravi Mandlikul, Assoc. AIA
M.E. Group, Inc.
Alvin L. Morie, AIA
CMR Architecture & Planning
Caroline Diane Rains, AIA
Martin Design.
Design Issues

The program for the building included 31 loft-like dwelling units of approximately 1,000 square feet each. Configuration was dependent upon the location in the building and the available ceiling height. Many of the units have a tension supported loft of the thinnest possible construction in order to use every available inch of height.

The unit plan was determined by visiting various projects in the Denver downtown market and discussing demographics and use patterns. We felt the rental market would have interest in an open plan design that allowed light as far back in the space as possible. The typical unit locates mechanical, utilities, and bathrooms at the common hall, not unlike a hotel design. The bedrooms use partial height partitions that allow light over the top. Given the type of market and the likelihood that these would be occupied by a single person or a couple, acoustic privacy within the unit was not an issue.

The living, dining, and kitchen all occur within a single space as near the exterior window wall as possible. The galley kitchen separates the living space from the bedrooms with partial height back wall. The island sink was decided upon in looking at the lifestyle of those living in the central urban core. These residents are less likely to need display cooking. Instead, they use the island as a place to gather with friends over cocktails.

Project Financing

This project used a variety of financing mechanisms. While appearing convoluted at times, it allowed the project to be completed.

The project used Federal Housing Administration funds to allow moderate income families to have the opportunity to lease the units. This requires a minimum 20 percent of the units to be rent subsidized. It should be noted that while the FHA has their minimum property standards, they have recently restructured their guidelines and now make it a bit easier for non-standard approaches to fit within their programs.

The project utilized City of Denver Bonds for adding housing within the development area. These funds have been made available to select projects within key areas of the City for insuring Denver's housing stock for the rental market.

Additionally, the project relied upon the federal and state historic tax credits available to the development team. While somewhat time consuming to get the project certified with the various agencies, this became a key mechanism to the project successfully moving to completion.

While not contemplated as part of the initial development costs, the project also received a grant from the State Historical Society to rehabilitate the terra cotta front and window walls. The project received strong support by virtue of the rarity of art deco buildings in the region. Not many examples exist due to the lack of construction during the Great Depression.

Summary

It was a privilege to work on a building with this kind of architectural heritage. We are delighted to have had the opportunity to recycle a worthy piece of Denver history.

Project Team

Developer: Silversmith and Cohen, Denver
Design Architect: Hobbs Design Firm, Boulder
Historical Society to rehabilitate the terra cotta front and window walls. The project received strong support by virtue of the rarity of art deco buildings in the region. Not many examples exist due to the lack of construction during the Great Depression.

Interior view of Buerger Lofts.
Preservation in Denver

As Denver grows, the issue of preserving our past is ever present. Many of our buildings are the physical reminders of our history. The AIA Historic Preservation Committee of the Denver Chapter is currently trying to increase membership as well as collaborate with other preservation groups in order to maintain an active role in the community. We invite all those interested in preservation issues affecting the Denver area to join us.

In the fall, several members of the Committee collaborated with Colorado Preservation Inc. to develop a list of topics and speakers for the upcoming conference to be held at the Denver Athletic Club February 5-6, 1990. We look forward to working with CPI on future endeavors.

Upcoming meetings include touring the Byers-Evans Mansion, led by Bill DeMott of Preservation Partnership, a slide presentation and discussion of works by Thomas Jefferson in Virginia by Gary Petri of Slater-Paul & Associates, and a tour of work completed at the Denver Botanical Gardens House.

We are always looking for new and interested members. The Committee meets at 7:30 a.m. on the fourth Thursday of the month. Please call either Gary Petri at 303.607.0977 or Elizabeth Heckart at 303.278.4378.

Over the summer, the Committee nominated and researched two buildings for the 25 Year Award given by AIA Denver Chapter. The two were Curriean Exhibition Hall and the Park Central Building. Curriean Hall was eventually given the award by the Colorado Chapter. Park Central was honored by the Denver Chapter.

In August, the Committee was led on a tour of the Hungarian Flour Mill, a new loft project by Urban Neighborhoods.

Elizabeth Heckart

September 1989

Members of the Denver Chapter Historic Preservation Committee recently discussed water intrusion and paint failure issues at the Byers-Evans Mansion. Left to right: Dave Lund, Clay Bowman, Bud Bart, Bill DeMott, Elizabeth Heckart, and Estella Cole.

The Historic Preservation Committee is an interdisciplinary organization dedicated to educating, investigating, recording and supporting historic preservation in the Denver area. The primary focus of the committee is to foster community awareness of the value of preservation and to recognize the contributions of the people involved in the preservation of our built environment.

Over the past year, the committee has been involved with many activities. In February, James Straw, of the Colorado Historical Society, spoke about his travels and studies in Greece and discussed their preservation techniques.

In March, Jim Johnson, of Fentress Beallburn Architects, hosted a tour of the Tricent Building Renovation, located on the 16th Street Mall and home of the Courtyard by Marriott. Jim gave an overview of how the hotel adapted its functional needs to work within an historic building.

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Elizabeth Heckart
A preservation approach was developed that not only restored the structures to their previous glory, but also helped secure federal tax credits for the owner. Combining individual historic resources with contemporary infill into a harmonious whole that is rich with variety and detail.

The results speak for themselves. Old Town now is a lively neighborhood with specialty retail, dining, entertainment and professional offices. A substantial economic generator in its own right, community leaders also acknowledge that Old Town helps in broader business recruitment strategies, because the quality of life that it represents is an attraction for many companies who may locate elsewhere in the city.

While many other factors have certainly contributed to the success of Old Town, the preservation program has helped create an asset for the community and has generated many jobs, including several architectural commissions. It demonstrates that the use of design guidelines can be a strategic tool in enhancing the built environment.

—Noré Winter is President of Winter & Company, an urban design and historic preservation consulting firm based in Boulder. He directed the production of the design guidelines for Old Town Fort Collins in 1979. Current projects include a master plan for the area around the state capitol in Little Rock, Arkansas; a downtown plan for Bellingham, Washington; and design guidelines for Memphis, Tennessee; Napa, California; and Beaufort, South Carolina.

ON THE BOARDS

Buchanan Yonushewski Group, a Denver architecture, development, and construction firm, is designing and building The Society of Economic Geologists' National Headquarters office in the Ken Caryl Business Park Center. SEG's new office facility is approximately 17,000 square feet and will house employees in the executive and administrative departments, along with the organization's publishing and foundation groups.

Habitat for Humanity of Metro Denver has teamed with the Society for Marketing Professional Services (SMPS) in the second annual fundraising campaign, "Get It Built!" The campaign's goal is to fund a Habitat for Humanity home. SMPS will spearhead "Get It Built!" by enlisting individuals and companies to help fund a new home to be built for a deserving family. Sponsors can contribute to the house at $30 per square foot in an unlimited quantity, as well as the opportunity to volunteer in building the home in late August. For information about the campaign and participation, contact Lisa Jelliffe at 303.465.9708.

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The new steel and wood staircase mimics the form of the original stair in a contemporary interpretation. The mosaic tile floor leads customers through the public spaces to the Heritage Book Room (not shown). (Photo by Vick Eppes.)

The Historic State Mercantile Building Renovation

“We've got a big problem...you had better get down here right away.” This is the phone call that every architect hates to get from the contractor working on a renovation project. Likewise, every owner hates getting a similar call from their architect. But for me as the architect, part owner, and general contractor for the historic rehabilitation of the State Mercantile Building, these calls were expected, by the time all is said and done, it probably wasn't that big of a problem after all. The solution was actually relatively simple. But all of these surprises along the way do have a way of adding up.

In 1905, Dr. Charles Wolfe built the general store called “The State Mercantile Company” in the popular western false-front style for the National Fuel Company that owned coal mines in and around the community of Louisville, Colorado. Here, miners and their families could purchase flour for their daily bread, seed for their gardens, cookware, clothing and just about anything else you might need in the west of the early 1900s. In the early days, miners were paid in tokens which were only useful as currency at the “company store.”

Looking at this classic western structure, which is on the National Register of Historic Places, and has served Louisville so well, for so long, I knew there had to be a way to give it a new lease on life. Unfortunately, the best purchase price that could be negotiated, coupled with the necessary structural, mechanical, electrical, code, life safety and ADA upgrades that would be required, made the existing 7,500 sf of usable floor space too expensive for the lease rates commanded by properties in downtown Louisville. However, when you look at finishing a 4,000 sf basement, complete with stone masonry foundation walls and high ceilings, and add another 5,000 sf of usable space by capturing an attic and adding to the small 2nd floor plate, the numbers started to look pretty good. So I teamed up with a friend and client of mine, Lou DellaCava and we were off and running.

The store soon became Carveth Bros., and Dalby’s General Store and continued to serve Louisville’s shopping needs for over 60 years. In the late 1970s, a terrible fire destroyed the Steinbach lumber yard and hardware store which had been a mainstay on Front Street since the late 1800s. Glen Steinbach and his family purchased the old general store and moved their hardware business to Main Street. In the summer of 1997, after surviving over 100 years of ups and downs, economies, the great Depression, a fire, and even the opening of the Home Depot on the other side of town, the Steinbaughs closed their doors for the last time after a second “big box” chain (Eagle Hardware) came to town.

The Mercantile, built in 1905 as the company store for the coal mines, has undergone a $1.8 million renovation. The building is owned by the DellaCava/Fauri Architects occupies the third floor and shares the 16,000 SF building with ten other tenants.

In the private sector, tax credits and sometimes state historic grant money can make these kinds of projects possible. Traditional developers may shy away from historic renovations because of the unknowns inherent in older buildings. As architects, we can assist clients through these uncertainties and help them secure historic designations and approvals to be eligible for some of the many programs available for historic renovations and restorations.

When possible, detailed investigations of the structure and other building systems should be performed prior to purchasing a property. This is often difficult because it usually involves selective demolition and other invasive measures. That is why appropriate contingencies can never be over emphasized, both in construction budgets and scheduling.

Although the short-term return on investment may not be as high as real estate investors typically look for, the appeal of these buildings to prospective tenants, and the lasting architectural quality of these historic structures, make them very worthwhile long-term investments (we were 75 percent leased before construction was completed). Historic renovations are not the most lucrative types of projects for architects and owners, but they can be some of the most rewarding.

In the new steel and wood staircase mimics the form of the original stair in a contemporary interpretation. The mosaic tile floor leads customers through the public spaces to the Heritage Book Room (not shown). (Photo by Vick Eppes.)

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### Old Town Fort Collins Historic District

Most communities today use historic preservation programs as a part of their planning tools for maintaining neighborhood character. Many have learned that establishing design review in historic districts is an effective means of enhancing livability. Today, more than 2,200 local preservation commissions operate across the country.

Many architects have now engaged in successful projects within locally designated historic districts. While they recognize that doing so may involve some limitation in the range of design choices available, they also acknowledge that design guidelines, when applied consistently and objectively, create a positive climate for investment. Numerous studies now demonstrate that local historic districts stabilize and often enhance property values. The Old Town Fort Collins Historic District is a dramatic example of such successes.

Old Town emerged in the 1880s as the Central Business District of Fort Collins, with its street grid oriented parallel to the Cache La Poudre River, and by 1900, it was the thriving focus of commerce for the community. It contained retail stores, professional offices and commercial areas. Then, in the 1940s, when College Avenue became the dominant business corridor, the area declined, but many of the early buildings survived, although sometimes substantially altered. A few were demolished. Then, in 1979, the City of Fort Collins designated the area as a historic district and established a process to review alterations and new construction.

Individual investors were attracted to the area, purchasing buildings and restoring them. These early projects raised community consciousness of the potential for Old Town. Improvements continued into the mid-1980s, when larger development companies became interested and spearheaded a series of major projects, including several rehabilitation and new building projects. Cooperative programs with the city led to an improvement district that guided construction of a pedestrian mall and parking structure.

Each project was executed in a manner compatible with the previous ones, and thus the cumulative benefits of each investment has been shared by everyone, including property owners and the public in general. Today, the area exhibits a distinct identity that was to occur, it was to be in a manner that maintained the character-defining features of the properties. New construction was to respect the historic context, without literally imitating it.

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THE RECONSTRUCTION OF THE AVALON THEATRE

The Daily Sentinel headline proclaimed "it will easily be one of the most attractive theaters in the Rocky Mountain region." At a cost of approximately $180,000, the Avalon was completed in the fall of 1922. Through the years, the Avalon was the site of performances by artists such as Al Jolson, Ethel Barrymore, Mary Pickford, Carl Sandburg, and many others. The building was in bad shape: no heat, broken windows and flocks of pigeons inside, flooded basements, inadequate electrical service, a leaking roof. Despite these obstacles, a small but tenacious group of supporters managed in 1991 to convince the City of Grand Junction to forgive the back taxes owed by the Owner in exchange for an option to buy the building.

By 1993, enough pressure and community support had been garnered to convince the city to invest $200,000 toward the purchase and first phase of "safety" renovations. This money was parlayed by the local Downtown Development Association into grants from the State of Colorado Energy Impact Fund, and a host of local individuals, businesses, and foundations. The Colorado Historical Society also contributed generously once an understanding was reached that the building had been remodeled too extensively for standing to be reached that the building would therefore fall into the "reconstruction" category.

Getting performances to begin was the first priority; letting the public see the building was critical to building and maintaining broad community support. Chamberlin Architects worked with a sympathetic building official to identify life safety issues that would need to be addressed to open the doors: rebuilding stairs, upgrading the electrical service, adding bathrooms, constructing egress enclosures. In addition to these mandated items, though, it was determined that the way to get people in the doors and supporting the project was to undo the ugly 1947 facade renovation and reconstruct the original 1922 facade.

Challenges emerged constantly. What were thought to be wood stairs turned out to be poured-in-place concrete. The code-required minimum number of bathrooms had no place to go but the basement, which led to the slab being completely removed for all the plumbing and the addition of an underslab water collection system. But the biggest challenge by far was the reconstruction of the facade. Architectural photographs were computer enhanced and a dimensional grid overlayed to determine the profiles and dimensions of the original terra cotta. When the cost of using terra cotta came in exorbitantly high, a local concrete contractor was brought in to work closely with the architect to provide precast concrete. Steel beams in unexpected places, soft brick, nothing being quite level or plumb, and the usual assortment of historic building issues led to some budget overruns, but as the facade emerged, the public support blossomed, and a regular flow of performances began in early 1995 at the Avalon.

Current users of the theater include the broadest cross-section of the community including ballet, drama, rock concerts, public meetings, weddings, movies and church services. The needs of so many users vary significantly but they all continue to pressure to improve the facility. Since the original facade reconstruction in 1994, the Avalon has had upgrades to stage and auditorium lighting, a complete remodelling of both the main and mezzanine lobbies (including a custom re-creating of carpet from a scrap found in an attic), replacement of all exterior doors, and the installation of a new steel grid in the fly loft with attendant fly gallery and loading bridge.

Architectural precast concrete, custom molded to recreate original pictograms. Architect: Chamberlin Architects.

In 1947, the theater was converted into a movie house and renamed The Cooper. The conversion completely removed the center and the most articulated section of the front facade, and remodeled the lobbies and the auditorium. The building remained in use as a movie house until 1990, when it was closed. A group of local citizens, who had been seeking to create a large performing arts center downtown but did not have the funding required for a new building, began to explore the possibility of converting the Avalon back into the cultural anchor of downtown Grand Junction that it once was.
MONTROSE PUBLIC LIBRARY

It’s not often one sees new civic buildings in the downtown core of an older town in Western Colorado. Through the years, Montrose has been a stable agricultural community with a solid historic downtown. The main street runs in an east-west direction perpendicular to the railroad station. The post office and city hall are one block south of this main street, and still very much part of the downtown core. Schools are within walking distance of this core.

Patrick Davis Associates, LLC, who designed the new public library, was faced with a prevailing attitude by long-time residents of “this works because it has always been this way.” It was important to the Board that the library remain close and continue to be part of the historical downtown.

The library is two blocks south of the main east-west street of downtown. Designed by Temple Buell and built in 1936, the Morgan Elementary School occupies part of the block for the new library. The Morgan School was incorporated into the design for the library, and is now used by Mesa College as an extension school.

Project Architect John Eloe, AIA, felt it was important to locate the main entrance of the library to the north, so it opened to activities of the downtown core. This could have been a risky proposition because of the climate, but it was the best way to connect the library to the community.

The library wraps around three sides of the Morgan School. While the school is the tallest structure on the block, it defers to the library’s dark red brick, which contrasts with the light brick of the school. The lower level windows are encased in arched openings, and a brick frieze wraps around the building. The main entrance to the library is along the west wall of the school. The first set of doors lets one enter the school, making it possible for the school to maintain different hours than the library. The second set gives entry to the library. The arched openings have been enclosed as built-in wood cabinets and display cases. This original wall also forms an interior wall of the library. This theme of exposed walls that reference original historical walls is carried throughout the library.

The most striking part of the library is the Children’s Area. The room is wrapped with 86 hand-painted tiles designed by children. The Story Hour Room is a 28-foot-high tower space, animated by a spiral of lights curving from the angular ceiling. Colored glass blocks placed randomly in the two exterior walls add light to the space—and a soft glow when seen from the outside at night.

The library’s interior is enhanced by natural light from skylights. The triangular lanterns that dominate the exterior walls bring additional natural light into the space. The copper-clad shelves of these lanterns reflect light up to interior ceilings. At the same time, these shelves focus the view from inside up to the trees and sky, rather than nearby streets.

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NEW CONTINUING EDUCATION REQUIREMENTS IN THREE STATES

In 2001, Vermont will also require continuing education. This brings the total number of states with continuing education requirements to 13, with 11 more states considering legislation for requiring continuing education. Here is a summary of states that require continuing education for architects, along with contact hours required and frequency of license renewal.

State Renewal Hours
- Alabama: 12 annual
- Arkansas: 12 annual
- Florida: 20 biennial
- Kansas: 30 biennial
- Iowa: 24 biennial
- Kentucky: 12 annual
- Louisiana: 12 annual
- North Carolina: 12 annual
- Oklahoma: 24 biennial
- South Dakota: 30 biennial
- Tennessee: 24 biennial
- Vermont ('01): 24 biennial
- West Virginia: 12 annual

State boards with pending legislation for continuing education are Delaware, Minnesota, Montana, Nebraska, District of Columbia, Michigan, Tennessee, Alabama, South Dakota, Nevada, New Jersey, Texas, Utah and Wyoming.

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