

HISTORIC DENVER NEWS

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Denver's 16th Street Mall, a Modernist icon, is the work of world renowned architect IM Pei. Photo Credit: Shannon N. Schaefer

JOHN OLSON, DIRECTOR OF PRESERVATION PROGRAMS

Downtown's 16th Street Mall is at the heart of what makes Denver Denver. It is our geographic center; the backbone of social and cultural activity; a significant thoroughfare for business and the daily commute; and a hub for tourists and conventioners. It is a place to protest; a place to celebrate; a place to advocate for causes whether non-profit, artistic, or humanitarian; it is a place where all classes, demographics, and financial status mix with one another on a daily basis.

Because of its centrality and importance to our City, we often hear about the 16th Street Mall in the news. In recent weeks these reports have shined a light upon our city center, highlighting incidents involving crime and diminished quality of life issues. At the same time the 16th Street Mall is also the subject of positive efforts. A new study and planning effort is currently underway, led by Gehl Architects and supported by the City of Denver and partners. Additionally, a new lighting project funded by the City of Denver, the Denver Urban Renewal Authority, and the Downtown Denver Partnership will replicate the iconic original light fixtures with enhanced lighting capabilities. Social events on the Mall like "Meet in the Street," which have been held the past few years, are again taking place several weekends this summer.

Despite these thoughtful planning efforts, which will result in long-term recommendations for the 16th Street Mall and determine what changes may be necessary or desirable, RTD has independently elected to revisit the idea of replacing the granite pavers with concrete, undertaking a Section 106 historic review in which Historic Denver has been participating as a consulting party.

This is not the first time that 16th Street has been at a crossroad between the realities of the present and the potential of the future. Ever since the City of Denver expanded beyond Larimer Street and the Cherry Creek, 16th Street has been the backbone of the city's development. It has been a thread of commerce, retail, and restaurants that connected Denver Union Station to our State Capitol. But by the 1970s, this central spine was struggling both economically and socially. The City's leaders from City Council, RTD, and the Downtown Denver Partnership (then called The Denver Partnership, Inc.) realized that a grand idea was needed to restore the street to its former glory.

The 16th Street Mall, with its high quality design, transit capacity and unifying function, was the grand idea. After a decade of planning, and two years of design and construction, the 16th Street Mall opened on October 4, 1982 to great fanfare and a crowd of over 200,000. Designed by internationally acclaimed team of architects Henry Cobb, I.M. Pei, and landscape architect Laurie Olin, the 16th Street Mall was masterfully created to connect the City's two modernist gems at the time, Zeckendorf Plaza (completed by I.M. Pei in 1960) and Skyline Park (completed by renowned landscape architect, Lawrence Halprin in 1976). Today, of these three modernist designs, only the 16th Street Mall remains.

The Mall (as it is often called) was designed as a cohesive whole. Its pattern, inspired by southwestern imagery — including the Navajo rug and a diamondback rattlesnake — was intended to dissipate as it stretched toward its edges in order to not distract from the building façades or retail displays within. The pattern, consisting of granite tiles in charcoal gray from Minnesota, light gray from Massachusetts, and Colorado red, helped to ground the surface and reduce material monotony, which can plague streetscape interventions of this size. The lighting was designed to complement the honey locusts and red oaks planted precisely within the field of the paving pattern. The trees provide a highly formalized nod to the natural surroundings both within and near the City, while the lighting provides a unified glow along the promenade that was intended to fade and brighten according to the daily rising and falling of the sun. Each design element on the Mall was special and inter-connected, making planning and problem-solving on the mall particularly complex.

For this reason the mall has sometimes been described as a "Swiss watch." In 2008, an Urban Land Institute study commissioned by RTD, the Downtown Denver Partnership and the City of Denver proclaimed that "the Mall is a unified concept and public art of the highest international quality." The panel explained that "the lighting, landscaping and paving all form part of a single unit" and that any changes "must be made cautiously and with full respect for the original design." It even went on to state that "the panel recognizes the need to address challenges posed by deferred maintenance and failed construction technologies; nevertheless, upgrades and repairs should be made with full respect for the original design."

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FROM THE DIRECTOR



Photo: Havey Productions

With Historic Denver’s Capital & Capacity Campaign well underway, many long-planned projects and programs are now being implemented. These efforts will support the on-going success of the Molly Brown House, engage new audiences with historic preservation and lead to greater recognition and action on behalf of our city’s architectural heritage. You’ll read about some of these projects throughout this issue, but in this time of great activity in our city, Historic Denver staff and board are also engaged in dozens of advocacy issues and remain committed to our on-going and essential projects like Discover Denver.

Discover Denver is our multi-year partnership with the City & County of Denver to survey our city’s built environment. Right now, Discover Denver staff and volunteers are actively at work several days a week in the Globeville, Swansea and Elyria Neighborhoods. Later this summer the project will move to the Virginia Vale neighborhood as we seek to understand different and diverse parts of our city.

The Discover Denver project will ultimately have many practical applications, but top of mind now is the usefulness of the data as the city launches Denveright, an ambitious effort to update or create four new citywide plans related to Parks & Recreation, Pedestrians and Trails, Transit and of course, Land Use & Transportation (known as Blueprint Denver). Mayor Hancock has appointed a Task Force for each of these coordinated efforts, and I am honored to be serving on the Blueprint Denver Task Force so that our historic resources are represented during the conversation about our city’s future. Historic Denver will also be represented on two of the other three task forces, with board members Kendra Sandoval serving on the Parks & Rec

Task Force and Ellen Ittelson serving on the Pedestrian & Trails Task Force.

The first Blueprint Denver, adopted by Denver City Council in 2002, has been a powerful and important document. Its use of the “Areas of Change” and “Areas of Stability” concept brought preservation into the city’s comprehensive plan in an entirely new way, directing the majority of new development away from established neighborhoods. In fact, five times more development has occurred in areas of change compared to areas of stability since 2002. However, we also know that the city has changed a lot in the fifteen years since the last Blueprint Task Force met, and we have lost historic resources in both areas of change and areas of stability. Much of the infill that occurred since 2002 occurred in places like Lowry, Stapleton and the old Elitch’s site in north Denver. This time around there are not as many large-scale infill opportunities, so information gathered by Discover Denver, as well as the information found in small area plans, and the active engagement of the wider community will be necessary to guide appropriate development.

As the Blueprint process and the larger Denveright effort gets underway this summer, Historic Denver will emphasize the importance of historic places in cultivating the very qualities that have supported Denver’s growth, from authenticity of place to diverse transit options, sustainability to human-scale development. We will share our data and knowledge about historic places

in the city and employ the lessons we learned through our re:Denver forum series earlier this year to encourage more compatible infill and a level of design quality that reflects and relates to our city’s character.

I also encourage you to visit the Denveright website to give feedback and attend community meetings scheduled over the next 18-months so that preservation in its many forms remains a vital and integral part of the new Blueprint plan.

Annie Levinsky
Executive Director
Historic Denver, Inc.



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PRESERVATION BRIEFS

BUMPER CROP OF HISTORIC DESIGNATIONS

Denver’s development boom shows no sign of slowing down. While this keeps the city’s preservationists on our toes due to an unprecedented number of demolition requests, we have also seen a bumper crop of local landmark designations moving through City Council. Following the three designations that passed City Council this spring (the National Western Stock Show’s Stadium Arena, the Emily Griffith Opportunity School, and the 200 South block of Lincoln), two more designations are on this summer’s agenda.

THE GHOST – ROSE HOUSE AT 1899 YORK STREET

1899 York Street, once the home of Allen M. Ghost, an early Denver real estate investor, is the first of two historic designation applications considered by City Council this summer. The house is a significant example of the work of the Denver architectural firm of Wagner & Manning, established in 1904. The Ghost house at 1899 York was one of Wagner & Manning’s early commissions. Harry Manning went on to become one of Denver’s most well-known architects, designing Cathedral High School, Regis University, and Byers Junior High.

City Council held a final public hearing for the historic designation on June 27th, and unanimously approved the designation of this Denver landmark. This designation represents over a year of hard work on the part of the new owner, Historic Denver, and the neighborhood. In February 2015, Historic Denver received notice that the previous owners of 1899 York had submitted an application for a Certificate of Non-Historic Status. This residence, which sits across from City Park on a well-traveled thoroughfare, is an impressive structure, and one which merited further conversation between the owners and the community. The City Park West neighborhood was active in supporting the preservation of this building, and after several meetings with Historic Denver, our board and other neighbors, the previous owners of 1899 agreed to withdraw their application. Ultimately, they sold it to the current owner who is demonstrating his commitment to preservation with this designation application.

The successful preservation of this home along York Street serves as an important anchor for the entire block adjacent to City Park and the surrounding neighborhood. Together with the recent renovation of the former Le Peep restaurant and the Parkside Mansion, this block will retain its historic parkway character, which serves as a transition between the park and the residential area to the west. This designation will also allow the new owner to qualify for historic tax credits to rehabilitate this building and make it a stunning example of the Mission Revival style once more.



The historic Plymouth Congregational Church, now the First Unitarian Society of Denver, is slated to become Denver’s next historic landmark.
Photo courtesy of the Western History and Genealogy Department at the Denver Public Library

FIRST UNITARIAN SOCIETY OF DENVER – 1400 LAFAYETTE STREET

The Richardsonian Romanesque building on the corner of 14th Avenue and Lafayette Street has been home to the First Unitarian Society of Denver since 1958. The building was originally the home of the Plymouth Congregational Church, when constructed the church in two phases between 1893 and 1899.

This remarkable building was designed by the Colorado architecture firm Varian and Sterner. Most of Denver’s churches favor the Gothic Revival style, with soaring arched windows and delicate window tracery. Plymouth Congregational Church instead features the Richardsonian Romanesque style, which can be seen in the massive walls, use of rounded arches at the doors and windows, and heavy proportions. Varian and Sterner used Castle Rock Rhyolite as the primary building material, which is still standing strong 123 years later. Varian and Sterner were well-known architects in Denver, and

their prolific partnership produced some of the city’s most ornate residences, as well as Denver’s University Club (1895) and the First Church of Christ Scientist (1901).

The first Unitarian Society is the oldest Unitarian congregation in Colorado. Started in 1871, the congregation first met in a classroom at the Methodist Seminary. Their liberal theology did not make them popular tenants, however, and they were asked to meet elsewhere. They did not find a welcoming space until they built their own sanctuary at 17th and California. By 1879, the church was struggling to balance the books, and the congregation took the unusual step of handing the financial matters of the church to the Ladies Aid Society. Under the guidance of Augusta Tabor (and as a result of her generous philanthropy), the church purchased a new property at 19th and Broadway in 1883, called the Unity Church. The First Unitarian Society of Denver remained at this location until 1958, when they moved to their current home at 1400 Lafayette. As part of their ongoing commitment to being an urban congregation, the church members recently voted to pursue a historic designation for the building. This historic designation will kick off a capital campaign and renovation project designed to improve handicapped accessibility and address years of deferred maintenance to the building.

On July 5th, the historic designation application was approved unanimously by the Landmark Preservation Commission. The application will go before City Council for a final public hearing and vote in August.

PETITION ENCOURAGES PRESERVATION OF SMILEY’S LAUNDROMAT



In early May, Historic Denver received notice from the City of Denver that the owners of 1060 E Colfax had requested a Certificate of Non-Historic Status for the building in order to redevelop the site. This building was the long-time home of Smiley’s Laundromat, a mainstay for Capitol Hill residents since 1979. Historic Denver immediately reached out to the owners of the building, hoping to learn more about their plans for the site, and if there was a solution with would keep the historic property intact while allowing new development to move forward.

The building has been a community landmark since it was built in 1932, providing essential goods and services to local residents. When it was built, it was home to a produce stand, bakery, grocery store, and beauty parlor. Its location on Colfax—

one of Denver’s earliest street car lines, and one of the country’s most infamous streets—makes it a geographic landmark. The variety of goods offered in the building was a great convenience for any one disembarking from the nearby street car stop. Smiley’s was built when Colfax was transitioning from a street of the elite to a commercial corridor. While the surrounding neighborhoods retained their wealth and status well into the 1920s, Colfax itself transformed in the early part of the twentieth century, following the coming of the street car. Street car commercial districts like this one, found throughout Denver, are one of our city’s most significant features, and one which is disappearing rapidly.

Smiley’s is a good example of 1930s Art Deco architecture, with elements of the Streamline Moderne style. The City of Denver describes the building as being “restrained in detail, but still express[ing] Art Deco and Streamline Moderne trends. Key features of the Art Deco style include geometric motifs and a sharp edged, linear appearance. Stepped patterns of projections and recesses, as seen on the northeast corner of the building, are one of the most common Art Deco elements. Key features of the Streamline Modern style include horizontal emphasis as seen in the horizontal brick banding on the building. The rounded projections beneath the windows on the northwest corner are also Streamline Moderne in character.”

The building is also a significant community landmark. Smiley’s Laundromat opened in 1979, and served as the communal laundromat for residents of Colfax and Capitol Hill for 30 years. The owners of Smiley’s maintain that it was the largest laundromat in the world, with 182 washers and 170 dryers. The long-time owner of Smiley’s Laundromat, Art Comier, once said that “Colfax is Denver,” and Historic Denver believes the 1932 Art Deco Building that housed his famed Laundromat is an important part of Colfax. The street’s quirky and undeniably unique character is anchored by historic buildings that have held their own amidst good times and bad.

Historic Denver firmly believes that a great project that includes the old and new will be good for Colfax, good for the community and good for the owners. Historic Denver and CHUN encouraged the owners to withdraw their Certificate of Non Historic application and consider options to include the historic building in an adjacent new development. On May 27 the owners agreed, and Historic Denver is looking forward to working collaboratively with Consolidated Investment Group to find a creative solution that supports both old and new.

CONTINUED NEXT PAGE



The Steele Gymnasium has been a community landmark in northwest Denver since 1914. Photo courtesy of the Western History and Genealogy Department at the Denver Public Library

STEELE GYMNASIUM TO BE PROTECTED

The Robert W. Steel Gymnasium, located in Northwest Denver at 39th and King, is looking forward to a new life as a Goddard School. The gym and associated ‘manse’ (a Denver Foursquare next to the gym) will be renovated and turned into an early childhood and pre-kindergarten school by new owners David and Allison McMurty. On June 20th, City Council approved the rezoning of the historic gym and Denver Square from a Planned Unit Development (PUD) to SU-B1, which will allow for a child care use on the property, a use that reflects the building’s history.

The Robert W. Steele Gymnasium was constructed in 1914 and was soon followed by the accompanying Denver Square, or manse, as an auxiliary structure. Reverend Walter Rudolph and his wife Hattie spearheaded the construction of the gymnasium. Rev. Rudolph was a well-known figure in Denver, serving as the Chaplin for the Colorado penitentiary and the Colorado State Legislature. Rev. Rudolph also oversaw the Colorado Children’s Home, where he helped introduce a more humane adoption system in Colorado.

The gymnasium was inspired by the Progressive Movement the early 20th century, providing a place for social and recreational activities for area youth. By giving neighborhood children a dedicated recreational space, Rev. Rudolph and his wife aimed to keep them out of trouble. A 1918 fundraising brochure for the gymnasium wrote “the object ... is to provide a better place than the streets for [children] to spend their evenings.” Notable Denver architect Robert Willison designed the building. Willison trained under Robert Roeschlaub, worked for Frank Edbrooke and eventually formed a partnership with Montana Fallis. In 1904, he was appointed by Mayor Speer as the city building inspector and architect. In 1913, he donated the architectural plans for the Steele Gymnasium to the Rev. Rudolph and his organization.

The building was named for Robert W Steele, a Justice of the Colorado Supreme Court from 1900 – 1910. Justice Steele was passionate about juvenile justice reform, but also made several progressive rulings on civil and labor rights issues. When Justice Steele died in 1910, his body laid in state at the State Capitol. The opening of the Steele Gymnasium, four years after the justice’s death, carried on his legacy well into the future. The Gymnasium structure was listed on the Colorado State Register of Historic Places in 1994.

Historic Denver has been in conversation with both the new owners of the property and the immediate neighbors. Both groups desired flexibility within the zoning to allow for the continued use of the buildings on the site and neighbors expressed a strong interest in protections for these buildings, which are not local landmarks. To this end, Historic Denver negotiated a 10 year preservation covenant for the historic

Steele Gymnasium, and a 2 year preservation covenant for the associated manse. These covenants will protect the historic character of these buildings, while the owners complete an adaptive reuse project. Historic Denver will continue to work with the owners to protect these buildings and ensure they maintain a presence in the community for generations to come. 🌿

Meet the Donor

DARIA CASTIGLIONE:
PRESERVING AND DEVELOPING IN THE CAPITOL
HILL NEIGHBORHOOD



When Daria Castiglione arrived in Denver in the late 1980s to work on her Master’s in Public Administration she was naturally drawn to the atmosphere, architecture and people of Capitol Hill. At that time the neighborhood was replete with many grand but dilapidated apartment buildings from the early 20th century. These structures, with their classic details, solid bones and elegant proportions, called to her and thus she began a 30 year detour into rescuing and remodeling historic structures. Castle Lion Development was formed in 1994 and its first project was the historic Beers Residences at 1261 Pennsylvania.

Castle Lion’s most ambitious project, The Bartholomew at 1352 Pennsylvania, was designed to be a blend of old world charm and luxurious contemporary living. Named in honor of her father, the six unit building was completed in 2005. This building filled an underutilized lot next to the Molly Brown House Museum – the original residential structure had been demolished several decades prior. For her project, Castiglione was presented with the inaugural Capitol Hill United Neighborhood award for “Notable Contribution by a Property Developer Committed to Preservation of Neighborhood Character.”

Today, as a seasoned developer, Castiglione sees preservation as more important than ever especially during the current gold rush building boom happening in Denver. Many great buildings fall in a grey area, as significant architectural examples that are unprotected by historic districts or designation. “I believe and support historic preservation. Too much is lost, both socially and historically, when you lose good buildings. They give context.” Castiglione says. “As a society, you need to know where you have been to know where you are going. There is nothing more wonderful for me than to walk through the neighborhood and see 12 decades of the different ways that people lived. Each decade says something about what was important to the people of that time.”

“As a resident, developer and historic preservationist, I love living in the presence of the Molly Brown House – Historic Denver’s line in the sand that inspired so many important structures to be saved in Central Denver.” 🌿

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2015 ANNUAL REPORT

2015 certainly lived up to its potential as a “boom year,” both for the city and for Historic Denver. Our organization’s growth cycle is driven by our donors and friends, who are generously supporting our Capital & Capacity Building Campaign and dedicating time, energy and passion to ensure that historic places remain front and center in Denver.

The city’s growth is fueled by a growing population, and the increasing desirability of our city, is driven by our great climate, authentic character, and livability. In 2015 the City of Denver processed more building permits than ever, beating the pre-recession record set in 2007. This increased number of permits meant more construction and renovation, but also more demolition, keeping Historic Denver busier than ever. 2015 included some challenging moments as the desire to preserve historic places, and buildings we might consider “back-ground” buildings at first glance, were lost, their absence now glaring. The silver lining? A renewed passion among residents who value historic places in our community. As Historic Denver’s membership grows, more neighborhoods pursue historic district status or other change-management strategies, and more and more property owners embrace preservation.

Two notable successes are on track to be realized this summer. First, through Historic Denver action that included direct contact with the property owners and neighborhood engagement, we were able to save 1899 York, a 1906 Manning and Wagner home that faces City Park’s western edge. After listening to Historic Denver and considering various options, the owners who first planned to demolish and redevelop the property decided to sell it instead. The new owner received a local landmark designation for the property on June 27th, and has plans for a major restoration. In 2015, Historic Denver was also overwhelmed by the community support for the preservation of the Tavern Uptown Building at 17th and Pearl. This 116-year old commercial building defines the 17th Avenue experience and plays a critical role in creating a pedestrian-friendly, place-making role in the popular “restaurant row.” When more than 1,700 people signed our petition to save the building, the new owner and developer quickly responded, and set a new tone for cooperative preservation problem-solving. A redesigned project now includes both the historic building and a new development, pending the adoption of new zoning supported by Historic Denver and the neighborhood.

In 2015 we were also proud to kick off our first-ever Action Fund projects. With several neighborhoods responding, Historic Denver’s selection committee chose two outstanding community-driven efforts in which to invest Historic Denver dollars and technical assistance. The first is an effort to create Park Hill’s first local historic district. Historic Denver’s investment is providing the resources for robust neighborhood outreach, research and documentation, and ultimately the submission of an application that has the potential to protect a wide and diverse array of homes in the neighborhood’s oldest subdivision. The second selected project will survey and support planning efforts for West Highland, a neighborhood that has seen dramatic change over the last decade. The 2016 Action Fund application process is now open, and Historic Denver is welcoming proposals for other neighborhoods seeking to honor their unique character.

Capital improvements at the Molly Brown House also got underway during 2015, and despite construction detours, the Museum welcomed a record number of visitors wanting to engage with the home’s history, architecture and compelling interpretation of Margaret Brown’s life. By the end of the year, thousands of visitors’ feet walked across a newly restored front porch, with carefully matched sandstone replacements to long-deteriorated balusters. Even the Museum’s famous lions got new bases. By 2017 the home will again reflect its full 19th century glory.

We are grateful to all those who have supported our work and who believe in our mission and we look forward to continued effort on behalf of the places you love.

Annie Levinsky,
Executive Director



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The Museum offered free and reduced programming to 2,500 students from the Five SCFD counties.

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In 2015 Historic Denver accepted three new façade easements, bringing the total to 65.

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We will be installing 60,000 new tiles onto the front porch of the Molly Brown House during its restoration.

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We have raised 90% of our Capital Campaign goal of \$2 million dollars.

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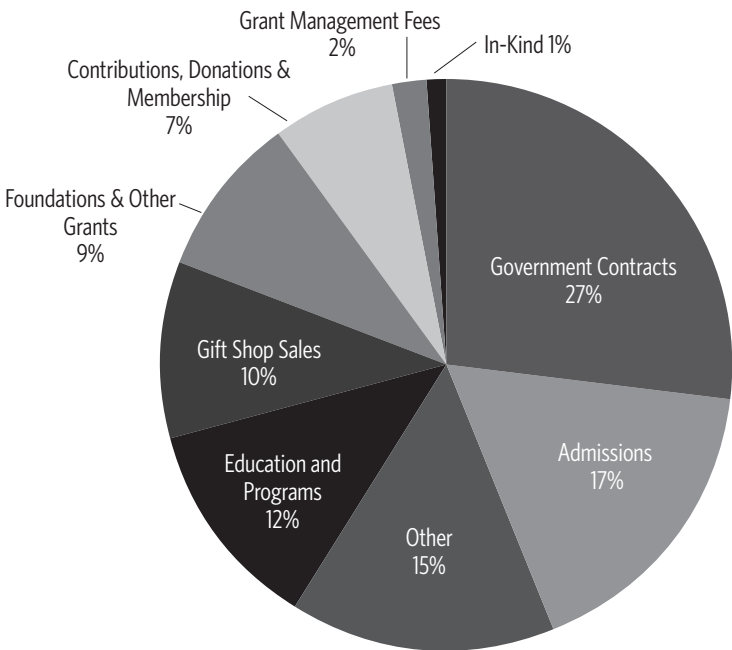
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Discover Denver surveyed 1200 buildings in the Jefferson Park and Globeville neighborhoods in 2015.

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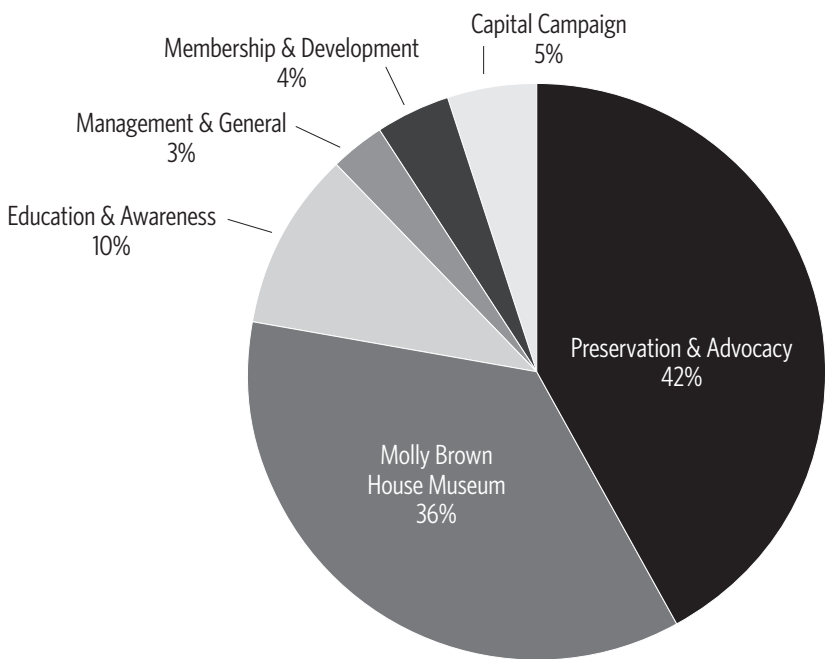
2015 STATEMENT OF ACTIVITIES

2015 REVENUE BY CATEGORY



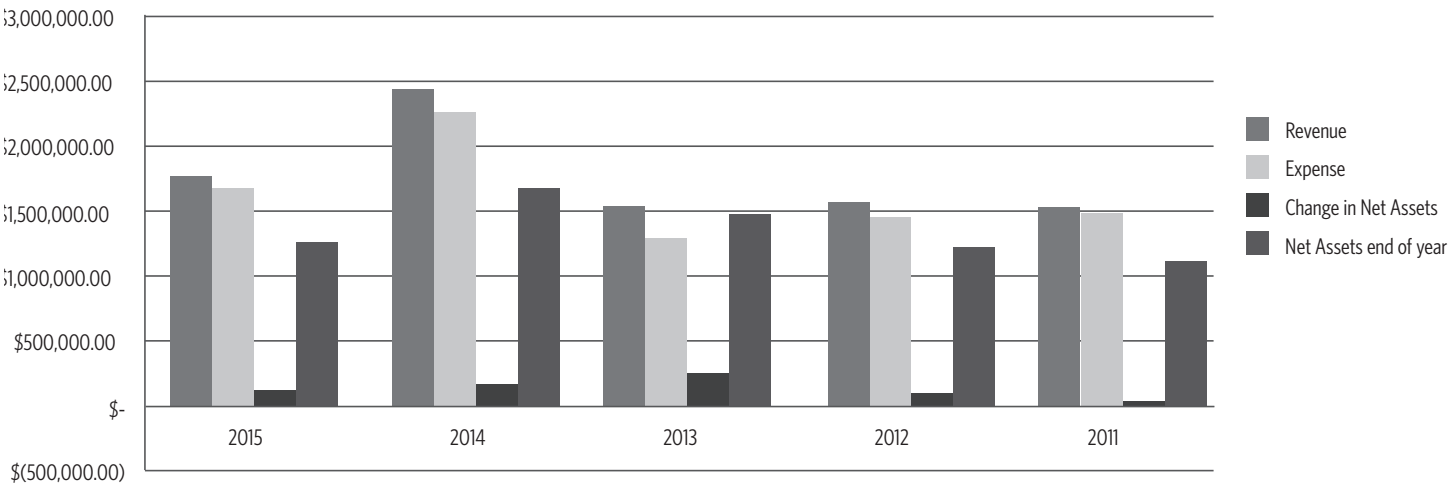
Government Contracts	\$ 473,682	27%
Contributions, Donations & Membership	126,029	7%
Admissions	305,657	17%
Education and Programs	212,281	12%
Foundations and Grants	156,351	9%
Gift Shop Sales	181,585	10%
Grant Management Fees	31,864	2%
Other	257,063	15%
In-Kind Donations	26,194	1%
	1,770,706	

2015 EXPENSES BY CATEGORY



Preservation and Advocacy	\$ 699,954	42%
Molly Brown House Museum	603,464	36%
Education and Awareness	165,344	10%
Management and General	52,821	3%
Membership and Development	68,828	4%
Capital Campaign	76,827	5%
	1,667,238	

5 YEAR SUMMARY



	2015	2014	2013	2012	2011
Revenue	\$1,770,706.00	\$2,461,059.00	\$1,555,510.00	\$1,585,135.00	\$1,541,414.00
Expense	\$1,667,238.00	\$2,278,662.00	\$1,293,070.00	\$1,473,082.00	\$1,496,668.00
Change in net assets	\$103,468.00	\$182,397.00	\$262,440.00	\$112,053.00	\$44,746.00
Net Assets end of year	\$1,243,859.00	\$1,683,388.00	\$1,500,991.00	\$1,238,551.00	\$1,126,498.00

STATEMENT OF ACTIVITIES

	Audited 2015			Audited 2014
	Unrestricted	Temporarily Restricted	Total	Total
Revenue and other support				
Government Contracts	\$ 473,682.00		\$ 473,682.00	\$ 1,113,808.00
Contributions/Support	87,874.00	\$ 337,952.00	425,826.00	451,037.00
Admissions	305,657.00		305,657.00	264,429.00
Education & Programs	212,281.00		212,281.00	202,041.00
Gift Shop Sales	181,585.00		181,585.00	170,914.00
Foundations & Other Grants	156,351.00	\$ 28,716.00	185,067.00	135,987.00
Grant Management Fees	31,864.00		31,864.00	70,449.00
Membership Income	38,155.00		38,155.00	-
Other	(219.00)		(219.00)	13,718.00
In-Kind	26,194.00		26,194.00	38,676.00
Net Assets Released from Restriction	257,282.00	(257,282.00)		
TOTAL REVENUE	\$ 1,770,706.00	\$ 109,386.00	\$ 1,880,092.00	\$ 2,461,059.00
Expense				
Preservation & Advocacy	699,954.00		699,954.00	1,255,886.00
Molly Brown House Museum	603,464.00		603,464.00	577,808.00
Education & Awareness	165,344.00		165,344.00	148,364.00
TOTAL PROGRAM SERVICES	1,468,762.00		1,468,762.00	1,982,058.00
Management & General	52,821.00		52,821.00	60,453.00
Membership & Development	68,828.00		68,828.00	66,312.00
Capital Campaign	76,827.00		76,827.00	169,839.00
TOTAL SUPPORTING SERVICES	1,667,238.00		1,667,238.00	2,278,662.00
TOTAL EXPENSE	1,667,238.00		1,667,238.00	2,278,662.00
Change in net assets	103,468.00	109,386.00	212,854.00	182,397.00
Net assets, beginning of the year	1,140,391.00	542,997.00	1,683,388.00	1,500,991.00
Net assets, end of the year	1,243,859.00	652,383.00	1,896,242.00	1,683,388.00

MOLLY BROWN HOUSE MUSEUM



J.J.'s Study, now on the first floor of the Molly Brown House, highlights the role of mining in the Brown's rise to prominence.

PERSONAL LETTER PROVIDES NEW INSIGHT AT THE MOLLY BROWN HOUSE MUSEUM

ANDREA MALCOMB, MUSEUM DIRECTOR

ON EVERY TOUR AT THE MOLLY BROWN HOUSE MUSEUM, our dedicated docents activate the spaces and objects located within Mrs. Brown's restored home to paint a picture of the Browns' life over one hundred years ago. These docents show how the story of Margaret "Molly" Brown exemplifies the ability of one person to effect tremendous change. In 2015, we again witnessed the ability of one person to change the course of history – or, in this case, the interpretation of Colorado's most popular house museum.

Arthur Leisenring owned Margaret Brown's house from 1956 – 1970 running it as the House of Lions Rooms – a boarding house. During the 1960s and 70s, Leisenring also collected documents and ephemera related to the famous woman and her home, bringing it all together in a scrapbook. In the fall of 2015, the Molly Brown House Museum received the donation of this scrapbook via his partner and friend. Items of interest in the scrapbook included a letter from Margaret and JJ's grandson, James Benziger, in which he recounts some of his mother Helen's memories of living in the house. The letter also contained a hand-drawn floor plan of the house done by Helen Brown Benziger. The Museum has recently had the Benziger letter and the floor plan conserved through Beth Heller Conservation LLC. This conservation effort removed these items from the non-archival scrapbook, and stripped the items of adhesive in order to stabilize and protect against further deterioration.

The Benziger letter and floor plan in the scrapbook are significant primary artifacts for the Museum's interpretation. Benziger said "[Helen] was quite pleased that we had seen the house and that is was in such excellent condition, I am enclosing the plan, which she drew from memory, which will let you know which room was which in the old days. Furthermore she says [sic] this to say:

The drawing room had an Aubusson carpet almost as big as the room and three fine copies of Canova marble statuettes, and Louis, and Louis XIV chairs and sofa; right smack was a loveseat where the seats were facing each other, not side by side; I never saw one like it again ... it was only used on grand occasions. Brother once cracked the top of a marble-topped table from Italy, and we both pretended we had no idea how it happened. The sitting-room behind the drawing room was furnished in black ebony that my parents brought back from the Orient, and there was a wide window-seat and many cushions; the walls were lined much higher than nayone [sic] could reach with bookcases. Actually there were no books in the so-called library, only my father's roll-top desk and a couple of tables and four enormous black leather chairs that swallowed me up when I was little. My father and Grandfather Tobin held their frequent pow-wows there on politics and the many other things they saw eye to eye on, and I was often third because I loved the chairs in that room when I was tired from playing, or when I had a good book.

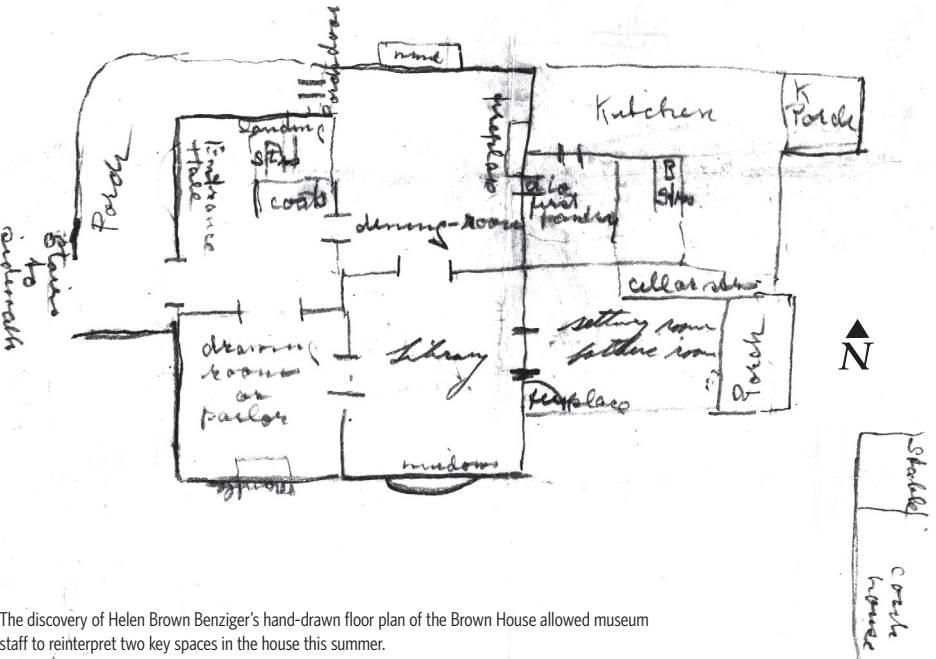
This letter provides us with a rare and fascinating personal account of the daily life of the Brown family and their activities in specific spaces of the house. Based upon these documents, Museum staff has reevaluated how we present several rooms in the

house and have recently made interpretive changes to what we historically have called the Family Parlor and J.J.'s Study. The only clue we have indicating what the Family Parlor looked like in Margaret's day is a glimpse of the room that can be seen in the original Library photograph from 1910. In the photo you can only see a few pieces of furniture, some tapestries, and a sunny, exposed brick porch addition.

In 1978, a partition wall was erected to separate the Family Parlor from the Library. This wall was retained after a 2003 restoration so that this space could be used to showcase rotating exhibits designed to educate visitors on the context of Margaret Brown's life and introduce issues such as women's equality, human rights and the politics of the Victorian Era. When restoration work began on the front porch last fall, it became necessary to remove this non-historic wall between the Library and Family Parlor to provide access to the house for our visitors.

Just after this wall came down, we fortuitously received the donation of the scrapbook, guiding our hand on how to integrate the Family Parlor space into the rest of the Museum's interpreted spaces. We have newly interpreted the room as J.J.'s Study based on Helen's recollection, moving all of the furniture from the second floor study. By having J.J.'s Study down on the first floor, J.J.'s achievements in mining and his place in the hierarchy of an upper-middle class family, even one with the outspoken Mrs. Brown, has a larger presence in the story being presented to visitors. This space will also support the Natural Resource Education Center in the soon-to-be renovated basement where we have been working with leaders in the mining industry, local scholars versed in Colorado and mining history, and innovators in the field of mining from the Colorado School of Mines.

By relocating J.J.'s Study down to the first floor of the Museum, staff was able to interpret the second floor space as a bedroom. For the last 35 years this room has been interpreted as a study for J.J. because it was common to find this style of wallpaper in smoking rooms and studies. However, a frequently asked question on the tours has always been, "Where did Larry sleep?" It has never been known which room Larry, the Brown's son, used. With J.J.'s study moved to the first floor, we now have a bedroom for Larry. Staff was able to pull from the collection to furnish the room, including a brass bed in storage and many trunks, toys, books, and other accessories befitting a growing lad. The dresser was acquired for the Museum from a private collection. It is a maple Eastlake style dresser with original Egyptian Revival brass handles and was purchased by the owner's grandfather at the Denver Dry Goods Department Store at



The discovery of Helen Brown Benziger's hand-drawn floor plan of the Brown House allowed museum staff to reinterpret two key spaces in the house this summer.

the turn of the 20th century where he was employed as a metalsmith.

This reinterpretation goes hand-in-hand with the capital restoration and repurposing of spaces happening at the Museum as a result of Historic Denver's *Investing in Action for the Places You Love* Capital and Capacity Building Campaign. Other spaces to be reinterpreted and opened to the public include the servants quarters located on the third floor as well as new spaces in the Museum's basement designed to provide natural resource and mining history, learning space, collections care, and additional visitor amenities. These newly reinterpreted spaces, and those still to come, allow the Museum to engage visitors with an enriched story reflecting the daily activities of everyone who lived in the home and reaffirm Margaret's role as a wife, mother, and caregiver as well as activist and philanthropist. Her passion to help was her most effective tool to champion a cause. And the passion and action of those involved in saving the Molly Brown House and preserving Margaret's legacy can also further inspire our visitors to be similar forces of change. Learn more about these changes by visiting the Museum, attending an event, or participate in the campaign by contacting Historic Denver! ❁

NOTABLE HOMES FOR SALE

1790 FOREST PARKWAY



The Tudor-style home at 1790 Forest Parkway was constructed in 1931 with unique Art Deco details on the interior. The home was designed by Charles Gilbert Jaka, the architect famous for his work on the Art Deco Cruise Room bar in the Oxford Hotel. During construction, Jaka hired Swedish Master Craftsmen craft beautiful, one-of-a-kind floral designs, inlaid in the home's staircase banister and cabinetry. This botanical theme carries over into the living room where, through a process known as raised embossing plasterwork, Jaka added interest and texture to the walls in an elegant pattern

of leaves and petals. The home's turret includes a winding staircase and ornate banister with wood inlays that depict a rosebud opening stair by stair until fully blossomed at the top of the staircase. 1790 Forest Parkway, with its historical details and unique features running throughout the home, is a hidden gem in Park Hill! List price: \$1,900,000

For more information please contact:
Dee Chirafisi, 303-881-6312, DeeC@KentwoodCity.com; or
Brent Jones, 720-732-1525, Brent@KentwoodCity.com

1320 RACE STREET



This stunning historic home located at 1320 Race Street is 1 of 2 architectural works designed by architect Harry T.E. Wendell still in existence in Denver. The dramatic arches are reminiscent of the romantic Italian Renaissance revival style of architecture seen in Europe. Constructed in 1894 the home has undergone numerous transformations. The current owner Carl Jeritts has brought the home back to its full grandeur. Some of the historic details brought back to life include the entry way that has a tile mosaic painstakingly uncovered and restored. Also, the original crystal chandeliers were restored and

repaired, which proved to be a delicate process.

This beautiful home affectionately known as the pineapple home for the welcoming statuary of the pineapples at the front gate, has been brought back to life. The restoration work completed is the perfect blend of the past but with all the necessities of today's selective home owner.

Listing Price: \$1,249,000
For more information please contact:
Liz Richards, Liz@KentwoodCity.com, 303-956-2962; or
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CONTINUED FROM PAGE 1




The ULI study was further supported by the outcomes of the 16th Street Mall planning process, a robust and transparent public process that took place in 2009-10, co-chaired by Bill James, Bob Kochevar and Bruce James. This process included a detailed technical assessment of the mall's infrastructure, where a Steering Committee of stakeholders and several expert consultants drilled into the details, assessing the mall and evaluating alternatives. More than 3,600 members of the public, including Historic Denver, participated in the effort. At the conclusion of this process there was wide consensus regarding the importance of the Mall's overall design, including the granite pavers, recognizing that the Mall is an irreplaceable legacy project. As a direct result of that two year public process, the Mall's three leading stakeholders – RTD, the City, and the Downtown Denver Partnership – committed to a rehabilitation plan for the Mall.

Unfortunately, the RTD Board of Directors has instructed RTD staff to seriously reconsider the previous plan to rehabilitate the Mall and to instead move forward with a proposal to replace the granite pavers with concrete in order to reduce on-going maintenance costs caused by the significant wear and tear on the transit-ways in particular.

This seemingly abrupt decision to return to a concrete alternative for the Mall is contradictory to all the previous studies and recommendations, both public and private, and comes at an especially awkward time. It follows an almost two year committee process, of which Historic Denver was a part, to begin the rehabilitation process of the Mall. Started in 2013, this project intended to rehabilitate two and a half blocks of the Mall while also upgrading the neighboring intersections. In a parallel process, the Gehl study began in 2015 and has continued this year. Their final report, *16th Street Mall: Small Steps Towards Big Change*, recommends the approach of "measure, test, and refine" for the Mall in order to show incremental improvements over the short, middle, and long-term. The recommendations of the report are aimed at providing different experiences along the mall, new transportation choices, lively edges between public and private space, and wider investment. The process would test improvements and either reject, refine, or permanently adopt them, being careful to avoid any major changes (like the one that RTD proposes) that later prove to be unsuccessful.

Historic Denver supports the careful analysis going on now to understand the Mall's challenges, and remains open to a variety of possible modifications and creative solutions to solve both physical, environmental and social concerns. However, we remain steadfast in our assertion that the mall's three essential components, the granite pavers, the light fixtures and the trees, are historically and architecturally significant and give the space a sense of quality that will be very difficult to replicate. We have urged RTD to slow down their plans to pursue concrete, and believe that no decision about the Mall's materiality should be made until the holistic study of the mall is complete and the community has a full sense of the choices that will need to be made. ❁

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

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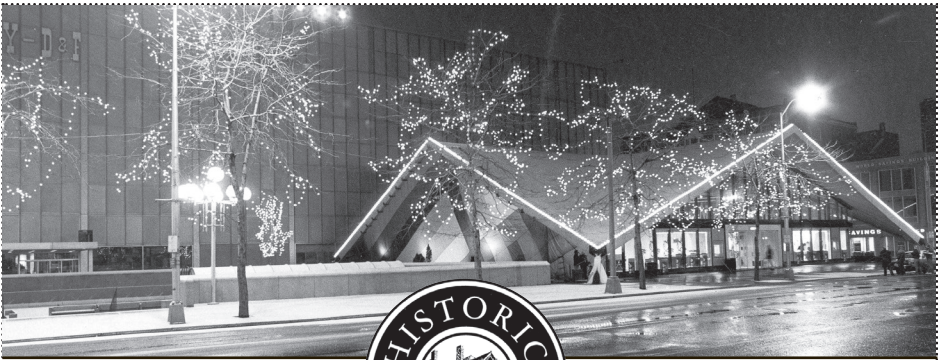
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VIP Associate ~ \$125; Senior ~ \$110

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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.



SATURDAY, AUGUST 6

THE AFTERLIFE OF
MARGARET BROWN
A GUIDED EXPLORATION OF
THE HAUNTINGS AT THE
HOUSE OF LIONS

8:00 pm – 12:00 am \$79 Admission
\$129 Admission + Intimate Spirit Gallery
Reading
Molly Brown House Museum
1340 Pennsylvania Street

What happens when the lights go out? Does Margaret Brown still inhabit this house? Join us on this cold, dark night as we welcome Chris Moon and Paulette “Mamma” Moon, along with Windy Lucero—world-renowned psychic mediums and paranormal researchers, who will take us beyond the earthly realm. Discover what spirits inhabit the historic Molly Brown House during an intimate evening of paranormal investigation. Proceeds from this event will support the stewardship of Margaret’s home and is sponsored by Capitol Hill Ghost Tours. Suitable for ages 16 and up.



THURSDAY, AUGUST 18 THIRSTY THURSDAYS

A YOUNG PROFESSIONALS GROUP
GREAT GATSBY GARDEN PARTY
6:00 –8:00 pm \$15
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. Join Gatsby, Daisy, and Nick in an opulent garden party that could only be thrown by Jay Gatsby. Meet characters from the novel, dance to music from the jazz age, and indulge in the extravagance of the 1920s. Wear your best flapper dress and ritziest suit and get ready to be the cat’s meow as you sip on cocktails from Feisty Spirits. For ages 21-45, must be 21+ to attend.



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To discuss your membership or upgrade contact Sigri Strand at ssstrand@historicdenver.org or 303-534-5288 ext. 7.

SUNDAY, SEPTEMBER 11 PARK HILL HOME TOUR

11:00am – 5:00pm

This year is the 38th Annual Home Tour & Street Fair, which is the single largest fundraiser for Greater Park Hill Community, Inc. (GPHC). Along the tour, stop by the Street Fair on Forest Parkway between Montview Boulevard and 17th Avenue for a bite to eat and a refreshing drink while visiting with some of your friends and neighbors.

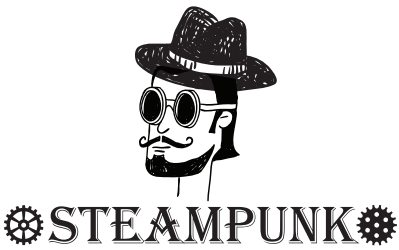
SEPTEMBER 14 SHEEDY MANSION TOUR – ALL MEMBER ACCESS

6:00 pm

Current members of Historic Denver are invited to tour one of the grand mansions on Millionaire’s Row in Capitol Hill – The Sheedy Mansion. This 1892 mansion was constructed for Dennis Sheedy at a cost of \$80,000 with no expenses spared! On this exclusive tour for Members you will have a chance to explore the interior of the mansion on every floor, accompanied by Historic Denver Walking Tour docents along with the owners of the building.

Stay tuned to your email, mail, and facebook for an official invitation on how to RSVP to this exclusive Member Tour.

RSVP required.



SATURDAY,
SEPTEMBER 24
STEAMPUNK HAT WORKSHOP
1:00 – 3:00pm \$49
Molly Brown House Museum
1340 Pennsylvania Street

Gears, goggles, and gadgets - let’s add a little steampunk to our hats this year! Design your own fantastical head topper using the provided accoutrements. You bring a sense of adventure, we’ll bring the gears and goodies! Suitable for ages 12 and up.

VICTORIAN HORRORS

Oct. 14-15, 21-22, 28-29

VICTORIAN HORRORS
\$16-\$19
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.

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