

HISTORIC DENVER NEWS

EST. 1970 * VOLUME 45 * NUMBER 1 * WINTER 2016

A NEW CHAPTER OPENS FOR BURNHAM YARDS



Men and women pose on a Denver and Rio Grande Railroad coach at Burnham Yards, to publicize the Panoramic Glenwood Canyon rail line. Photo: George Beam Collection, Western History and Genealogy Department

BECCA DIERSCHOW, PRESERVATION AND RESEARCH COORDINATOR

The history of Denver is intimately tied to the growth and expansion—and eventual decline—of the American railroad industry. No other industry in Denver has sculpted the city’s built environment to the extent of the rail system. Yet for an industry dedicated to connecting far away cities, it has divided Denver. Take for instance the Denver & Rio Grande Railroad. Incorporated in 1870, its motto was “through the Rockies, not around them.” As the company dug through the Rockies, it simultaneously cut through the heart of Denver, leaving a network of rail lines, repair shops and storage yards in the heart of the city. Now, as the industry consolidates its lines, these formerly occupied sites are prized for their location and redevelopment potential. Consider the dramatic changes brought by rail consolidation in the Central Platte Valley, or the coming changes at the National Western Stock Show site. As a result, neighborhoods throughout Denver have the potential to be connected in a way they have never been before—the last time our plains were this contiguous they were a sea of prairie. One such site that has recently come up for redevelopment is the 1874 Burnham Yards site at 6th Avenue and Osage Street.

Burnham Yards, located at the western edge of the Lincoln Park/La Alma neighborhood, has served as distinct, impenetrable boundary between the Lincoln Park and Sun Valley neighborhoods since its founding in 1874—years before these neighborhoods ever existed. Burnham Yards served as the service and repair yards for the Denver & Rio Grande Railroad from 1874 to 1996. The yards were named for George Burnham, a co-owner of the Baldwin Locomotive Works in Pennsylvania, who built the original locomotives and rolling stock for Denver & Rio Grande. Since 1996, Union Pacific has owned and operated the yards, though operations have condensed in recent years. In November 2015, Union Pacific announced that it would close Burnham Yards in early 2016 as a result of a dwindling coal industry and the reduced freight demand.

With the site’s sale comes potential for its use as something other than a rail yard for the first time in 142 years. Approximately 70 acres, this site represents one of the last large-scale infill opportunities in Denver, and thus it is vital to understand the history and significance of this site as it prepares for likely reintegration into the fabric of our city. A successful redevelopment of Burnham Yards will incorporate the uniquely western history still present on the site and pay tribute to the considerable impact the railroad had on both Denver’s built environment and cultural landscape.

In 1867, Union Pacific Railroad completed its rail line from Omaha to Cheyenne, connecting the Rocky Mountain region to the eastern United States. This connection almost sealed the fate of Denver as just another boomtown that finally went bust. Denver’s civic and commercial leaders, however, recognized that a rail connection east was the city’s only hope of survival. They came together in November of 1867 to organize the Board of Trade—a precursor to the Chamber of Commerce. The Board of Trade’s first task was to bring the railroad to Denver. John Evans, Walter Cheesman and David Moffat joined with other prominent business leaders to form the Denver Pacific Railroad and within three days of its creation they had raised \$300,000 for the construction of a spur line to Cheyenne.

Ground broke on the new railroad on May 18, 1868, and the two towns were connected on June 22, 1870, opening a new world to Denver and laying the foundation for the city’s ongoing role as a transportation hub. This status was further secured with the creation of the Denver & Rio Grande Railroad, which was established by William Jackson Palmer in 1870. Palmer worked for the Kansas Pacific Railroad as managing director of the railroad’s expansion through southern Colorado. During his time with the Kansas Pacific Railroad, Palmer realized that his grand ambition was to create his own railroad, which would give him the opportunity to explore the west unimpeded with “no jealousies and contests and differing policies” among the directors. In 1870, he started on the path to realizing his dream, founding the Denver & Rio Grande Railroad, which became one of the most extensive railroads in Colorado. Although an industrialist by

CONTINUED ON PAGE 4

Non Profit Org.
U.S. Postage
PAID
Denver, CO
Permit No. 756



FROM THE DIRECTOR



Photo: Havey Productions

DURING THIS time of intense change in Denver, Historic Denver is working hard to help lead the way to a city that endures, a city that stands the test of time and fosters a built environment that reflects our values of quality and continuity. To do this the organization requires engaged leadership from our Board of Trustees. Late last year, as is tradition, we welcomed a new class of board members, our largest class in nearly six years. We pursued this class specifically so that Historic Denver can benefit from their extensive architectural, real estate and financial backgrounds. We are grateful for their willingness to serve and look forward to an active and dynamic 2016.

STOCKTON BAKER

Stockton has specialized in commercial real estate and the Denver office market since 1982, with an emphasis on tenant and landlord representation in central Denver. He joined DTZ, formally known as Fuller and Company, in 1987. Stockton is considered among his real estate peers as an expert in the Capitol Hill submarket due to his extensive listing work. A Baltimore native, Stockton is married to Charlotte Neitzel, a former Historic Denver trustee. Stockton and Charlotte live in the Driving Park Historic District, and were active in that designation process. Stockton also previously served as the President of the Driving Park Neighborhood Association.

DAN CRAINE

Dan is the owner and principal design architect at Craine Architecture and he has been actively involved in Denver's architectural community for the past 20 years. Following his graduate studies at the University of Colorado, Dan worked at Tryba Architects. He developed a commitment to design excellence and had the good fortune to work on projects such as the renovation of Denver's Tramway Building (Hotel Teatro). Current projects vary from the design of multiple, large-scale, infill projects to smaller scale residential work. These projects in design or construction are within many of Denver's great neighborhoods including the Five Points Cultural Historic District, Uptown, Jefferson Park, Berkeley, Platt Park and Capitol Hill. Dan lives in the 7th Avenue Historic District.

JANE CRISLER

Jane is inspired by great buildings, both old and new, and is passionately committed to improving neighborhood quality of life through designing and preserving great buildings. As an architect and principal at Humphries Poli Architects, Jane leads a design process that looks beyond the established ways of doing things, shaping architecture that serves and inspires in the present while offering the creative flexibility that the future will require. Prior to joining Humphries Poli Architects in 2005, Jane spent over ten years at the Federal Advisory Council on Historic Preservation working on projects of nationwide significance. Jane enjoys the creative problem solving associated with tough preservation projects and is a leader in her firm's historic preservation planning and design practice. Jane lives in Park Hill.

JESSE KAJER

Jesse is responsible for real estate lending at Centennial Bank, and has over 12 years of experience across numerous facets of the real estate industry. He holds an international master's of business administration from the University of Denver and a bachelor of science degree in business administration and finance from the University of Colorado. Prior to his time with Centennial Bank, Jesse worked with Trinity One Group and spent five years at a local startup sales and marketing firm focused on land and luxury residential properties. Jesse moved from Minnesota to Telluride, Colorado at an early age, and developed a passion for his new home state and its many outdoor sports including rock/ice climbing, mountaineering, skiing, cycling and mountain biking.

DAVID LEUTHOLD

David is a Denver native who has been an active commercial real estate broker in the community for over 15 years. Prior to joining Leuthold Commercial Properties in 2007 he worked at St. Charles Town Company. David has been recognized

within the real estate community as a DMCAR Top Producer-Small Firm for multiple years. He holds a bachelor's degree in psychology from the University of Colorado and is a graduate of St. Paul's School in New Hampshire. He volunteers as a youth soccer coach, and has served as a board member of the Colfax Marathon, an Education Committee member for the Board of Realtors and as treasurer of the Infinite Monkey Theorem, an urban winery. He lives along historic 6th Avenue in the Mayfair neighborhood.

STEVE WEIL

Steve is a Denver native and the third generation of his family to run Rockmount Ranch Wear. Rockmount is a manufacturer of western apparel and accessories based in LoDo. The firm's flagship Wazee Street store is a 1909 historic landmark building designed by Fisher & Fisher. Steve has an undergraduate degree from Tulane University, a master's degree in politics and law from the University of Bristol in England and an masters of business administration from the University of Colorado. The Weil family has deep roots in LoDo, establishing Rockmount at 1626 Wazee in 1946. Today Rockmount is the last of the wholesalers that once dominated the area. Steve lives in the Humboldt Island Historic District.

Annie Levinsky
Executive Director
Historic Denver, Inc.



HISTORIC DENVER, INC.

1420 Ogden Street
Denver, CO 80218
303.534.5288
www.historicdenver.org

BOARD OF TRUSTEES

Chair	Paul Books
Vice Chair	Larry Nelson
Vice Chair	Mark Davidson
Treasurer	Mira Finé
Bruce Allen	Casey Miller
Elaine Asarch	Richard Murray
Stockton Baker	Kaydee Smith Myers
Bob Bassett	Jackie Noble
Hon. Karen Brody	Kirsten Pederson
Georgianna Contiguglia	Jonathan Pray
Dan Craine	Rebecca Rogers
Jane Crisler	Judi Roach-Tointon
Steve Ekman	Kendra Sandoval
Ellen Ittelson	Bob Sarlo
Jesse Kajer	Steve Weil
David Leuthold	Bill Wenk
Carla McConnell	

HD CENTRAL OFFICE

Executive Director	Annie Levinsky x1
Outreach Coordinator	
	Shannon Schaefer x5
Director of Preservation Programs	
	John Olson x4
Director of Discover Denver	
	Beth Glandon x3
Preservation and Research Coordinator	
	Becca Dierschow x6
Development Associate	Sarah Starke x7

PRESERVATION ADVICE AND REFERRALS

A Program of Historic Denver 303.534.5288 x6

MOLLY BROWN HOUSE MUSEUM

1340 Pennsylvania St.
Denver, CO 80203
303.832.4092
www.mollybrown.org
Director Andrea Malcomb x15
Director of Education Jamie Melissa Wilms x17
Curator of Collections Nicole Roush x12
Volunteer and Event Coordinator x16
Visitor Services Coordinator Aileen Waski x13

HISTORIC DENVER NEWS

Managing Editor
Becca Dierschow 303.534.5288 x6
Graphic Design Edgellworks
Printing Southeast Denver Graphics
Mailhouse Direct Mail Concepts

Historic Denver News welcomes your letters, contents of which may be edited for length and clarity. Please include your name, address and telephone number in correspondence to:
Editor, Historic Denver News,
1420 Ogden Street, Denver, CO 80218



Your Choice for Historic Denver

the
BOYER Group
Remax Central Alliance

Bonnie Boyer 303-870-5440

Theo Boyer 303-748-6944

Scott Boyer 303-931-2119

The Boyer Group, with over 40 years of experience, specializes in historic Denver real estate. They welcome your call if you are seeking a smart investment or if you would like to know the current value of your property.

Each Office Independently Owned and Operated

PRESERVATION BRIEFS



HISTORIC PARK HILL LAUNCHES DESIGNATION EFFORT

Historic Park Hill, a group of Park Hill neighbors, has started an effort to explore historic designation for an area of this important and well-established neighborhood. The effort grew out of conversations among neighbors who wanted to see Park Hill’s unique and valuable character protected, including the diversity of housing styles and sizes, which is characteristic of the area. After an informational meeting in June 2015 when Historic Denver presented what it means to live in a historic district, volunteers

stepped forward to learn more about what it takes to create a district and select an appropriate area of the neighborhood on which to focus, as Park Hill’s size has always made historic designation a daunting consideration. Ultimately the group agreed on an area bounded by Montview Boulevard, 26th Avenue, Colorado Boulevard and Dahlia Street. This area was selected because it is already a National Register Historic District and because it is the original Park Hill platting.

Historic Park Hill is working hard to introduce the designation concept to the more than 600 property owners in the proposed area. In October 2015, the group hosted a well-attended meeting at Blessed Sacrament Church, and beginning in January the group will host a series of block parties designed to provide property owners with the opportunity to learn more about designation and to ask questions about the proposed district. This type of outreach will continue through summer 2016 and will ultimately include mailings to all properties within the boundary.

The Park Hill effort was also selected as one of Historic Denver’s first-ever Action Fund partner projects during our fall 2015 project cycle. This means that Historic Denver will invest

both technical assistance and financial resources to help ensure robust community engagement, offer guidance on the property inventory required for the designation, and assist with the preparation of the designation itself. This project is a great fit for Historic Denver’s Action Fund, which was designed to catalyze innovative neighborhood and community projects that enhance Denver’s unique identity, promote and maintain authentic character, and honor cultural heritage as reflected in the built environment. The Action Fund is supported with money raised as part of Historic Denver’s *Investing in Action for the Places You Love* Capital & Capacity-Building Campaign.

For more information about the Park Hill effort, please visit historicparkhill.org, and for more information about the Action Fund visit historicdenver.org/resources/action-fund.

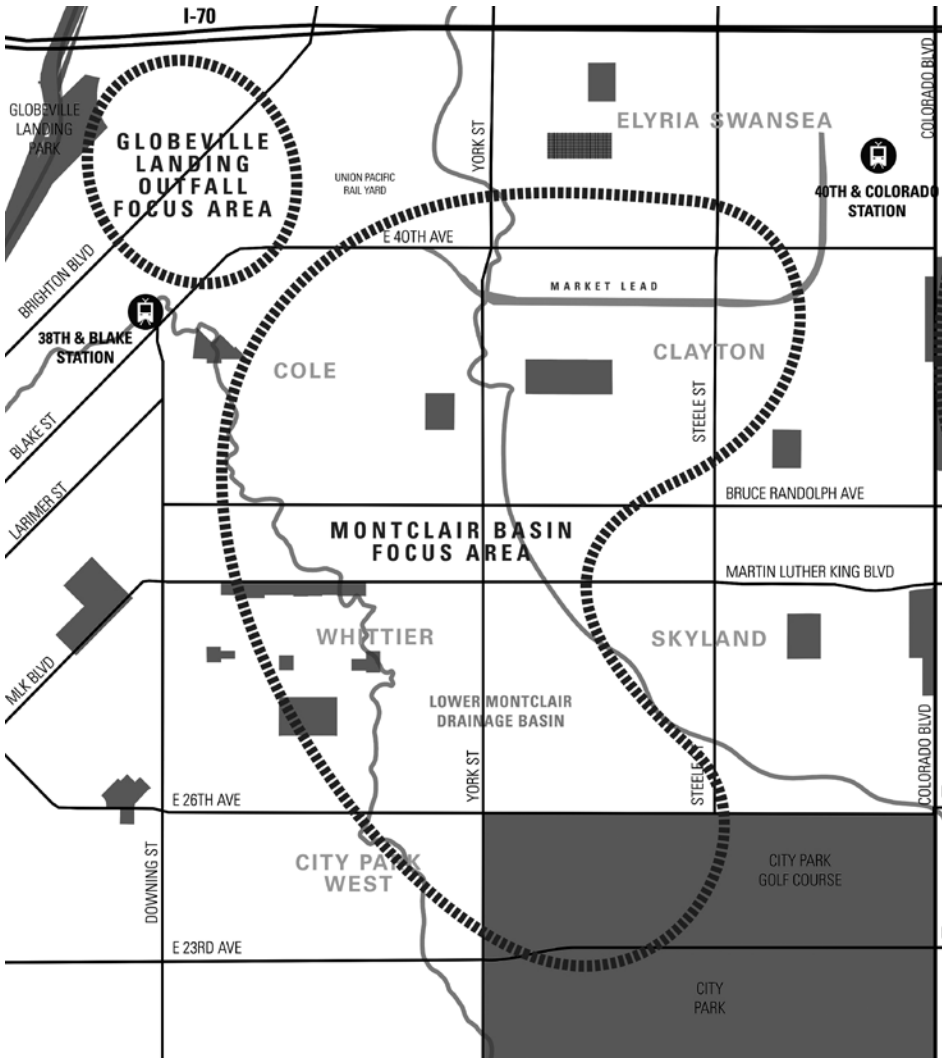


PLATTE TO PARK HILL STORM WATER PROJECT

In January the City of Denver hosted a second set of meetings regarding a proposed storm water project, intended to relieve flooding during significant storm events in the lower Montclair basin, which includes City Park North, Whittier, Cole, and Clayton and other neighborhoods. The City of Denver has been working on improved storm water infrastructure planning for a number of years, but the I-70 East expansion provided the catalyst for the current effort. The proposal includes two components, a detention pond and an open channel to transport storm water to an existing outfall at Globeville Landing. At a January meeting, project representatives from the City outlined several alternative options for the location of these components. Due to their location in the core of the city, all options would likely have an impact on historic resources.

The open channel, which will need to connect to the existing outfall, is proposed for the Cole neighborhood, most likely along 39th Avenue. This section of Cole was platted in 1885 and many buildings from that time remain, including Victorian cottages, classic Denver duplexes and early 20th century commercial buildings. At this time it is unknown how many historic properties the open channel would impact. There are numerous vacant lots, mostly used as junkyards, along 39th Avenue. With these lots and existing right-of-way controlled by the City it is possible that little demolition will be required, and Historic Denver is in touch with project managers regarding ways to mitigate such adverse impacts and reduce the impact to the residents and property owners in the area.

The second component of the storm water project is the detention pond, which will be a dry area throughout most of the year and only hold water during major storm events. There are two options for the location of the detention pond, which is designed

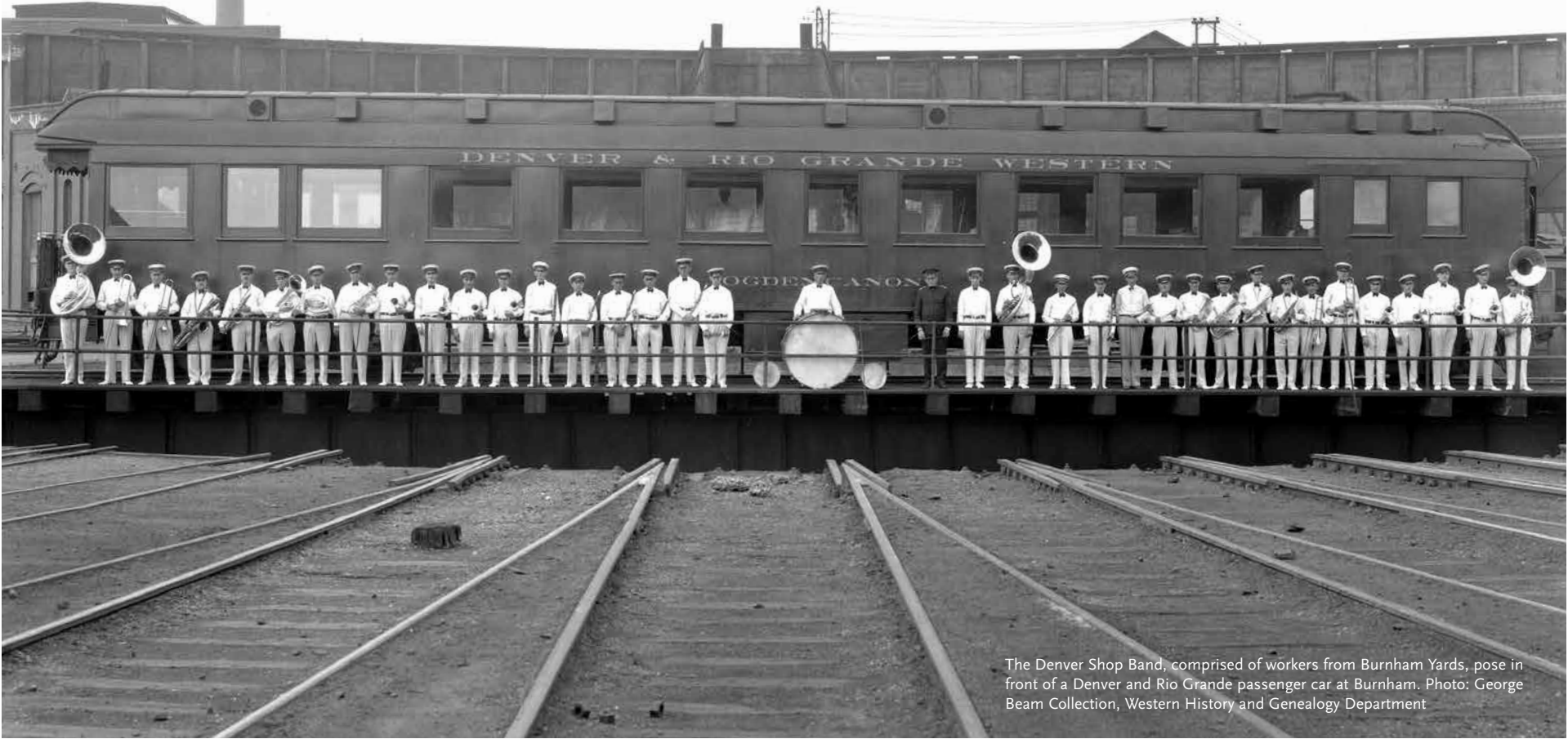


The area affected by the proposed storm water drainage project is in the Montclair Basin

to slow down floodwaters and direct them to the Platte River without flowing through streets and homes. Like the open channel, the detention pond could be built in the Cole neighborhood. This component would require additional and more significant demolition of residential properties and as a result is unpopular. The second potential location for the detention pond project is in City Park Golf Course, a naturally occurring low point in the basin. Locating the detention pond in the Golf Course would detain water upstream from the Cole neighborhood, and would likely prevent more flooding than the Cole detention option. However, City Park Golf Course is on the National Register of Historic Places as an integral part of the park and parkway system. While the installation of a detention pond would not necessarily reduce open space or limit the playability of the course, it could make an impact on the traditionally designed landscape, including a major impact on trees.

CONTINUED ON PAGE 9

“... it is vital to understand the history and significance of this site as it prepares for likely reintegration into the fabric of our city.”



The Denver Shop Band, comprised of workers from Burnham Yards, pose in front of a Denver and Rio Grande passenger car at Burnham. Photo: George Beam Collection, Western History and Genealogy Department

CONTINUED FROM FRONT PAGE

profession, Palmer was a utopian at heart, who hoped his railroad would be comprised of men who would all “work heartedly towards the common end.” To do so, Palmer and his crew relied on a vast network of workers who built the rail lines and kept them in working order.

The Denver & Rio Grande began with a line that went south as far as Santa Fe. Its lasting success, however, came with its lines west into the mountains. In 1874, the railroad headed west from Pueblo to Cañon City, then through Royal Gorge and on to Leadville. This expansion was not without its challenges. Beyond the difficulties of attracting reliable workers who could work at a high altitude, the Denver & Rio Grande was also racing with the Atchison, Topeka and Santa Fe Railway for the right to build tracks through the mountains in the narrow Royal Gorge. Between 1877 and 1880, both companies hired gunslingers to protect their stations along the route, while several claims and counter claims wound their way through the US court system. In 1879, the courts ruled in favor of the Denver & Rio Grande to build and run the rail through Royal Gorge. This ruling cemented the supremacy of Palmer’s railroad in Colorado, and allowed the company to build further into the mountains.

While Palmer blazed a trail through undeveloped country with his trusted friends at the helm, he also relied on an entire industry in Denver to keep his operation running. Burnham Yards was the life support system for the vast Denver & Rio Grande network that sent the mineral riches of the Rocky Mountains to the east. Each railroad had similar service yards across Denver, where workers were always on hand to repair broken locomotives, passenger coaches and storage cars, and to build new cars to send down the tracks as needed.

Now, 145 years after the first tracks were laid, the Denver & Rio Grande is once again guiding Denver’s development, though this time by its absence. The closure of Burnham Yards signals the end of one of the oldest and most intact rail yards in the city, but also presents a rare opportunity to redevelop one of the last industrial sites in central Denver. While many buildings on the site have been lost over time, including a once grand round house, several important buildings remain, including the 1875/1881 Passenger Coach Shop and the 1924 Locomotive Shop, where workers repair locomotives to this day. In addition to these large buildings, several smaller structures remain from the 1920s, as well as features such as a transfer table.

Sites such as Burnham Yards tell the story of Denver’s rise and development, and of the thousands of workers who made up the backbone of our city. Previous preservation efforts have focused on protecting the homes and monuments that pay tribute to the city’s civic and cultural leaders. As a result, the built heritage that represents working class citizens is quickly disappearing. Often times, these sites have complicating factors that make their preservation more difficult, such as loss of integrity due to changes over time and environmental contamination. Alternately, many of the smaller worker homes found in the shadow of these industrial sites may be considered too small for the needs of a modern family, and are demolished more quickly than the grander homes of the upper classes.

However, sites like Burnham Yards illustrate the monumental human and environmental efforts that were required to fuel Denver’s industrialization. The mining of Colorado’s mountains required an expansive and well-coordinated support base on the plains. The only way the Denver & Rio Grande could build a rail line in a remote wilderness hundreds of miles from the nearest metropolis and then successfully

maintain that line and its rolling stock was with a bustling repair shop like Burnham Yards. Burnham Yards continuously operated in this role for 141 years—a huge feat in a city that constantly reinvents itself. Industrial sites such as Burnham, or the now demolished Gates Factory and Asarco Smelter, are important heritage sites because they explain Colorado’s economic, social and technological development. At the same time, it is important to be cognizant of the environmental impacts these industries had on our cities and in many of our neighborhoods. Now that Colorado’s traditional industrial and manufacturing industries are closing, similar sites are at risk. No longer active and now divorced from their original purpose, they lose their context. Preservationists must actively work to ensure that all signs of our rich industrial past are not lost forever, while acknowledging the very real human costs of these industries.

This careful balancing act all too often results in the complete demolition of industrial sites. Rail yards in particular are at risk of being completely erased from the collective memory. When in use, they are virtually impenetrable, in spite of their central location within the city. The public may drive past a rail yard like Burnham Yards every day, without any thought to the yard’s importance. Yet Burnham Yards represents the opportunities and challenges of industrial heritage in modern Denver. As seen at Union Station, the removal of the rail yards can spur a huge revitalization, and once industrial buildings can breathe new life into a community as happened across Lower Downtown and in areas like RiNo, where an old foundry is now the Source, a cultural hotspot. So while challenges will certainly exist as Burnham Yards seeks transformation, there is ample opportunity to embrace the site, its history and its buildings. Thoughtful redevelopment that blends the old and new, honors and perhaps maintains industrial use, and, most importantly, authentically reinforces Denver’s unique character should be the goal. As Burnham Yards closes its gates for the last time this month, Historic Denver will seek to honor its past and help shape its future. 🚂

Together We Are Committed
To Creating Great Places In
Historic Vibrant Locations



McWHINNEY
1404 Larimer Street, Suite 300
Denver CO. 80202 / 720.360.4700



SAGE
1575 Welton Street, Suite 300
Denver CO. 80202 / 303.595.7200



GRAND ARCHITECTURE
1610 Wynkoop Street, Suite 110
Denver CO. 80202 / 303.297.8090



HISTORIC DENVER WALKING TOUR SECOND SEASON – A SUCCESS!

HISTORIC DENVER WALKING TOURS expanded in 2015 to include more tours, more attendees and more volunteer docents. It was a successful year with 1,625 locals and visitors, which is more than double the number of tour attendees in 2014! Historic Denver provided ten Walking Tours each week from May through October, and led 22 diverse group tours during 2015. During the expansion of the docent team, 16 new individuals participated in the intensive five-week training course. For our 2015 season, the docent team was made up of 21 active docents who volunteered over 653 hours leading Walking Tours. Additional hours were volunteered by the docents to help with training sessions, certification of new docents, and custom tour preparations. The hard work of these dedicated volunteer docents enables the Walking Tour program to grow each year and continue to receive positive reviews.

CAPITOL HILL WALKING TOUR A BIG HIT

During the 2015 tour season, Walking Tours expanded beyond the original LoDo Tour into Capitol Hill. This tour was a huge hit, with many Coloradans participating as well as tourists who wanted to see other parts of Denver than downtown. The tour began and ended at the Molly Brown House Museum, which was a great collaboration with our flagship property.

The Capitol Hill Walking Tour explores the founding and growth of the neighborhood, stories of the history of the area, the prominent architects who constructed the buildings, as well as the famous residents, including local Senators, captains of industry and more. This tour received a great deal of media attention. It was featured on the 9News Sunday edition, Colorado & Company, 5280 Magazine, the Denver Post, YourHub and various other print, radio, and TV segments. This tour struck a chord with locals and visitors who wanted to learn about the nationally and locally known individuals involved with the establishment of Denver.

GROUP TOUR HIGHLIGHTS

Walking Tour docents led an additional 22 private groups on the LoDo and Capitol Hill tours, and even a couple of custom tours in 2015. These tours included groups for seniors, friends, families, school groups and even a conference. The conference was the largest group participating in Walking Tours yet, with more than 100 attendees of the Tampa Chamber of Commerce! This tour was one highlight of the year with eight docents leading groups from Hotel Monaco in the Central Business District viewing the old Chamber of Commerce building and the newly renovated Colorado National Bank, heading westward toward the D & F Tower into Lower Downtown, walking by Union Station and ending at Coors Field. This group tour was a success and Historic Denver received great feedback, summed up by the coordinator of the group:

“We worked with Historic Denver to create a custom tour for a group of 100+ community leaders we were bringing to Denver—they were so easy to work with and feedback was great! An awesome way to kick off our time in Denver, help our group get their bearings, and provide a bit of historical and architectural background.”

THE YEAR AHEAD: A NEW TOUR FOR 2016

In May 2016, Historic Denver will launch the Larimer Square Walking Tour, including an exclusive tour of the Daniels and Fisher Tower! This tour will explore Larimer Square “Then & Now,” teaching about the founding of Denver, the first settlement, the first bank and the first city core, which eventually fell into hard times turning into skid row. In time, it was resurrected by local citizens, led by Dana Crawford, who saved the block of buildings from urban renewal. The first Historic District in Denver, Larimer Square is now economically vibrant and preserved for future generations. Volunteer docents will lead tour attendees along the streets of Larimer Square, stopping to view the beautiful buildings that were saved. Next, the tour will head over to another preservation success story and landmark, the D & F Tower. Here, guests will be allowed to look out over Denver and view the city from a new perspective. The tour will last for approximately 90 minutes. Look for additional details on our website this spring!

In 2016, volunteer docents will become even more involved with the Walking Tour program in multiple ways. Opportunities for docents include creation of the new tour, assisting with interviews of new docents, training, mentoring and certifications of new docents, and finally—and most importantly—leading walking tours. Serving as a Walking Tour docent involves much more than guiding tours, you become a part of a community that loves the city of Denver and shares this love with others. ❁



Above: Walking Tour docents about to embark on a tour through Denver for the large conference group from Tampa, October 5, 2015.

Right: Group tour for Olli South, Capitol Hill Walking Tour. Photo: Bob Bennett, September 26, 2015

Below: Custom Walking Tour for the Tampa Chamber of Commerce conference, October 5, 2015





45TH

HISTORIC DENVER ANNUAL DINNER AND AWARDS PROGRAM

BROWN PALACE HOTEL AND SPA
WEDNESDAY, OCTOBER 28, 2015

On October 28th 2015, the grand lobby and the ballroom of the Brown Palace Hotel and Spa were bustling with energy and conversation for Historic Denver’s 45th Annual Dinner and Awards Program. Among the bustle were over 400 of Denver’s civic and business leaders, design professionals, and local advocates, gathered to celebrate and honor those who greatly contributed to Denver’s unique identity over the past year. Historic Denver honored three individuals and five community preservation projects.

Our event would not have been such a success without the tireless efforts of our Annual Dinner Committee, led by our Event Chairs, Jeff Hermanson and Darrin Revious. Historic Denver would also like to thank committee members Jonathan Bush, Dee Chiragisi, Dana Crawford, Walter Isenberg, David Leuthold, Annie Levinsky, Chad McWhinney, Bill Saslow, Sarah Starke, and Karen Zeile.

THE KEYSTONE AWARD

Barb Pahl received the lifetime achievement Keystone Award for her energetic and committed service as the Vice President for Western Field Operations for the National Trust for Historic Preservation.

THE ANN LOVE AWARD

The Ann Love Award went to Jim Havey of Havey Productions. Havey’s films on Colfax Avenue, Downtown Denver, Margaret Brown, and Union Station have helped thousands connect to the stories that make Denver unique, heightening interest and awareness in historic preservation.

MOLLY BROWN AWARD

Cleo Parker Robinson received the Molly Brown Award for her work to educate audiences about the rich heritage and ancestral gifts from which the predominately African-American ensemble draws its inspiration.

COMMUNITY PRESERVATION AWARDEES INCLUDED

- The Airedale Building - Ophelia’s Electric Soapbox / Hostel Fish
- The Brown Palace Hotel and Spa
- The Epworth Building
- 414 Fourteenth on the Ambassador (formerly the DPS Administration Building)
- Centennial Hall (Formerly Treat Hall) at Johnson & Wales University

You can view the 2015 Community Preservation Awards video at www.historicdenver.org/programs/annual-awards-dinner/



Keystone Award Winner Barb Pahl with her son, Andy, in the historic Brown Palace Hotel Lobby.



Molly Brown Award winner Cleo Parker Robinson accepting her award in the grand ballroom at the Brown Palace Hotel.



A SPECIAL THANK YOU TO OUR 2015 ANNUAL DINNER SPONSORS!

GOLD SPONSOR

Building Restoration Specialties

BRONZE SPONSORS

Brownstein Hyatt Farber Schreck

Community First Foundation

Hein & Associates

History Colorado

Holland & Hart

Kirkpatrick Bank & Sprung Construction

Larry Nelson & Ruth Falkenberg

Lowe, Fell, Skogg LLC

NAI Shames-Makovsky

Otten Johnson Robinson Neff & Ragonetti

Palisade Partners

TABLE SPONSORS

Bill Saslow

City & County of Denver

Denver Union Station

Generator Development

The Greenway Foundation

Hord Coplan Macht

Humphries Poli

Johnson & Wales University

Land Title

Lewis Roca Rothgerber LLP

Littleton Capital Partners

McWhinney & Grand American

MidFirst Bank

NAVA Development

Sage Hospitality Resources

Spectrum General Contractors, Inc.

St. Charles Town Company

Tryba Architects

IN KIND DONORS

Barry Rose Design

Havey Productions

Bottle Shop 33

re:DENVER

Interactive Forums on Denver's Past, Present & Future

SPRING 2016

JOIN THE CONVERSATION!

ALL EVENTS ARE HOSTED AT 7:00PM

L2 CHURCH

1477 COLUMBINE STREET

MARKET MATTERS

TUESDAY, FEBRUARY 23, 2016

Local and national experts will discuss current market trends, the way financing influences architecture and what gets built, and what Denver can expect in the coming years. The forum will include an exploration of the influence of the market of a specific Denver project, and plenty of time for Q & A.

IS THERE A THERE THERE?

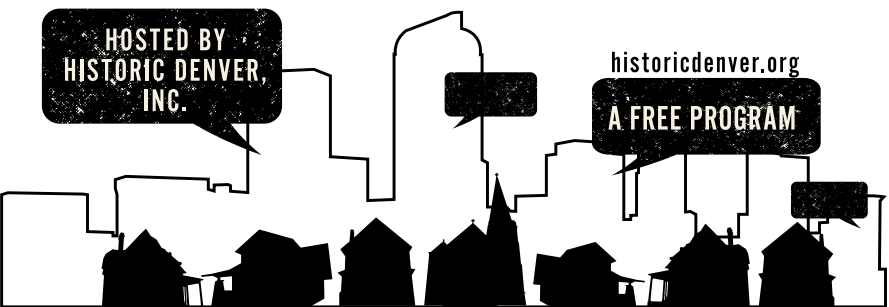
TUESDAY, MARCH 22, 2016

What is Denver's urban design framework? How does urban design shape a specific building? How does it contribute to a unique urban identity? This session will explore case studies in Denver, including communities that have leveraged historic assets and historic character to create an authentic sense of place.

HOW THE RUBBER HITS THE ROAD

TUESDAY, APRIL 19, 2016

This final event will synthesize the entire seven-part series into a set of principles, and challenge the design community to participate in a design competition to produce model ideas for buildings that successfully integrate into our existing neighborhoods and can be landmarks of the future.



MOLLY BROWN HOUSE MUSEUM

EXPANDED EDUCATIONAL PROGRAMS AT THE MOLLY BROWN HOUSE

ANDREA MALCOLM, DIRECTOR OF THE MOLLY BROWN HOUSE MUSEUM

In December 2015 President Barack Obama signed the Every Student Succeeds Act (ESSA) into law, which replaces No Child Left Behind. The ESSA reduces the U.S. Department of Education’s authority over state curriculum frameworks, standards and testing decisions, and allows program funding to be used to acquire the services developed “by nonprofit or for-profit external providers with expertise in using evidence-based or other effective strategies to improve student achievement.”



Students listen to a docent explain the history of Margaret Brown’s Denver home.

As Historic Denver’s primary educational arm, the Molly Brown House Museum’s education department dedicates an average of 1,600 hours each year to youth programming. The emphasis on community partnerships in ESSA confirms the importance of the mission-based education programs provided by the museum to hundreds of classrooms across the metropolitan area. In 2015, the museum served over 9,000 local school children through both onsite and outreach programs on top of the 48,000 visitors taking tours and participating in events.

With support from the Scientific and Cultural Facilities District (SCFD) and private funders such as the Virginia Hill Foundation, The Kinder Morgan Foundation, and the Nathan and Florence Burt Foundation, the museum’s Director of Education works with schools in the Denver Metro Area to build critical 21st century skills and independent thinking through a series of onsite and outreach programs covering topics from local history, historic preservation, the *Titanic*, mining history and many others. The practice of history teaches research, judgment of the accuracy and reliability of sources, validation of facts, clear and persuasive written and oral communication, and other skills that have been identified as critical to a successful and productive life in the 21st century.

The type of learning that occurs in any historic house museum—multi-sensory, experiential and explorative—promotes skills that can shape a child’s success in school and life, foster civic engagement and stimulate young minds to feed a love of learning. Onsite programs at the Molly Brown House Museum that facilitate these aspects of immersive learning include docent-led tours of the Browns’ 1889 home, interactive educational spaces and touch baskets, and programs designed to educate about the historical events of the Victorian era relevant to 21st century issues.

Off-site traveling programs bring objects and primary sources into the classroom and help students learn through interactive hands-on experience. Our most popular program, *Denver Grows!*, takes students on a journey through Denver and Colorado history, empowering them to become stewards of their history and understand Colorado’s place not only in the history of the country, but the impact of its people and customs. Lego City transforms students into pioneers seeking the resources needed to start a homestead. It then turns them into urban developers in an expanding city making tough choices about which historic buildings to save. These types of programs bring objects and primary sources into the classroom and help students learn through an interactive, hands-on experience using a team approach.

In 2016 the goal of museum’s education department is to enhance existing programs as well as to increase program offerings to include various topics not covered by the museum in the past. New programs will delve into women in Colorado history who have made a difference in the community and left a legacy for the next generation, as well as the effect that social, economic and political changes had on fashion—not only on the lives of men and women but on different economic classes. To achieve this goal staff will: 1) work closely with agencies including the State Board of Education, the Scientific and Cultural Collaborative and the Community Resource Center to identify contacts and match programs to school; 2) hire an education intern whose specific focus will be to develop new programs aligned with state standards; and 3) utilize pre- and post-evaluation to determine the effectiveness of the new programs.

As part of this goal, museum education staff will implement two additional traveling programs that integrate with the teachable themes present in the story of Margaret



Students try on Victorian fashions in one of the museum’s exhibition spaces.

“Molly” Brown. The first program will engage students in conversation about not only the changing fashion during Margaret’s lifetime, but about social and economic changes such as health issues, social customs, labor rights and technological advances.

The second program, *Women of Colorado: From Pioneers to Engineers*, will focus on great female leaders in Colorado. This program will look through history at women who made a significant difference in the state including Aunt Clara Brown, Francis Wisebart Jacobs and Janet Bonnema. Through the program students will gain an understanding of how people view, construct and interpret history while examining how different places connect through teachable moments in time.

As a *History Relevance* Campaign supporter, museum staff believes history programming nurtures personal identity in an inter-cultural world. As ESSA unfolds and Colorado schools incorporate more community partnerships to leverage the expertise of institutions such as the Molly Brown House Museum, the important lessons imbedded history enables us to discover our own place in the stories of our families, communities and nation. We learn the stories of the many individuals and groups, including Brown, who have come before us and shape the world in which we live. These are stories of freedom and equality, injustice and struggle, loss and achievement, and courage and triumph. Through these varied stories, we create systems of personal values that can guide our approach to life and our relationships with others. 🌱



CELEBRATING DENVER’S HISTORY

With a heritage that reaches back more than 100 years, Lewis Roca Rothgerber proudly supports the preservation of our colorful past.

Mark A. Davidson
MDavidson@LRRLaw.com
303.628.9577

**LEWIS ROCA
ROTHGERBER**

Albuquerque | Colorado Springs | Denver | Las Vegas | Phoenix | Reno | Silicon Valley | Tucson

LRRLaw.com

CONTINUED FROM PAGE 3

Historic Denver staff has attended several key meetings on this topic and will remain integrally involved as more is understood about the potential impact to historic resources. At this time Historic Denver has requested pictorial examples of detention ponds on golf courses and has been asked to be involved in ongoing conversations about the open channel and/or detention pond in Cole. We are hopeful that adverse impacts to both the historic Cole neighborhood and City Park Golf Course can be avoided or substantially mitigated, preserving places that are important to the character of our city.



The 140 year-old Bosler House has been without a roof for the last 7 years.

BOSLER HOUSE UP FOR SALE

News broke in early February that a court-appointed receiver will move to sell the historic Bosler House at 3209 W. Fairview, in lieu of foreclosure. The potential sale of this property marks a turning point in the City’s ongoing effort to save the historic landmark. The house, built in 1875 and designated a city landmark in 1984, was purchased by current owner in 1987. In 2008, the owner removed the roof and began to “pop the top” — without approval from Denver’s Landmark Preservation Commission. Over the next six years, attempts to work with the owner to bring the property into compliance with city maintenance and historic preservation requirements were not successful. During that time, the roof remained open and exposed to the elements. Ultimately, liens and fines on the property led the city to foreclose on the house last May. Since May 2015, a receiver has acted as the temporary caretaker of home, in order to help preserve and protect the historic building.

A historic structure assessment begun in the summer of 2015 — funded by a grant from History Colorado and performed by Hord Coplan Macht (formerly Slaterpaul Architects) — has concluded that unauthorized alterations over the last 20 years have left the Bosler House in fair to poor condition. The 200-page assessment identified critical structural problems caused by water infiltration from the open roof, and from other recent alterations.

Despite the serious damage the house has sustained inside and out, the assessment indicates that the house can be restored by qualified engineers and historic preservation professionals performing major repairs. Some key components are in fair to good condition, including the foundation and the brick masonry.

In addition, construction plans for roof repairs are currently being drafted by an architect, so that a future owner could use them to begin construction work right away. The National Trust for Historic Preservation has approved a \$7,000 grant to help fund these plans. State tax credits are also available for the rehabilitation of this historic home. Please visit www.historicdenver.org for more information on the sale.



A SOLUTION FOR SAVING THE TAVERN BUILDING
COMMUNITY MEETING FEBRUARY 17

Since July, Historic Denver has been working closely with the new owners of the half-block between 16th and 17th Avenue on Pearl Street, which includes the historic commercial building that has been home to the Tavern Uptown for many years. Historic Denver first contacted the owners, Southern Land Company, after more than 1,700 community members signed a petition asking that the Tavern building be saved from potential demolition. Southern Land Company was receptive to exploring solutions and after several months of study and discussion, we’re thrilled to announce that we’ve come to an agreement. The solution includes retention of the exterior of the two-story Tavern building on the corner and the north-facing façade of the one-story annex that also lines 17th to the west of the two-story building. These buildings reflect the important pedestrian scale and street-car heritage of 17th Avenue and their preservation will contribute greatly to the continuity and identity of the Uptown neighborhood. In order to make the preservation component possible, Southern Land Company will pursue a rezoning that allows them to push the bulk of the project off 17th and into the center of the block. The rezoning will be done using a Planned Unit Development (PUD), which will cap the height of the buildings at the currently permitted level but allow additional floor plates. Historic Denver supports the re-zoning concept and appreciates the willingness of the owners to work collaboratively and accommodate preservation action.

A meeting to share the details of the plan will be held Wednesday, February 17 at 6:00 pm at the Denver Community Church at 1595 Pearl Street. ☘



ROCKY MOUNTAIN
**CHIMNEY
SOLUTIONS**

303-946-9990

Only licensed Thermocrete
installer in Colorado

Preserving the Integrity & Functionality
of Historic Chimneys since 1980
Commercial & Residential
Ask Us About Our Free Inspections
RockyMountainChimneySolutions.com



Elegant “Turn-of-the-Century”
Condominiums, Apartments & Townhomes
for discerning clients.



DARIA CASTIGLIONE
303-587-5471
DARIA@CASTLELIONDEVELOPMENT.COM

NOTABLE HOMES FOR SALE

637 GALAPAGO STREET



This stunning 1890 Italianate home is nestled in the Baker neighborhood, within close proximity to the Art District on Santa Fe Drive. The historic architectural features on the exterior have been well maintained, and the interior has been updated throughout with a great blend of original details and the comforts of tasteful updates. This nostalgic beauty is filled with remarkable architectural details featuring arches, built-ins, 9 1/2- foot-high ceilings and beautiful original molding throughout. The incredible master suite with a rare five-piece master bath features a travertine walk-in shower, vintage oversized claw foot tub and a custom 9x6 walk-in closet. The home includes a new \$30,000 oversized detached garage, new windows, furnace, AC, tank-less Rinnai H20, plumbing, electrical, insulation, new gas fire

place, security doors, gates and a new main waterline. This historic home includes a great outdoor space with spectacular views of downtown and the mountains from the 12x12 roof top deck, 23x13 back concrete patio, and small garden area.

Scott Byer, Colorado Realty, LLC
Metro Brokers
303-523-2937
scottbyer@earthlink.net



Congratulations to the entire
Colorado State Capitol Dome Restoration team



HUMPHRIES POLI
ARCHITECTS

Winners of the
2015 AIA Colorado Merit Award

Denver's Source For Complete Commercial Real Estate Solutions

We have shaped the Denver commercial real estate landscape by providing solution-driven, innovative and decisive services to the community through our relationship-driven approach.

Our services for Office, Retail, Industrial and Land include:

- | | |
|-------------------------|-----------------------------|
| Tenant Representation | Investment Sales |
| Landlord Representation | Valuation & Advisory |
| Seller Representation | Property Management |
| Buyer Representation | Commercial Property Lending |

Realizing Potential. Delivering Results.

NAI Shames Makovsky
Commercial Real Estate Services, Worldwide.
www.naishamesmakovsky.com

(303) 534-5005
1400 Glenarm Place, Suite 100
Denver, CO 80202

Tryba Architects Transforming Urban Places





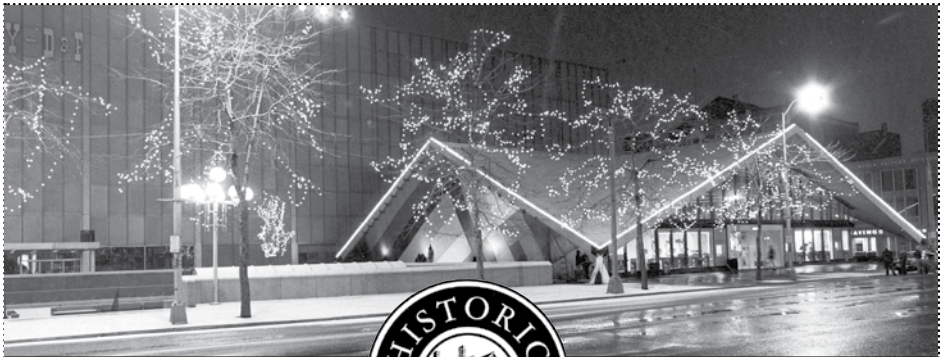
THE GREENWAY FOUNDATION
Revitalizing Rivers.
Reconnecting Communities.

WWW.GREENWAYFOUNDATION.ORG

Thank You
TO HISTORIC DENVER'S NEW AND
RENEWING SUPPORTERS

SUPPORTERS SEPTEMBER TO MID- JANUARY 2015

Tom and Dru Ahlborg	Lois Anne Gaul	Anna Moore
Terry Amicone	Bradley and Angela Gaylord	Kim Moore
Mary Therese Anstey and John Elliott	Sandra Glick	Ann Mullins
Dennis Thompson and Patti Antonio	Scott Gordon	Robert E. Musgraves and Joan H. Prusse
Donita Banks	Virginia Grady	Charlotte Neitzel and Stockton Baker
Stephen Barsch	Margie Hahn	Harold and Sarah Nelson
Christopher Bartling	Elizabeth Hallas	Cecelia O'Connor
Richard and Elizabeth Bauman	Joseph W. Halpern	Raymond Ollett
C.F. Benoit	Ted Halsey	Jerome Olson
Ann Bermant	Karen Harrison	Pat Pascoe
Patricia Bernard	Robert F. and Connie Hayes	Ann Pidgeon
Kendra Black	Betsy Hedberg	Carol S. Prescott
Cindy Wolf and Jim Borgel	Dennis Henry	John and Ann Prosser
Hugh and Lynne Brown	Barry and Arlene Hirschfeld	Jane M. Quinette
Sylvia Brown	Patty and John Holligan	Marilyn Quinn
Monica Brym	Benjamin and Andrea Hrouda	Diane Rabson
Marda Buchholz	Sherrill Ice	Elaine Reese
David Carlock	Mary Ison	Robert Renfro
Natalie McVeigh and Jessica Carsten	Lane and Ellen Ittelson	Richard Replin
Christiane H. Citron	Phyllis Kester	Alexandra Retzleff
Andrea Clifford	Deborah Kilmer	Representative Lois Court and Patrick Reynolds
Peg Clover Stipek and Michael Stipek	Walker Knight	Liz Richards
Cynthia Coburn	James X. and Joan M. Kroll	Barbara S. Rigel
Kent Rice and Ann Corrigan	Julie and Kurt Lear	Genie Ritthaler
Heather Dahms	Bruce and Marcy Leonard	Councilwoman Jeanne Robb
Judith James and Richard Detar	Marie-Hélène Levine	Douglas and Sheila Robinson
Jordan Dietrich	Linda and Mark Wilson	Gayle Rodgers
Sarah Divina	Bettina Little	Carol Rolland
Karen Dixon	Barbara Lombardi	Bob and Nancy Ross
Karen Dolan	Ken Long	Cynthia Schuele
Kirk Drabing	Natalie Lord	Ira Selkowitz
Catherine Dunne	Betty and George Luce	Cindy Sestrich
Carolyn Elliott	Teena Luehrsen	Tom and Laurie Simmons
Lynn Emery	Pamela Mahonchak	William Skinner
Ginny and Chuck Ennis	Alan Martin	Stephen Subber and Chris Huggett
Epperson Family	Mike and Kathie Massey	Margot Thompson
Jennie Epperson	Martha Mathews	Jaonne Toledo
Don and Carolyn Etter	Thomas and Kristen Matthews	Kristina A. Tripp
John and Joan Feek	Tom Matthews	Bonnie West
Stephanie Fernandez	Robyn Maxwell	Michael and Etta West
Carla Finch	Barbara Frank and Veronica McCaffrey	Sandra White
Ellen and Fred Fisher	Bob McCarroll	Karen and Scott Winfield
Irene Ludwig & Gerald Forney	Nancy McCurdy	Cynthia Wolf and Jim Borgel
Larry and Barb Fullerton	Sharon Mercado	Bruce Yaple
Tish Gance	Cynthia Miller	Michael Zoellner
Andrew Ganz	Edward and Linda Moery	



HISTORIC DENVER/MOLLY BROWN
HOUSE MUSEUM MEMBERSHIP

Yes! I would like to become a member at the following level:

- ___ Basic Senior Individual ~ \$25 (65 & up)
___ Individual ~ \$45; Teacher/Student ~ \$35
___ Dual ~ \$65; Senior ~ \$55
___ Family ~ \$80; Senior ~ \$70
___ VIP Associate ~ \$125; Senior ~ \$110
___ VIP Contributor ~ \$250; Senior ~ \$225

___ I would also like to make an additional donation of \$_____.

Name(s) to appear on membership card(s): _____

Address _____

City _____ State _____ Zip _____

Phone _____

Email _____

___ Check Credit Card: ___ Visa ___ MasterCard ___ AmEx ___ Discover

Card Number: _____ Exp. Date: _____

Verification #: _____ Total: \$ _____

Signature: _____

Please make all checks payable to Historic Denver, Inc.

Historic Denver is a 501c3 organization and a portion of your contribution is tax deductible.

Please visit historicdenver.org/support to learn about the benefits at each membership level.

HISTORIC PROPERTIES *deserve an* EXPERT



CASEY MILLER
DENVER'S HISTORIC HOME EXPERT

Successfully Selling Denver's Historic Homes

Pictured Above: The Richthofen Castle in Montclair, Sold by Casey in 2012.

Fuller

Sotheby's
INTERNATIONAL REALTY

Casey Miller 720.201.2755
casey.miller@sothebysrealty.com
CaseyMillerProperties.com



CLASSIC
HOMWORKS

DESIGN / BUILD / REMODEL

Specializing in:

Kitchens,
Additions,
Basements,
Whole House Renovations
& Much More!

(303) 722-3000

info@classichomeworks.com

www.classichomeworks.com

3430 E 12th Avenue, Denver, CO 80206



DENVER'S DESIGN/BUILD REMODELER SINCE 1985

2015 Colorado Awards for Remodeling Excellence
1st Place, Historic Remodel



CALENDAR OF EVENTS

To purchase tickets to upcoming events visit mollybrown.org.
Events are held at the Molly Brown House Museum,
1340 Pennsylvania Street, Denver.



FEBRUARY 20

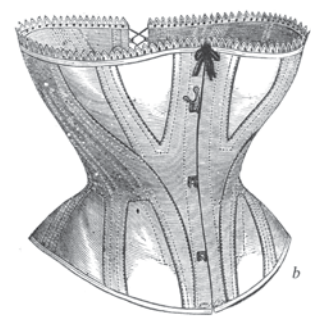
HOW THE WEST WAS SUNG
11:00am, 1:00pm
\$18 Members & Children
\$20 Nonmembers

Together with the Central City Opera, the Molly Brown House Museum presents the 3rd annual How the West Was Sung, a toe-tapping day bringing western history alive. Paired with a tour of the museum, it is a musical journey performed by the Central City Opera Ensemble Artists. Tickets available online or by calling 303-832-4092 x17.

FEBRUARY 23

RE:DENVER - MARKET MATTERS
7:00pm, L2 Church
1477 Columbine Street

Local and national experts will discuss current market trends, the way financing influences architecture and what gets built, and what Denver can expect in the coming years. The forum will include an exploration of the influence of the market of a specific Denver project, and plenty of time for Q & A.



MARCH 12

VICTORIAN UNMENTIONABLES CREAM TEA
10:00am, 1:00pm
\$24 Members & Children
\$26 Nonmembers

From the Titanic crossing to a Denver opera... what underwear did Mrs. Brown have on under there? Enjoy tea and scones while watching a unique presentation as Miss Tabitha (Sharon Guli) demonstrates how a Victorian lady such as Mrs. Brown would have dressed from the “inside out.” Tickets available online or by calling 303-832-4092 x16.

MARCH 22

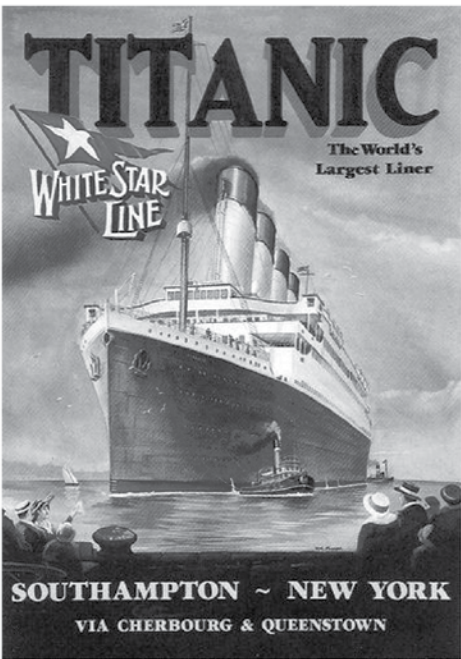
RE:DENVER - IS THERE A THERE THERE?
7:00pm, L2 Church
1477 Columbine Street

What is Denver’s urban design framework? How does urban design shape a specific building? How does it contribute to a unique urban identity? This session will explore case studies in Denver, including communities that have leveraged historic assets and historic character to create an authentic sense of place.

APRIL 19

RE:DENVER - HOW THE RUBBER HITS THE ROAD
7:00pm, L2 Church
1477 Columbine Street

This final event will synthesize the entire seven-part series into a set of principles, and challenge the design community to participate in a design competition to produce model ideas for buildings that successfully integrate into our existing neighborhoods and can be landmarks of the future.



APRIL 9

A FIRST CLASS AFFAIR
TITANIC DINNER
6:00pm
\$120 Members
\$130 Nonmembers

Set sail for the past on the Titanic’s maiden voyage to you dine with the “unsinkable” Margaret Brown herself. Each dinner aboard ship was a festive, decadent affair for First Class travelers and ours is no exception. This scrumptious seven-course meal is accompanied by live music making it a night to remember! Tickets available online or by calling 303-832-4092 x16.

APRIL 15, 16 & 17

TITANIC TOURS
12:30pm, 1:30pm
\$8 Members, Seniors & Children
\$10 Nonmembers

The Museum is one of just a few Titanic sites in the United States. Learn about Margaret’s experience, how the different classes of passengers traveled, the stories of the immigrants coming to a new home, and Titanic’s effects on maritime law. Advanced reservation recommended. Tickets available online or by calling 303-832-4092 x16.

Meet up

with other young professionals and enjoy a risqué look at life in the era of the unsinkable and outspoken Margaret “Molly” Brown. Exploring topics too taboo to talk about in the daylight, this bi-monthly speakeasy features signature cocktails and salacious vignettes perfect for history geeks and gossipmongers alike. For ages 21-45, must be 21+ to attend.



Thirsty Thursdays

February 18

Welcome to the Speakeasy: A Look Back at Prohibition
6:00 - 8:00pm \$15
Molly Brown House Museum, 1340 Pennsylvania Street

Make sure your jalopy is gassed up and can make it to this undercover juice joint. Come dolled up in your favorite 1920s glad rags and learn about prohibition in Denver. Make sure you know the passcode or you won’t be let in the speakeasy. Look out for the feds as you get jazzed on giggle water from Boathouse Distillery.

April 21

You Saw Titanic Where? Titanic’s Portrayal in Modern Media
6:00 - 8:00pm \$15
Molly Brown House Museum, 1340 Pennsylvania Street

From movies to TV to novels and beyond, Titanic has been referenced time and time again. Take a look at the more scandalous side of Titanic as portrayed in the media including dark desires, rumor mills, and ridiculous memes while imbibing a Vapor Distillery cocktail.

June 16

Queer in the Age of the Queen
6:00 - 8:00pm \$15
Molly Brown House Museum, 1340 Pennsylvania Street

In an age viewed as ruled by repressed sexuality, take a look back at queer culture both here in the United States and abroad under the rule of Queen Victoria. Learn how the Queen herself spoke about sexuality, and how homosexual, transgender, and queer culture grew from this time.

THE WOLFE GROUP

Fuller

Sotheby's

INTERNATIONAL REALTY



It’s not about good luck, it’s about **experience, intelligence** and relentless attention to detail. It’s about matching our expertise to **your real estate goals**. Honored year after year, both locally and nationally, The Wolfe Group provides **RESULTS**.

“TOP 250” TEAM NATIONALLY | “TOP 3” TEAM 2000-2012 | “TOP 5” TEAM IN COLORADO
-Real Trends & The Wall Street Journal | -Denver Board of Realtors® | -Real Trends Best Agents in America

WWW.WOLFGROUPDENVER.COM