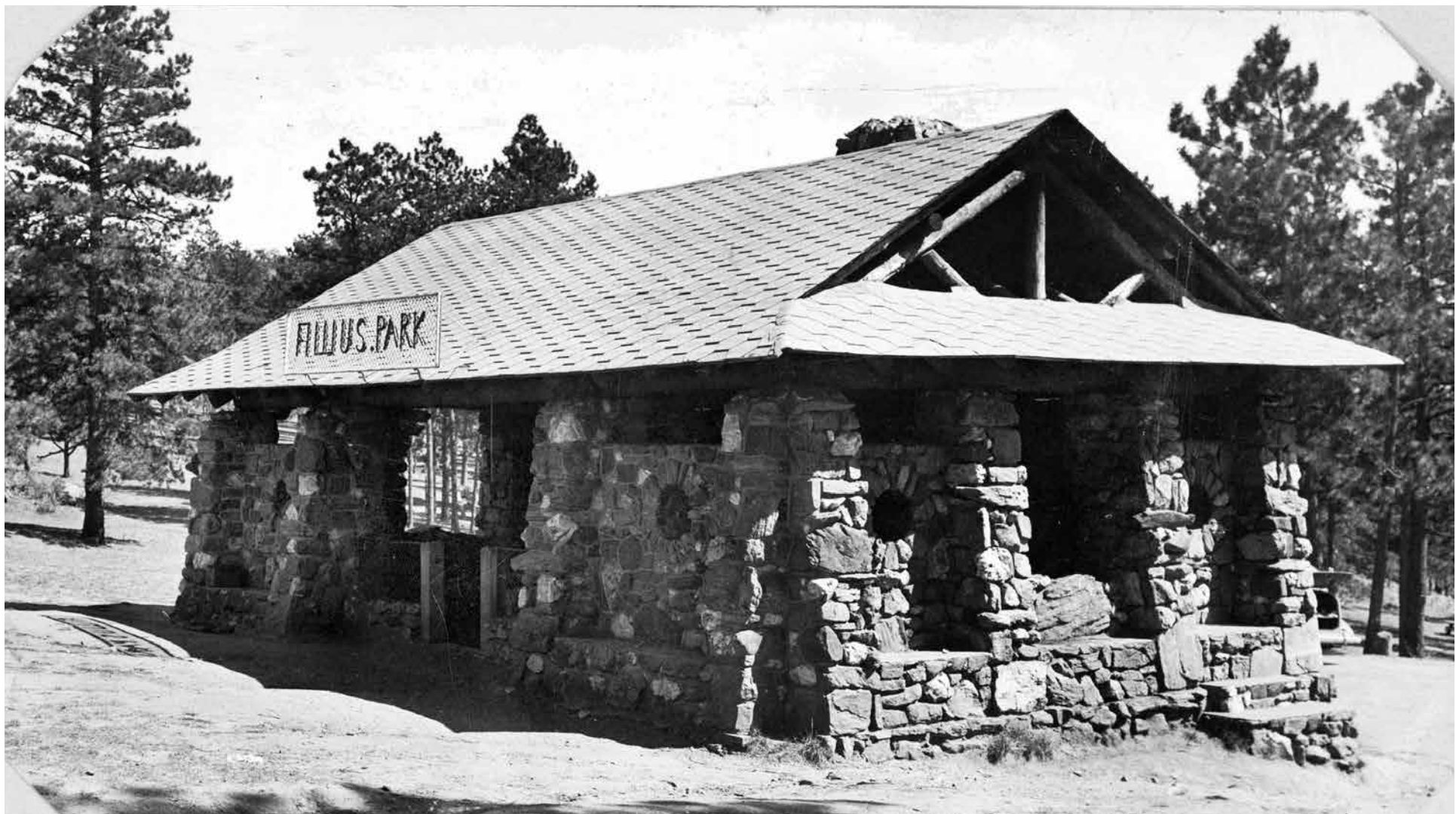


HISTORIC DENVER NEWS

EST. 1970 + VOLUME 45 + NUMBER 4 + FALL 2016



The picnic shelter in Filius Park is an excellent example of the Denver Mountain Parks rustic architectural style. Many of these shelters have been neglected and are now in severe disrepair. Photo courtesy: Denver Public Library, Western History Collection

DENVER’S MOUNTAIN PARKS FOUNDATION KICKS OFF CAPITAL CAMPAIGN

BY BECCA DIERSCHOW, PRESERVATION AND RESEARCH COORDINATOR

In 1916, Denver released a series of tourism booklets promoting the newly formed Denver Mountain Parks system. These 18 page, full color pamphlets illustrate many features of the Mountain Parks system that are well-known today – Bergen Park, the winding Lariat Loop leading up to Lookout Mountain, and the buffalo herd grazing in Genesee Park. All of these amenities, the pamphlets boasted, were an easy car ride from Denver. Picnic shelters, fire pits, and well houses welcomed visitors and provided a place of respite from city living.

The Denver Mountain Parks system was first proposed as early as 1901, as part of a state-wide trend of preserving natural landscapes for the benefit of urban dwellers and tourists alike. Both Boulder and Colorado Springs attracted visitors with their proximity to natural wonders. Denver, not to be outdone, eventually amassed 22 parks and 24 conservation areas, spanning 14,000 acres. To create such a vast system, Denver leveraged its considerable political will and well-funded civic and commercial leaders.

The idea for a mountain parks system found a strong advocate in local tourism promoter and one-time owner of Red Rocks, John B. Walker. Walker urged Mayor Robert Speer to purchase large tracts of land in the mountains for the benefit of Denver’s citizens – which would have the side benefit of bringing tourists to Walker’s many mountain attractions. One of Speer’s ambitions was to create a city-wide network of parks and parkways and a mountain parks system would be the crown jewel of his City Beautiful vision. Mayor Speer pitched the idea to the public in 1910, claiming that the move would allow “the masses... to feel that some of the grandeur of the Rocky Mountains belong to them.” The Mountain Park system

was a bold move, but one that the voters of Denver heartily supported. In 1912, the citizens of Denver passed a mill levy that funded the purchase and maintenance of the parks system until 1955.

To create a master plan for the proposed system, Denver tapped the most prominent landscape architecture firm in the country – the Olmsted Brothers. The sons of renowned landscape architect Frederick Law Olmsted, John and Frederick Jr carried on their father’s legacy and vastly expanded the firm’s reputation in their own right. Frederick Olmsted Jr came to Denver in 1912 to oversee the planning of the Denver Zoo, Civic Center, and City Park, along with the city-wide parkways system. He also provided the Denver Park Board with a strategy for acquiring, improving, and maintaining the mountain parks system. According to Olmsted, the successful undertaking would require cooperation on the part of the city, state, and federal officials. Furthermore, Olmsted advocated for a wide-reaching and well-maintained road system to encourage Denver citizens to explore the parks, and the creation of public spaces such as rest areas, picnic places, shelters and even hotels to encourage the public to linger in the parks. Well-houses provided water to cool down visitors and the cars that brought them up the hills. The vast roadway system was designed to showcase the best vistas and landscapes in the mountains, and to that end, Olmsted stridently urged the city to protect the mountain scenery, from fire, logging operations or “injudicious exploitation of other sorts.”

Between the inauguration of the Mountain Park System in 1913 through the end of the 1940s, the park system continued to expand. Notable Denver architects such as Jacques Benedict, Saco DeBoer and Burnham Hoyt all contributed their design acumen to the parks, designing buildings and landscapes that fit seamlessly into the surrounding natural world. Park buildings were designed to complement

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FROM THE DIRECTOR



Photo: Havey Productions

As a non-profit organization Historic Denver’s board of trustees plays an integral role in the organization’s affairs, from fiduciary oversight to long-term strategic planning, advocacy strategy to fundraising. Many diverse skills, and much time, is required. During the past year Historic Denver’s board has invested nearly 1,500 hours serving the community, raised over \$100,000 through the Annual Dinner & Awards Program, volunteered at dozens of events, provided invaluable advice and guidance on challenged historic sites, steered the rehabilitation and renovations at the Molly Brown House, and successfully met a \$2 million Capital & Capacity Building Campaign goal that will empower the organization for years to come.

This year we are excited to welcome four new board members, who will begin their first three-year term on November 2. Most trustees serve two three-year terms, which is the maximum for consecutive terms. This new class represents key skills that are of great value to Historic Denver, from architectural expertise, landscape architecture and cultural landscape management expertise, urban design know-how, and legal knowledge. We are grateful for their willingness to volunteer their time and talent and know the organization will continue to thrive with their support.

TOM HART

Tom is an architect who has specialized in residential design in Denver for more than two decades. He grew up in Green Bay, Wisconsin and attended the University of Minnesota-Minneapolis. He began his professional life in Boston but moved to Denver in 1985. In 1990 he founded his own architecture firm, Hart STUDIO, and has worked on historic homes across the city, seeking to respect and preserve their craftsmanship. He has lived in both the Park Hill and Hilltop Neighborhoods, serving on neighborhood committees in both. He has also been active with AIA Colorado. Tom is married and has three children.

PATRICK MILLER

Patrick is a fifth-generation Coloradan and third-generation Denver native. He grew up in the Virginia Village neighborhood in south Denver and graduated from George Washington High School. After earning a degree from Metropolitan State College of Denver he attended the University of Iowa College of Law, graduating in 2000. He has spent his entire career practicing law at Denver’s oldest law firm, Sherman & Howard L.L.C. His practice area is Labor and Employment with an emphasis on Occupational Safety and Health. He is married with two daughters.

LINDA MOERY

Linda is a landscape architect who has recently retired from the National Park Service, where she focused on planning, design and restoration projects on cultural landscapes and historic structures for more than 30 years. She attended the University of Denver for her Bachelors in Fine Arts and the University of Illinois for her Masters in Landscape Architecture. While she has not been professionally involved in Denver projects, she did help create the Civic Center Conservancy a decade ago. She currently lives in Littleton and has two adult children. Her husband is also a landscape architect and a long-time member of Historic Denver.

RICH VON LUHRTE

Rich has been an architect and urban designer for 45 years. Educated at the University of Michigan, he grew up in Chicago where the rich history of architecture influenced his career. He was a tour guide through Frank Lloyd Wright’s buildings in Chicago, was married in a FLW church in Madison, and worked on the restoration of the Richardson Home on the south side of Chicago. He came to Denver to work with John Anderson of Anderson Mason Dale on the master plan for the Auraria Campus, and then he worked at RTD for 7 years as Chief Architect and Urban Designer. He

was the project manager on the 16th Street Mall, working with Bill Chafee, who was the director of the project. He then transitioned into private practice at RNL, where he has been ever since. He was a leading advocate for the preservation of Zeckendorf Plaza and the old Currigan Hall. He has been active with both the AIA and ULI. He believes that the heritage of the city makes for a lasting legacy of generations.

As we welcome this new class of trustees on November 2nd, we will say goodbye to a strong class of board leaders who are ending their six-year service to Historic Denver. Karen Brody, Mark Davidson, Steve Ekman, Mira Finé, Carla McConnell, and Jonathan Pray have helped see the board through tough economic times, a successful capital and capacity-building campaign, and many preservation efforts. In September we were also sad to lose Larry Nelson far too soon, see page 8 to read more about his passion for historic places. Together, the contributions of these individuals has made a tremendous impact on Historic Denver and we are grateful for their efforts.

Board service is one of the many ways you can be involved with Historic Denver. While board members are only recruited once each year, year-round volunteer opportunities with Discover Denver, the Molly Brown House and the Walking Tour program are a great way to become more deeply involved with the work of Historic Denver. And don’t forget to renew your membership so that you too can be a part of Historic Denver’s mission!

Annie Levinsky
Executive Director
Historic Denver, Inc.



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PRESERVATION BRIEFS



The childhood home of Burnham Hoyt in the Jefferson Park neighborhood has been threatened with demolition.

A THREATENED TOUCHSTONE

An application for a Certificate of Non-Historic Status was posted on the home at 2849 W 23rd Avenue in Jefferson Park on August 16, 2016. The home was posted as potentially eligible for individual landmark designation due to its strong association with Burnham and Merrill Hoyt, important Colorado architects. Burnham Hoyt in particular, who long outlived his brother Merrill, is widely recognized as Colorado’s foremost mid-20th century architect. Hoyt designs include Lake Junior High, the Park Hill Branch Library, the Central Branch of the Denver Public Library (now connected to the Michael Graves addition), and most famously, Red Rocks Amphitheater.

Burnham and Merrill grew up in the Queen Anne Style home perched on the hill overlooking Jefferson Park. When their parents moved to the home as its first owners in the late 1880s, Burnham was a toddler and Merrill a young boy. By the time their widowed mother sold it in the 1930s, Merrill had already died unexpectedly and Burnham was well on his way to becoming Denver’s foremost homegrown

architect. It was from this home that both Merrill and Burnham walked to local schools, first the Boulevard School and later North High School. It was to this home that Burnham returned after attending the L’Ecole de Beaux Arts in Paris, and in this home that he pondered over his early designs for places like Lake Middle School and the Park Hill Library.

It’s hard not to wonder how the house, the neighborhood, and the schools of their youth influenced both Burnham and Merrill’s prolific careers, including Merrill’s commitment to designing beautiful and affordable homes for the masses through the Architects Small House Service Bureau and of course Burnham’s shining glory, the design for Red Rocks Amphitheater

The home’s future is uncertain and a certificate of non-historic status, if issued, could lead to its demise. A designation application was submitted for the house on September 20, 2016, which extends the window of time to consider alternatives.

Demolition is nothing new in Jefferson Park. Over the last several years, dozens of 19th century homes and duplexes have been demolished and replaced by newer and larger development. The Hoyt House is by no means the first historically and architecturally significant home lost in the compact neighborhood. However, it is nearly the last, and its strong connection to people who fundamentally shaped the city we know and love makes its possible loss that much more meaningful.

Historic Denver is seeking a preservation outcome for the home and believes the best opportunity is to find a preservation-minded buyer. We’ve asked the current owner to seriously consider this option, which we believe can be a win-win, and an opportunity to hold onto a symbol of Jefferson Park’s past and a tribute to two brothers who left an enduring mark on the city we love. If you or someone you know might be interested please contact our office at 303-534-5288.

...its strong connection to people who fundamentally shaped the city we know and love makes its possible loss that much more meaningful.

COLE OPEN CHANNEL DESIGN MOVES FORWARD

The City of Denver’s proposed Platte to Park Hill Stormwater System project was first announced in late 2015. Since its announcement, details of the project have slowly coalesced. With this project, the City hopes to alleviate chronic flooding in the northern parts of the city. Originally the Platte to Park Hill project, with its detention pond and channel, proposed to remove 55 single family homes in the Cole neighborhood. Given the large number of historic, affordable homes which could be affected, Historic Denver, Cole residents, and the Denver community at large protested this proposal.

As part of an alternative, what is now called the 39th Avenue Greenway and Open Channel still has the potential to affect historic resources. Historic Denver is actively involved in the design and planning process for both this open channel and the detention pond as part of Design Workgroups. The Design Workgroup for the Open Channel, made up of representatives from neighborhood groups, non-profits, businesses and residents, is tasked with providing feedback and assistance with developing design guidelines as the City moves forward with the open channel design. It was on the recommendations of this Design Workgroup that the final alignment of the open channel was selected. The City hopes to have a design for the open channel by mid-2017. Construction is slated to last from late 2017 through 2018. Project completion and full operation is anticipated by late 2019.

As currently planned, the open channel will run along 39th Avenue from Franklin to Steele Street – a distance of almost a mile. Storm sewer pipes primarily to the east of Steele Street and south of 39th Avenue would feed the open channel and water will return underground once it reaches Franklin Street. The channel will usually be dry, except during periods of rain and storms. In addition to the flood mitigation purposes, it is the desire of the City to include amenities within the Open Channel like bike and pedestrian paths as well as flexible spaces for sport and recreation.

Concerns of the community are numerous. These include safety, accessibility, design quality, maintenance, and effects on private property, neighborhood and historic assets. Currently the alignment has been designed to avoid assets such as the Rock Drill industrial site, the High Street Bar and several late nineteenth and early twentieth century neighborhood homes. However, not all properties of value to the community are spared in the current plan and the Rock Drill site, while spared, could be negatively impacted by potential barriers brought upon by the Open Channel.

Historic Denver will continue its participation in the Design Workgroup. Historic Denver is also serving on the City Park and Golf Course proposed detention pond working group. An alternative design has not been selected yet, but Historic Denver will continue to provide updates and perspectives on our website. There are opportunities for public input and several open house workshops related to the project. Visit the City’s website at: <https://www.denvergov.org/content/denvergov/en/platte-to-park-hill.html> for more information.



The Tavern Uptown building was recently saved as part of a compromise between Historic Denver, Southern Land Company, and Uptown neighbors.

TAVERN UPTOWN REZONING APPROVED

One year ago, Historic Denver wrote about the impending demolition of the Tavern Uptown building at 17th Avenue and Pearl Street. This architecturally significant building is part of a series of streetcar commercial buildings that line 17th Avenue. Originally a grocery store, the Tavern building was designed by James Costello in 1900 to serve the neighborhood we now call Uptown. Right on the 17th Avenue Streetcar line, patrons could stop by after work to purchase their groceries before heading home. The building served as a grocery for many years before being turned into a bar, first as the Black Timber Tavern and later the Grand, before becom-

CONTINUED ON PAGE 5



The day nursery in Globeville was built in 1913 to provide childcare to the surrounding community. Photo courtesy: Denver Public Library, Western History Collection

DAY NURSERIES EXIST AS REMINDERS OF DENVER’S WOMEN

BY MADELINE TAYLOR, DISCOVER DENVER INTERN

Southeast of the I-25 and I-70 Junction, the 44th Avenue and Logan Street block is a standard stretch of Denver’s Globeville neighborhood. Modest bungalows and Victorian cottages populate both sides of the street. Several humble, terraced commercial buildings occupy the end of the block. The pavement reverberates faintly with the freeway hum. Yet, on the southeast corner of this otherwise vernacular block, a distinct, two-story gable-front residence rises conspicuously from its substantial lot.

Earlier this year, the Discover Denver team observed this home while surveying Globeville’s historic properties. The investigation of Globeville was part of the Discover Denver project’s goal of surveying all 160,000 buildings in Denver, neighborhood by neighborhood, house by house, with the aim of understanding the city’s architecture, history, and formation. With this objective in mind, we take special note of buildings that display a markedly different style from the surrounding properties, as this often signals a rich or unusual history to be researched further. The capacious 44th and Logan home became particularly interesting to us.

As expected, further inquiry into the history of the Logan Street house revealed a compelling backstory. Beginning when the property was acquired by the Globeville Social Services Club in 1913, this two-story building contained the Globeville Day Nursery—“for children whose mothers [were] obliged to be away from home during the day,” according to Colorado’s Thirteenth Biennial Report of the State Board of Charities and Corrections. Most notably, Dr. Eleanor

Lawney, one of the most prominent woman doctors in Denver and in the West, served as president of the Day Nursery and Social Services Club.

Recently, while surveying in Elyria, a community member divulged to the Discover Denver team that the brick bungalow on the corner of 47th and Race was rumored to have been the neighborhood orphanage. Such a rumor warranted further research. Sure enough, old city directories uncovered a grain of truth in the local hearsay, and revealed that the bungalow had, in fact, housed the Elyria Day Nursery.

After finding two day nurseries while surveying, the Discover Denver team was intrigued. Could this be a citywide trend? Inspired to undertake further research, we learned that day nurseries existed not only in Globeville and Elyria, but also in neighborhoods throughout Denver. In City Park West, at 24th and Washington, an elegant brick home with decorative brackets and ornamental trim once operated as the George Washington Carver Day Nursery. In Five Points, at 28th and Lawrence, the Margery Reed Mayo Day Nursery still occupies its palatial three-story brick and stucco building. And in the northeast corner of Lincoln Park, at 13th and Mariposa, the still-standing English cottage-esque edifice once contained the Lincoln Park Neighborhood House.

Beyond this, we discovered that day nurseries did not exist only in a regional vacuum. Rather, they were one of the very first forms of organized childcare in the United States—a nationally codified movement. Under the leadership of Josephine Jewell Dodge, a coalition of New York philanthropists assembled a Model Day Nursery display at the 1893 Chicago World Exhibition. The same group proceeded to establish the

National Federation of Day Nurseries in 1898. By the turn of the century, day nurseries were in vogue among benefactors across the country.

For women, these day nurseries were often institutions of empowerment. Because obligation to the family often prevented many American women from working outside the home, day nurseries allowed many women to move outside of the domestic sphere. With a place to leave their children during the day, women could more easily pursue wage-labor. It became common for women to supplement family income as laborers, domestic servants, or working in commercial laundries, and later in higher level positions. According to Gail M. Beaton, author of *Colorado Women*, in Colorado, the number of “gainfully employed” white women rose from 15.6 percent to 23.6 percent between 1900 and 1930, as “the proliferation of offices, department stores, and telephone exchanges provided jobs for middle-class white women.” Colorado women also commonly taught school. Available childcare enabled this upsurge of professional women in Denver, and in the United States.

In addition to enabling working women, day nurseries also encouraged female syndicate and fellowship. There was quite often affinity between day nurseries and women’s clubs. Take, for example, the Woman’s Club of Denver (WCD). According to Beaton, two hundred women collaborated to found the WCD, including “suffragists, reformers, and working women.” The WCD was also atypical in that it accommodated women who labored outside the home, in addition to middle class wives. It was the WCD that launched and supported the Margery Reed Mayo Day Nursery.

An equally notable example of solidarity and synergy among Denver women was the initiation of the George Washington Carver Day Nursery. Georgia Contee, a member of the Denver Self-Improvement Club, proposed the idea of a club-sponsored home for young black women. To establish such an institution was a daunting task, so she facilitated the coalition of seven African-American women’s clubs to form the Negro Woman’s Club Association. The members cooperated to effectively construct a nursery and dormitory for young women.

Not only did they inspire female association—Denver’s day nurseries were also hubs of women professionals, and fortified the presence of female leadership in the city. In 1921, three out of the four paid officers at the Carver Day Nursery were women. At the Neighborhood House Association, which administered the Lincoln Park Neighborhood House, women made up the club’s entire executive board. The Globeville Social Services Club also had an executive board composed wholly of women.

At the Globeville association, this included the prominent Dr. Eleanor Lawney. Dr. Lawney was the first woman to graduate from the University of Denver’s College of Medicine, and the first woman doctor in Denver. As stated in her *Rocky Mountain News* obituary, Dr. Lawney became quite prominent in “medical, charitable, and philanthropic circles.” In 1903, she was elected president of the state board of charities. She was also president of the State Women’s Medical society, secretary of the Saturday and Sunday Hospital association, an honorary member of the County Medical society, a founder of the Children’s Hospital association, and an organizer of the Visiting Nurses association, all in addition to her role at the Globeville Social Services Club.

So, what happened to Denver’s day nurseries? The Margery Reed Mayo Day Nursery still exists in its original 28th Street location, and is now called the Margery Reed Day Care Center. The George Washington Carver Day Nursery moved to a Humboldt Street location, and survived until recently as the Mile-High Montessori Early Learning Centers—George Washington Carver Day Nursery. The Lincoln Park Neighborhood House, which fell into disrepair, was renovated several years ago by the Better Denver Bond Program. The Bridge Project now functions out of the old neighborhood house, managing an after-school tutoring program for the neighborhood children.

Other day nurseries shut down permanently. Nationally, the rise in unemployment following the Great Depression compelled fewer women to send their children to nursery school, and many folded as a result. The Elyria Day Nursery closed in the Depression Era. The Globeville Day Nursery closed sometime in the 40s. Yet, the structures that once housed this piece of Denver’s history still stand in our neighborhoods, embedded in the urban fabric. There, they remind us of Denver’s part in the national day nursery movement, and its implications in the social and occupational enfranchisement of women. ❁



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- Sponsors more than 100 free days at the region's cultural attractions every year
- Generates \$1.85 billion annually in economic activity
- Creates 10,205 jobs
- Spurs \$520 million in tourism
- SCFD funding continues to be unique across the nation, earning metro Denver top billing in support for the arts nationally, and allowing creation of a vibrant, flourishing cultural scene with a multitude of cultural experiences to nourish almost every interest!

Source: Colorado Business Committee for the Arts

PRESERVATION BRIEFS

CONTINUED FROM PAGE 3

ing the flagship Tavern in 2002.

Southern Land Company acquired the site in June 2015. When news of their plans for a multi-family development broke there was community concern about the existing Tavern building. To provide an organized forum for the response Historic Denver created a petition, which ultimately garnered over 1700 signatures supporting the preservation of the building as part of a development that could honor the character of 17th Avenue and make good use of adjacent vacant land.

Given the public support to save the building, Historic Denver reached out to Southern Land Company, and fortunately they were very receptive to conversations about how to potentially save the Tavern building, including the two-story corner building and the adjacent one-story building to the west. Since August 2015, Historic Denver, Capitol Hill United Neighbors and neighborhood contacts have been working with Southern Land to find a win-win solution.

With community support, Historic Denver and Southern Land moved forward with a twinned rezoning request and preservation agreement. This rezoning will shift the density of the project away from 17th Avenue to the middle of the block. To do this, Southern Land will add two floor plates to the development, making it ten stories rather than eight. Importantly, the development will not add additional height to the project – it will not exceed the height already allowed under the current zoning. In essence, what could have been an 8-story, 110 foot building at 17th will now be a 10-story, 110 foot building pulled back from 17th, stepping down to a six story, 70 foot building at 16th.

The rezoning was approved by Denver Planning Board on August 17th, and approved by City Council on October 10th. Paired with this rezoning is a detailed preservation agreement between Historic Denver and Southern Land Company, which will ensure the protection and preservation of the Tavern Uptown building as the new development moves forward.

Historic Denver would like to thank the many concerned community members who signed the petition, reached out to their council members, and shared the news with their friends. We are excited to see a new development that embraces an existing building that adds character, authenticity, and identity to our city. ✿

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THE 46TH

HISTORIC DENVER ANNUAL DINNER AND AWARDS PROGRAM

BROWN PALACE HOTEL AND SPA
WEDNESDAY, NOVEMBER 2

The 46th Historic Denver Annual Dinner and Awards Program will take place at the Brown Palace Hotel and Spa on Wednesday, November 2nd. David S. Cohen will be honored with the Keystone Award for lifetime achievement in historic preservation; Pamela Mahonchak will be honored with the Molly Brown Award, created to honor a woman who demonstrates Margaret Brown’s commitment to community; and Sonia and Barry Danielsen will receive the Ann Love Award, which honors those who embody the spirit of one of Historic Denver’s founders, Colorado First Lady Ann Love. Community Preservation Awards will be given to the historic 2801 Welton Street; Moffat Station; the McNichols Building; the Joshel House; and the 200 South Lincoln Block Historic District. New to the Annual Awards this year is the Remix Award, which honors a project that successfully blends a historic building with a new development. The inaugural award winner is Backyard on Blake.



KEYSTONE AWARD

The Keystone Award honors people who have made significant contributions over their lifetime to historic preservation in Denver.

David S. Cohen will receive the Keystone Award for lifetime achievement in historic preservation. Cohen is a long-time leader in the Denver community, a Denver native, and a preservation leader, having served on the Board of the National Trust for Historic Preservation and on Historic Denver’s Board. An attorney and real estate investor, Cohen successfully rehabilitated the Chamber Lofts, the Buerger Brothers Lofts, and the Clocktower Lofts. Most recently, he helped to achieve a preservation outcome for the Bosler House, a severely deteriorated landmark home in West Highland.

MOLLY BROWN AWARD

The Molly Brown Award was created to honor women who live in Margaret “Molly” Brown’s spirit by devoting many years to civic life in all its forms, actively engaging themselves in politics, philanthropy, arts and cultural endeavors and historic preservation as Mrs. Brown did.

This year’s award winner is Pamela Mahonchak, a Denver native and graduate of Cherry Creek High School and Texas Christian University. Pam was drafted as a tour guide at the Molly Brown House Museum by her mother, Eleanor Mahonchak, one of the early crusaders for historic preservation and a charter member of Historic Denver. Although her education and career took her away from Denver for two decades, she returned to the Mile High City and the museum in 1995. She credits her parents and Margaret Tobin Brown for her passion for travel and learning. In 2017, she’ll visit her 7th continent, Antarctica, and trek to Nepal in pursuit, photographically, of the elusive snow leopard.

ANN LOVE AWARD

The Ann Love Award was established in 1997 to honor individuals who may not consider themselves traditional preservationists but who have shown initiative, creativity, and commitment in preserving the history, culture and architecture of Denver. The award is named for Ann Love, wife of Colorado Governor John Love. Mrs. Love was instrumental in saving the Molly Brown House and establishing Historic Denver but never considered herself a preservationist.

This year’s honorees, Sonia and Barry Danielsen, are being recognized for their work in the River North area of Denver. Sonia is a longtime Denver resident, successful business owner and real estate developer. Her thoughtful approach to development respects the history of a place while also recognizing the changing needs of today’s tenants. Before becoming involved in development, Sonia operated her family’s printing business, which was housed in an early 20th century complex on Blake Street, where it had operated for decades. When she sold the printing business, these buildings remained important to her family and neighborhood. She creatively adapted them, as first the Railyard Lofts and most recently the Bindery on Blake, so that they remain rooted in RiNo’s industrial Past. In addition to her work in real estate development, Sonia is a passionate advocate for the RiNo neighborhood. She currently serves as the secretary for the RiNo Business Improvement District Board of Directors, which works to strategically manage growth and change in the area, and help RiNo retain its vibrant, creative core.

Barry Danielsen has been deeply involved in the commercial real estate industry in Colorado since 1984 in various capacities including financial services, asset management, and office leasing. More than 20 years ago, he formed a financial consulting practice in commercial real estate through which he advised investors and owners regarding acquisition, disposition and development opportunities.

COMMUNITY PRESERVATION AWARDS

The Community Preservation Awards are given annually to a handful of projects, institutions and individuals that have made an exceptional contribution to the preservation of Denver's heritage. These projects exemplify high quality restoration, the careful consideration of the city's historic fabric and a commitment to community.

2801 WELTON STREET



Originally constructed in 1895, the property at 2801 Welton Street has served a number of purposes throughout its history, housing a tavern, hotel, and apartments. At one time the property was home to Rice's Tap House, a notable establishment active in the Five Points' jazz scene. The modest two story, 5,000 square foot building was uninhabitable and had been vacant since 2011. Redeveloped as a mixed-use project, the first floor is dedicated to retail uses and the second floor provides office space for lease. In 2015, rehabilitation work on the building revealed an intact ghost sign, advertising the Yuye Café on the side of the building, which will be a highlight of the building as renovations continue.

MOFFAT STATION



The Moffat Depot — once a major train station for the Denver, Northwestern & Pacific railroad's freight and passenger services — has been closed since 1947. But has been renovated into a community center as part of an upscale senior living community by Balfour Senior Living. The 50-by-130-foot building, backed by an 80-foot-long freight house, was designed by noted Denver architect Edwin Moorman — who also designed the Cody Memorial on Lookout Mountain and Mamie Doud Eisenhower's childhood home in Capitol Hill. It featured two-story tall windows, intricate exterior brickwork and a peculiar touch: a series of pommels, ball-like structures that adorned the roofline. Balfour Senior Living worked hard to bring the long-vacant and derelict structure back to life — making it the centerpiece of their urban development.

THE MCNICHOLS BUILDING



The McNichols Building, located at the northwest corner of Civic Center Park, was originally a Carnegie Library. The Greek Revival-style building was designed by Albert Ross of New York and funded through a \$200,000 gift from philanthropist Andrew Carnegie. By 1955, the library had outgrown its space and moved to a new location on the other side of Civic Center Park. In September 1956, the building was extensively “remodeled” and converted for use as offices for the Denver Water Board. As part of the remodeling, many of the interior features were removed and limestone panels were introduced between the second and third floor windows, drastically changing the character of the building. The building is now managed by Denver Art and Venues, which has spurred two major phases of work since 2012, activating this previously underutilized building with art shows, evening events open to the public, and private weddings. This stunning Greek Revival building with its classic Corinthian columns and iconic colonnade across its front, offers new experiences in a classic space.

Local architects Humphries Poli have designed a new, more graceful entrance to the historic, city-owned structure to improve the utilitarian entrance created in the 1960s with the demolition of the grand entry stairs. Other upgrades include greater handicapped accessibility and a new freight elevator, which will allow the building to carry out two of its current functions as an art gallery and one of Denver's most popular event spaces for catered parties and public meetings.

JOSHEL HOUSE



The Joshel House is a private residence in the Hilltop neighborhood. Built in 1951, it is known as one of the finest examples of the International Style in residential architecture in Denver. The husband and wife design team of Joseph and Louise Marlow collaborated on the design. Original owner, Suzanne Joshel was a noted patron of the arts, and was active in numerous causes, serving as president of the Colorado League of Women Voters. Ms. Joshel was also an avid art collector. Her sculpture collection dotted the gardens of the Joshel House until her passing in 2009. Many of the sculptures in her collection were sold while others have been relocated to nearby Burns Park. Ms. Joshel, wanting to ensure her home was protected for generations to come, designated the structure a local Denver landmark and donated a façade easement to Historic Denver. The property is also listed in the National Register of Historic Places.

In 2013, Dominick Sekich and Scott van Vleet purchased the home and have spent 3 years rehabilitating every inch of the home, which is now nearing completion.

200 SOUTH LINCOLN BLOCK HISTORIC DISTRICT



In early 2013, neighbors from the 200 South block of Lincoln Street approached Historic Denver to explore the possibility of creating a small historic district for their block, which is home to numerous Victorian-era homes designed by well-known architect William Lang. For more than two years the neighbors worked diligently to prepare a designation application, which was unanimously approved by Denver City Council on May 16, 2016, making the S. Lincoln District Denver's 52nd historic district.

Construction on the residences of the 200 block of South Lincoln began when Alameda was the city of Denver's southern boundary with the town of South Denver. Denver rapidly expanded its boundaries to incorporate neighboring towns during Denver's peak growth period from the 1870 to the 1893.

The block contains sixteen Queen Anne residences built between 1886 and 1895. On the west side of the block are eight homes designed by prominent Denver architect William Lang. Three Denver Square residences on the block were built in 1906. Congratulations to the neighbors who did a great job working together to ensure their homes remain a part of Denver's unique identity for years to come!

REMIX AWARD - BACKYARD ON BLAKE



New this year, Historic Denver will also present the Remix Award to a development that successfully blends a historic building with a new development, a strategy Historic Denver encourages. Fiona Arnold and Mainspring Development creatively redeveloped and preserved the original 1932 warehouse building at 3040 Blake Street, and constructed a new two-story building to create Backyard on Blake. The space between the two buildings creates a courtyard that can be used for events. The historic building's new use, combined with the new construction, activates the space and creates a dynamic that is both authentic and vibrant.

Mainspring Development kept with the RiNo tradition of repurposing existing warehouses and industrial properties that reflect the neighborhood's history. The developer hopes to cater to the micro-local community by offering a close knit and friendly space that adds services, office and co-working space to the neighborhood. ✿

REMEMBERING LARRY NELSON: A PRESERVATION PIONEER



Historic Denver is sad to report the passing of board member and preservation developer and advocate, Larry Nelson. A long-time supporter and advisor to Historic Denver, Larry served on the Board of Trustees for Historic Denver from 2010 to 2016. He was a respected leader on the board and served as Vice Chair of the board, and as a member of the Executive Committee and Preservation Committee.

A life-long crafts-person and preservationist, Larry began his career in custom wood-working and furniture design, but in 1992 he sold his business and focused his keen eye and patient nature on buildings through 620 Corp., Inc. – a real estate development firm. He was well-known in Denver for choosing challenging projects, projects that other developers shied away from, and for having the vision to see the potential for the reuse of long neglected buildings. Adaptive reuse was his watchword and under his guidance airplane hangars became churches, churches became dynamic mixed-use hubs, banks became schools and schools became offices.

Larry’s development projects stretch across Denver from Lower Downtown, where he rehabilitated warehouses into mixed-use projects that include the Hardware Block, 1301 Wazee Street and the Volker Building Lofts, to the Golden Triangle where he created residential units now called the Cadillac Lofts; and converted the Rocky Mountain Bank Note Building into a school (it is now used by Galvanize). Larry, with his wife and business partner Ruth Falkenberg, also took on the daunting task of rehabilitating Hangar 61, one of the few historic structures on the old Stapleton Airport site. Despite a tree growing in the roof and the challenge of finding a new use for an unusual space in the midst of the economic recession, Larry and Ruth succeeded in transforming the building into a community asset. More recently Larry has worked in Five Points, where he lovingly renovated the former, and long vacant, Epworth Church. Larry and Ruth earned Colorado Preservation Inc.’s Dana Crawford Award for Excellence in Historic Preservation and his project at the Epworth Building earned him a Community Preservation award from Historic Denver in 2015.

Larry was committed to Denver

as both a developer and as a resident. He served on and chaired the Lower Downtown Review Board for the better part of a decade. He alternately lived in Capitol Hill and LoDo and he and Ruth had recently completed a beautiful infill home in the Driving Park Historic District.

In recent years Larry proved an invaluable advisor as Historic Denver planned restoration and renovation projects at the Molly Brown House Museum. His deep knowledge of historic buildings, and his construction savvy, brought the project to execution. His gifts of time, expertise and financial support made the projects possible. Because of his strong desire to see the projects completed as planned in the coming year, Larry and Ruth made a deep commitment to Historic Denver’s

Capital Campaign, and all gifts given to the organization in his honor will be dedicated to this same purpose. ❁

Gifts in memory of
Larry Nelson
can be mailed to Historic Denver, Inc. 1420 Ogden Street, Suite 202, Denver, CO 80218 or made on-line at <http://store.historicdenver.org/store/special-donations>. Please note on your donation that it is in memory of Larry Nelson.

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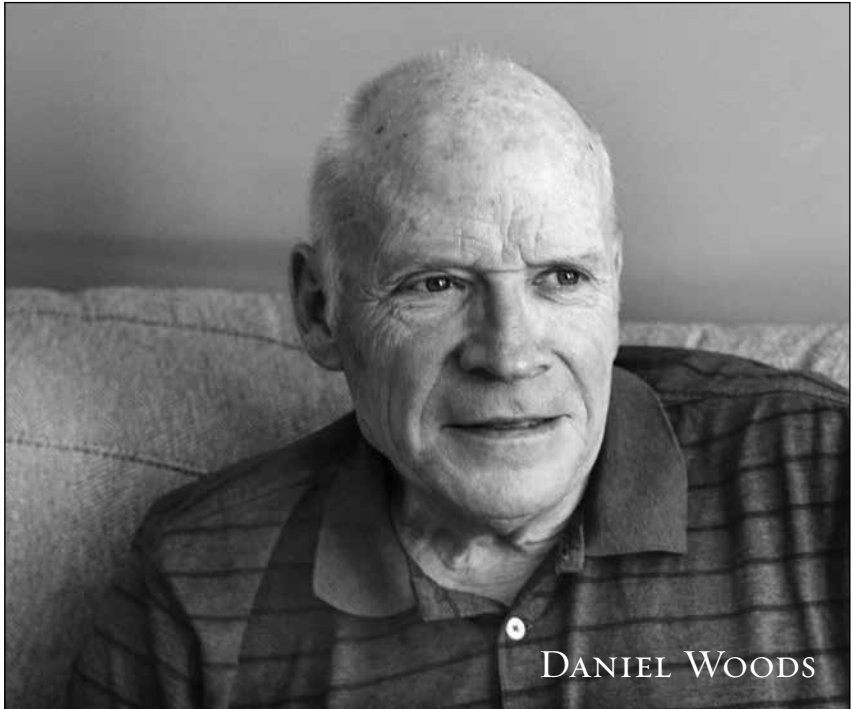
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Daria Castiglione
CoFounder of the Pennsylvania Street Historic District, Preservationist and Developer encourages everyone to protect and preserve Denver’s architectural history, beauty and heritage for future generations.
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DANIEL WOODS

WALKING TOUR DOCENTS REMEMBER



“I had the pleasure of co-leading a couple of tours with Dan. He was very interesting, full of love for the history of Denver, and a delight to be with. I didn’t know him long, but I will miss him.”
~Warren Kuehner, Class of 2014 Historic Denver Walking Tour Docent

“Daniel was a shot of sunshine in a sometimes dismal world. His sunny outlook and quirky sense of humor brought smiles to everyone around him!”
~Cindy Miller, Class of 2016 Walking Tour Docent

HISTORIC DENVER REMEMBERS DANIEL WOODS

Historic Denver was saddened to learn of the passing of Daniel Woods this summer. As a member of Historic Denver, advocate and volunteer Docent for the organization’s Walking Tours, Daniel will be sorely missed by Historic Denver staff and docent family. Daniel was a man full of life, humor, passion. Born in Texas, Daniel made the Denver area his home in 1977. He loved this city as well as Vail, where he and his surviving wife, Sheena Woods, spent half of their time. He is also survived by his daughter, Serena Woods and son, Stephen Woods.

He was passionate about downhill skiing, history, and the two cities he called home – Vail and Lower Downtown Denver. Daniel moved to Lower Downtown recently and wanted to get involved with advocating for Denver’s history through the Walking Tours. Although he was a new docent this year, he had great enthusiasm for the LoDo Walking Tour and Historic Denver in general. Our Walking Tour Program is made possible by the hard work and dedication of our Docents, and Daniel was an exceptional Docent, sharing his passion and knowledge with our tour guests. He conveyed to those around him his great enthusiasm for the city he chose to call home. He not only made his mark on Historic Denver’s program as a Docent, he also touched many of his fellow docents, being full of life and laughter.

Gifts in memory of Daniel Woods

can be mailed to Historic Denver, Inc. 1420 Ogden Street, Suite 202, Denver, CO 80218 or made on-line at <http://store.historicdenver.org/store/special-donations>.

Please note on your donation that it is in memory of Daniel Woods.

DENVER’S MOUNTAIN PARKS FOUNDATION KICKS OFF CAPITAL CAMPAIGN

CONTINUED FROM PAGE 1

their surroundings, without overwhelming them. One such building, Chief Hosa Lodge in Genesee Park, designed by Benedict, is considered by architect David Tryba to be a “great symphony of materials ... a public cathedral of celebration of the landscape.” Perhaps the most famous of these structures is Red Rocks Amphitheater, designed by Denver native Burnham Hoyt in 1936. This enduring masterpiece blends modern architecture with ancient rock formations to produce an unparalleled acoustic experience.

After World War II, the parks system began to decline. As American hobbies and past times changed, regular escapes to the foothills became less frequent. Olmsted’s warning to protect the mountain landscape from “mere neglect and carelessness”, inconceivable when issued in 1912, was a foreshadowing of the lull the parks experienced through the latter half of the 20th century.

In 2004, the Denver Mountain Parks Foundation was created to advocate for the preservation and enhancement of this significant asset. As an independent organization, the Denver Mountain Parks Foundation can effectively coordinate across county boundaries, bringing together stakeholders from city, county and state agencies to address parks issues. In 2006, the Foundation advocated for the city to create a Master Plan for the Mountain Parks System. While periodic rehabilitation efforts addressed the most critical needs of the 22 parks, there was no overarching master plan specifically for the Mountain Parks system. The Master Plan established a list of priorities and a common management plan for the diverse parks, which could be followed by all park agencies. The Foundation has also raised funds for capital projects throughout the park – bringing more spaces back into the public realm. In 2013 they published *Denver Mountain Parks: 100 years of the Magnificent Dream* with an accompanying short documentary of the same name to educate the public about the unique nature of the parks system and to help them explore the variety of parks on Denver’s doorstep.

With a Master Plan in place, the economy growing, and residents across the metro area exploring the mountains like never before, the Mountain Parks began to flourish once more. In 2015, the City of Denver appointed a dedicated Mountain Parks Planner to oversee the system. The number of park rangers climbed from one to nine. Every year, the system expands with new trails and new activities – for instance, a new bike trail completed in 2015 connecting Genesee to Evergreen makes it possible to bike from Denver to the top of Mount Evans and back.

While the condition of the parks is improving, the amount of deferred maintenance is staggering – especially for the historic structures throughout the parks. To draw attention to this issue, and to address many of the critical maintenance needs, the Denver Mountain Parks Foundation has kicked off its *Historic Shelters Restoration* Capital Campaign that aims to raise \$1.5 million, which will be

matched by the City of Denver. This \$3 million will be used to rehabilitate 13 structures throughout the Mountain Parks system. To date, the campaign has raised half of their goal, thanks to many significant donors. Two shelters have already been rehabilitated in Genesee Park and Starbuck Park, while another two are currently undergoing rehabilitation. The shelters are spread across the parks system, and range in size from the Echo Lake Skate House to the Fillius Park Well House.

Elizabeth Schlosser, a trustee with the Denver Mountain Parks Foundation notes that, despite their increasing use, there’s still something “elusive” about the mountain parks. Today, people are still discovering new corners of the parks – during their first visit and after 100 visits. The Foundation’s campaign to restore the Mountain Park shelters to their original glory will do more than just spruce up a few picnic shelters. It will encourage people to linger in the parks – to get away for a day and immerse themselves in nature, taking in the mountain panoramas, the smell of the pine trees and the faint sound of the aspen quivering in the wind. The parks continue to offer urban dwellers an opportunity to recharge and reconnect surrounded by some of Colorado’s most impressive scenery, just as Denver officials envisioned over 100 years ago. If you would like to donate to the Denver Mountain Parks Foundation, please visit their website at www.mountainparks-foundation.org and click “How to Contribute”. ☘

Congratulations to the entire Colorado State Capitol Dome Restoration team



HUMPHRIES POLI ARCHITECTS

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NOTABLE HOMES FOR SALE



2300 S. MONROE — NOTABLE HOME

The property at 2300 South Monroe Street is a stately historic Tudor home that exudes University Park history & charm. Construction on the home began in 1911 by a local carpenter, Claude B. Maxey. Owner Mildred Taylor completed a remodel of the home in 1929 to the ornate state it exudes today. The five bedroom, six bathroom, three car garage, 6193 square foot home still retains much of the original details including exposed beam ceilings in the living room and in the turret, as well as plaster cornice ceilings in many of the rooms. Much of the original leaded glass is still seen throughout the home. Lovingly restored by the current owners, this property will delight the pickiest of buyers. Those who appreciate historic charm but want all the modern updates and amenities will find everything here. Behind the perimeter wall, the circular brick driveway surrounds a charming shaded garden leading to the home's turreted entrance. An exceptional historic home awaits a new owner on more than ½ acre site, and is said to be an entertainer's dream.

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CASEY MILLER

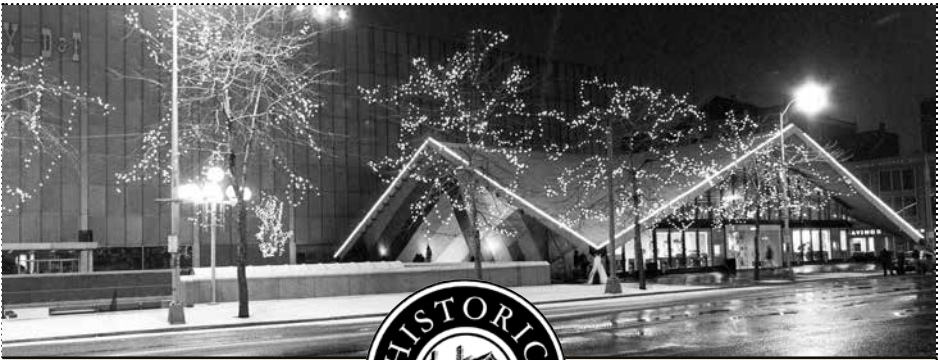
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Curtis Park 1890 Victorian Renovation
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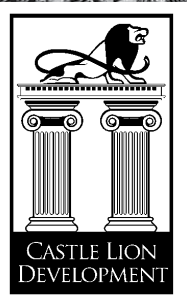
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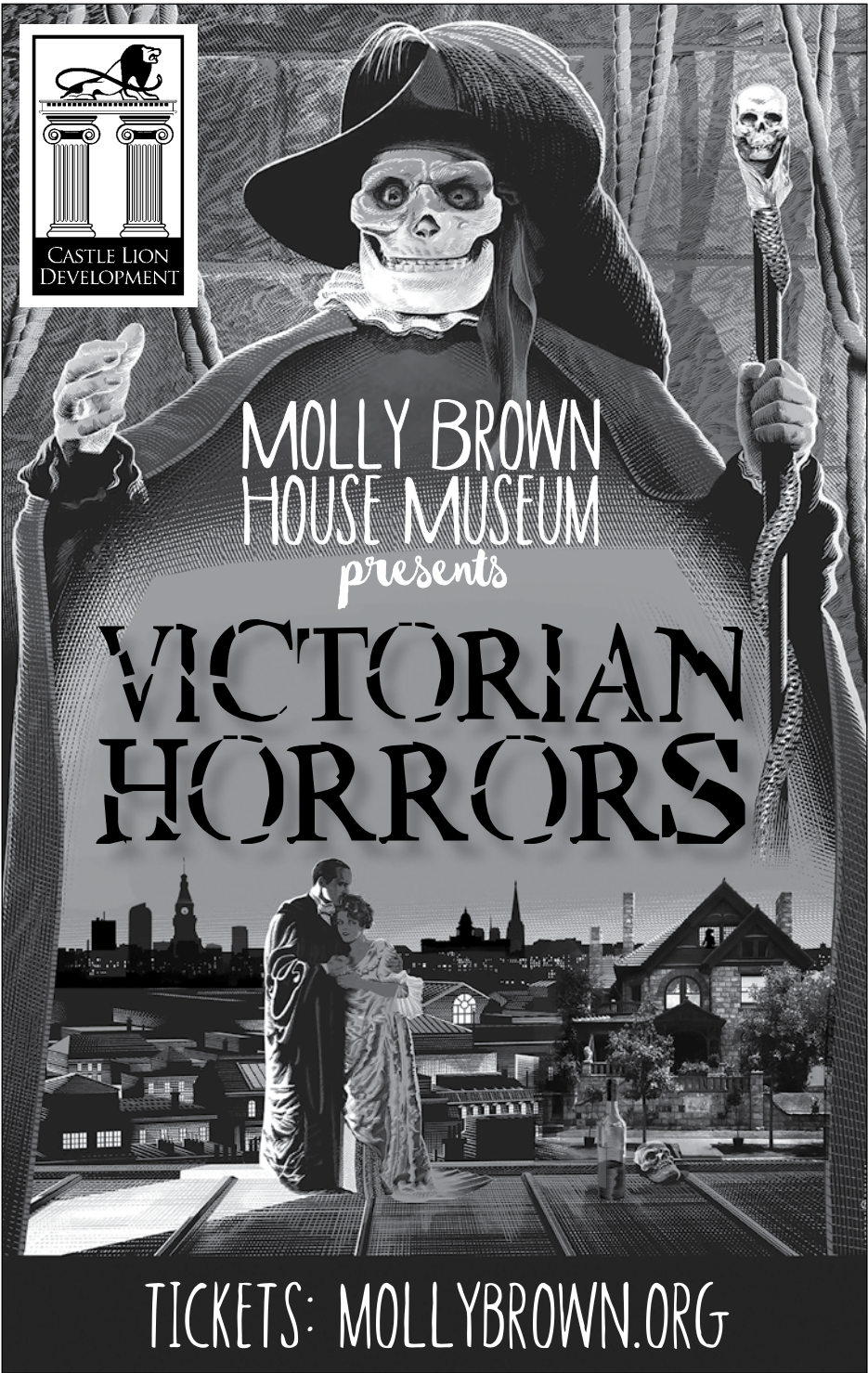
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Molly Brown House Museum | 1340 Pennsylvania Street

“I became insane, with long intervals of horrible sanity.” Enter Poe’s nightmarish world at the 23rd annual Victorian Horrors. Take a literary journey of fright with such authors as Poe, Wells, and Lovecraft, hearing tales of unspeakable horror and madness. Suitable for ages 12 and up per parental discretion. Tickets available at www.mollybrown.org

WEDNESDAY, NOVEMBER 2

46TH ANNUAL DINNER AND AWARDS PROGRAM
Brown Palace Hotel and Spa, 321 17th Street
5:00 to 7:00 p.m. | Cocktails in the Main Lobby
7:00 p.m. - Dinner and Awards in the Grand Ballroom

SATURDAY, DECEMBER 3RD

5TH ANNUAL PIPE ORGAN TOUR
9:30 am – 11:45 am | \$20.00 per person

Join Historic Denver, Inc. and the American Guild of Organists for a Saturday morning stroll full of architecture, history and beautiful organ music! This year the Organ Tour will begin at 9:30am at the Holy Ghost Catholic Church, and will proceed by foot to Saint Paul’s Lutheran Church, and then end at Saint John’s Cathedral. At each site you will hear about the history and architecture from a historian and then the history of the organ before listening to a selection of music!

Tickets are only \$20 for this morning of music and history! Tickets can be purchased at www.historicdenver.org or on the morning of the tour at 9:00am at the Holy Ghost Church.

DECEMBER 5TH REAL ESTATE SEMINAR

Historic Denver’s annual Real Estate Seminar: Understanding & Selling Denver’s Historic Homes will be held on Monday, December 5, 2016 from 1:00 – 5:00pm. This year we will be hosting the seminar in the newly rehabilitated McNichols Civic Center Building. This continuing education (CE) class for real estate brokers will explore the unique characteristics, values and strategies for buying and selling historic homes.

For more information and to register for the course, please visit our website: www.historicdenver.org/real-estate-professionals.



COMMUNITY FIRST FOUNDATION
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DECEMBER 6TH COLORADO GIVES DAY

Colorado Gives Day is an annual state-wide movement to celebrate and increase philanthropy in Colorado through online giving. For the seventh consecutive year, Community First Foundation and FirstBank are partnering to present Colorado Gives Day on Tuesday, December 6, 2016. To donate, please visit ColoradoGives.org.



STEAMPUNK

DECEMBER 8TH

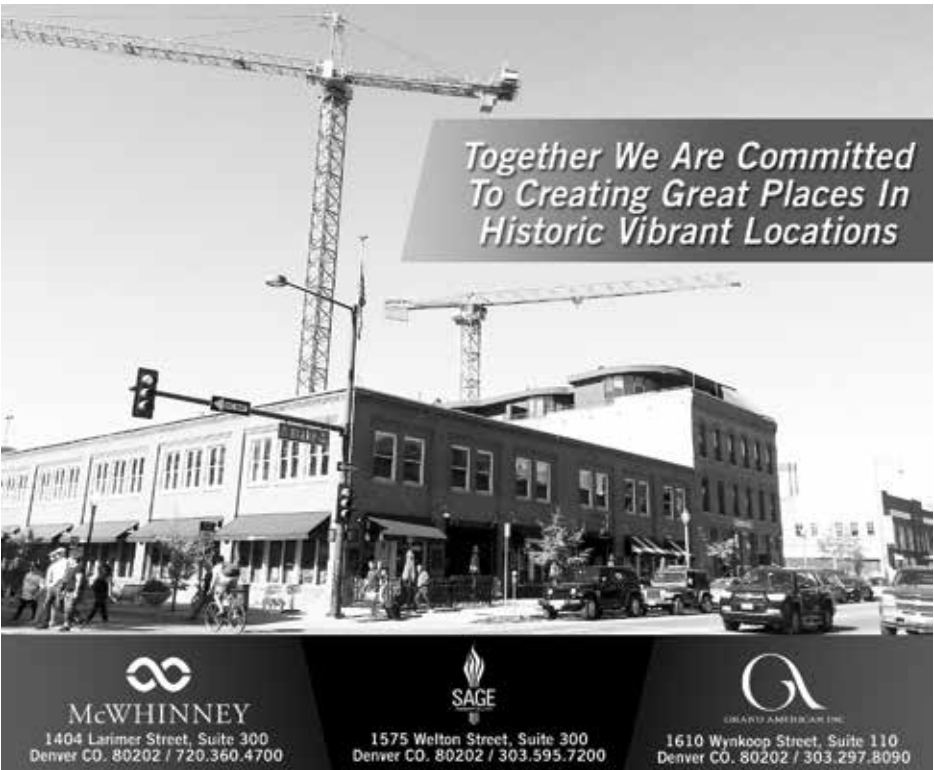
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Molly Brown House Museum
1340 Pennsylvania Street

Meet up with other young professionals and enjoy a risqué look at life in the era of the unsinkable and outspoken Margaret “Molly” Brown. Explore the Victorian Science behind the history of Steampunk as we ring in the Christmas season. Don your favorite technologically inspired ensemble and celebrate the season as we turn the house into a Steampunk wonderland. Enjoy delectable fuel and sip on electrifying drinks from Leopold Bros. For ages 21-45, must be 21+ to attend. Tickets available at www.mollybrown.org or by calling 303-832-4092 x17.


SELECT DATES IN DECEMBER

YULETIDE TEAS
\$25 Members & Children | \$28
Nonmembers
Molly Brown House Museum
1340 Pennsylvania Street


Our most beloved Christmas traditions began in the Victorian Era. Make tea at the Molly Brown House part of your family tradition. Tour the holiday decorations, enjoy a scrumptious tea, and take home a collectible ornament as a remembrance of your day. Suitable for ages 6 and up. Tickets available at www.mollybrown.org or by calling 303-832-4092 x16.



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