

ACM LORETTO VI LLC

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September 16, 2019

Mr. John P. Olson
Deputy Director
Historic Denver, Inc.
1420 Ogden Street, Suite 202
Denver, CO 80218

Dear Mr. Olson:


As communicated during the Small Area Plan process to the Steering Committee members, and as we've discussed over the last several weeks, ACM Loretto VI, LLC is committed to protecting the most iconic existing buildings on the historic Loretto Heights campus, namely the Administration Building and Chapel as well as Pancratia Hall, through conservation easement agreements that will be held by Historic Denver, which we understand to be a qualified easement holder with decades of experience.

We also understand that conservation easements are legally-binding agreements that can be used to protect buildings of historic significance, and I am confirming that these easements will be perpetual in nature and will prohibit the demolition of these structures, and that Historic Denver will provide design review of exterior alterations to ensure that alterations meet the Secretary of Interior's Standards for Rehabilitation, so that the buildings retain their historic integrity.

We are further committed to working with the Sisters of Loretto on the protection of the Loretto Heights cemetery and will continue our discussions towards that end which shall involve Historic Denver, Inc.

Any long-term preservation of historic structures on the campus will require many financial tools, most importantly State and Federal historic tax credits (HTCs) overseen through History Colorado and the National Park Service. It is our understanding that the conservation easement design review process through Historic Denver will be coordinated with and will be to the same standards as the reviews by History Colorado and the National Park Service for HTCs. We have elected to enter these agreements because they can be executed in the very near-term and will provide the confidence community members desire regarding the future for these structures. We are committed to working with Historic Denver regarding historic preservation at Loretto Heights as we move forward through the approval processes with Denver City Council.

Sincerely,


Mark J. Witkiewicz
Principal