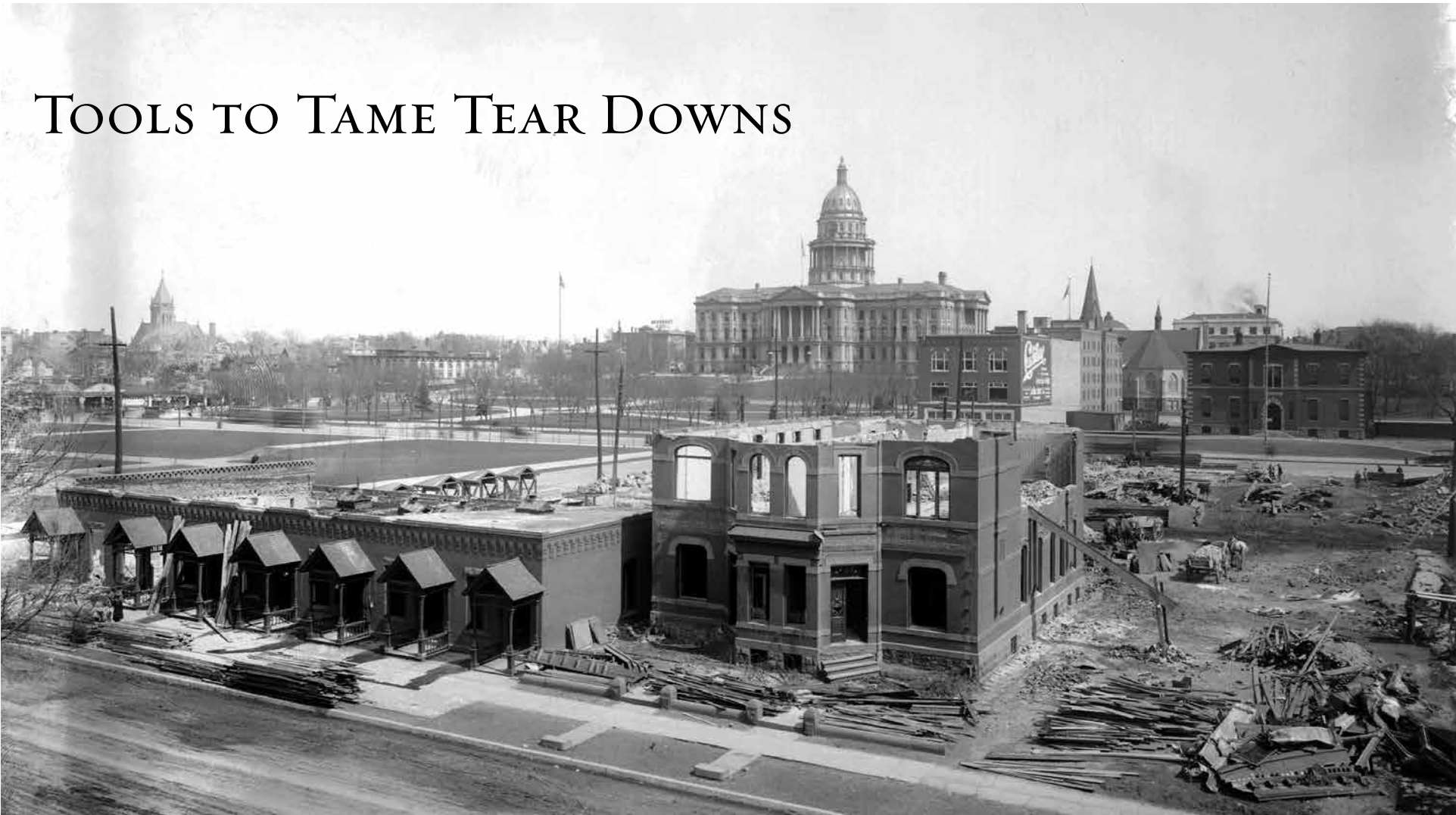


HISTORIC DENVER NEWS

EST. 1970 + VOLUME 46 + NUMBER 1 + WINTER 2017



When these homes were demolished to make way for Civic Center between 1916 and 1918, the materials were salvaged for reuse.
Photo Credit: Western History Department, Denver Public Library.

BY ANNIE LEVINSKY, EXECUTIVE DIRECTOR &
BECCA DIERSCHOW, PRESERVATION AND RESEARCH COORDINATOR

Recent preservation controversies in Denver, including the November debate over the fate of the childhood home of architect brothers Burnham and Merrill Hoyt, paint a stark picture of the options for historic buildings. The only choice seemed to be demolition or historic designation. But what if there were other options, other tools to encourage the retention of buildings that mark our shared stories and form the backbone of our neighborhoods? To kick off Historic Denver’s 2017 re:Denver series we’re exploring new tools that address existing buildings, density and growth, environmental sustainability and the character of our city. In cities across the country preservationists, city planners and urbanists are advocating for tools that can help tame the tear-down trend. Together, such policies give communities a range of tools to protect the character of neighborhoods while encouraging thoughtful change and growth, moving the conversation beyond the diametric “demolition or designation” paradigm.

DEMOLITION IMPACT & DECONSTRUCTION ORDINANCES

In many cities, including Denver, the demolition of historic buildings is often the go-to way to begin a development project, and despite a few high profile controversies over historic buildings, it is generally a path of little resistance. In fact, in 2016 alone more than 750 demolition permits were issued by the city of Denver. Multiply that over the last decade and the number becomes 4,200. Demolition, which is perceived as a relatively low cost option, takes a heavy toll on our municipal resources. A study from the Northwest Economic Research Center, titled the *Economics of Residential Building Deconstruction*, noted “much of a demolition’s cost is not captured by its price tag, and is instead borne by parties uninvolved in a given construction project.” The same study demonstrated that a 1,400 square foot single family home will produce about 42 tons of debris. The Environmental

Protection Agency places that number even higher – at almost 80 tons of debris. These numbers become staggering when multiplied by the demolition statistics in Denver over the last ten years.

While most preservationists can chime in with a “the greenest building is the one already built” by rote, the phrase rings true on several levels. Not only does demolition cut short the useful life of materials like brick and old-growth timber, but often the buildings that replace our historic stock have a much shorter life span, and their raw materials require intensive methods of extraction that take an on-going toll. As Tom Mayes, Deputy General Counsel at the National Trust for Historic Preservation put it recently, demolition is a “double whammy... the result is an unsustainable cycle of construction, demolition and reconstruction.”

To prevent all this debris from ending up in the landfill, many municipalities across the United States, from Boulder to San Diego, have implemented building materials or demolition recycling ordinances that require a percentage of the demolition debris be recycled. Such requirements prevent valuable and reusable materials from ending up in the landfill, which also alleviate stress on municipal waste streams. In Boulder, where construction and demolition materials make up an estimated 36% of the “waste” the county discards each year, the city implemented a Green Building and Green Points program. The program lays out various ways a builder or developer can earn “points” related to sustainability measures. The points are necessary to earn a building permit. In cases of demolition the points program requires 50% of this material be recycled, and in the case of deconstruction, which can earn even more points, 65% of the materials, by weight, much be diverted from the landfill.

Development or demolition impact fees are also tools that can work in tandem to reflect the true cost that demolition has on our municipal resources. In addition to its building recycling requirements, Boulder has instituted a demolition impact fee to disincentivize the demolition of historically significant properties. In order to

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FROM THE DIRECTOR



Photo: Havey Productions

In 2017 we will celebrate the 50th anniversary of the City of Denver’s Preservation Ordinance. The ordinance, which established the Denver Landmark Commission and our process for designating and protecting local landmarks and historic districts, passed one year after the watershed National Historic Preservation Act, which created the National Register of Historic Places and encouraged local governments to create companion programs and policies. Our city’s first designated historic district was Larimer Square, the most iconic block in Denver. Other early landmarks included the Molly Brown House, Civic Center, and the Croke-Patterson-Campbell Mansion, now the Patterson Inn. While it can seem easy to take these places for granted today, it is also important to remind ourselves that without the vision of residents and leaders fifty years ago many of these places would have been lost.

Imagine Denver in 1967. A post-war economic boom, fueled by new industries and federal agencies locating in the metro-area, brought newcomers to the city, but many of them chose to live in newly-built homes in the city’s outskirts and rapidly growing suburbs. The streetcar system, which had directed and shaped growth in Denver’s neighborhoods, stopped service in 1950 and the sharp rise in the number of commuters drove demand for parking, which was the first enemy of Denver’s historic downtown. Urban renewal trends of the decade favored a “blight clearance” strategy that scraped entire blocks of the center city, leaving them vacant and ready for development – development that in many cases didn’t materialize for another generation or two. At the same time our city’s preservation ordinance was developed, citizens witnessed the demolition of the Tabor Opera House, the May D & F store, the original round house at Burnham Yards and so many more places that were beloved by locals.

In the midst of this difficult climate, local preservationists formed a movement, spending the next five decades advocating for more than fifty additional historic districts and nearly

350 individual landmarks. The original ordinance evolved, was amended, and gradually grew more robust. In its earlier iterations it could not save the Moffat Mansion from the wrecking ball, and even the National Register listed and locally designated Central Bank Building fell victim to a speculative real estate deal gone wrong. These losses demonstrated that preservation tools can always be improved.

Why remember these stories? So that we aren’t doomed to repeat them. When a preservation disagreement occurs, when the best path forward for a historic building is unclear or when frustrations over demolitions boil over and differing values compete, it is helpful to know that the city has grappled with these issues before. Certainly not every time, but many times, Denver has chosen preservation, honored its importance to our city’s character and quality of life, and found creative ways to ensure the survival of historic places and capitalize on their potential to reinvigorate our city.

In fact, Denver has been a national preservation leader. Collaborations between Historic Denver, the Landmark Commission, the National Trust for Historic Preservation, neighborhood groups, civic leaders and property owners have resulted in innovative projects and policies. For example, the designation of Lower Downtown with special design guidelines and greater emphasis on the pedestrian scale became a case study for successful urban revitalization, lauded by cities across the country who wanted to do the same to their own downtown cores. Our Downtown Historic District was the first non-contiguous district of its kind, designed specifically to protect forty-three special downtown buildings while welcoming significant, dense and multi-story development. Preservation was among the top considerations when Lowry Airforce Base closed, and the historic buildings at the base helped form the backbone of a new neighborhood plan that could honor the past and provide new housing, offices, and mixed-use

spaces for a growing city.

What are our opportunities to innovate today? What other tools do we need as a city to remain unique, vibrant, diverse and resilient? Can we identify and develop new tools that can relieve the great pressure we put on our preservation ordinance to protect all the places that matter?

These are the kinds of questions we hope to explore in our 2017 re:Denver series, which will feature forums about deconstruction ordinances and adaptive reuse ordinances that shift the paradigm away from demolition or designation, cultural heritage and intangible heritage, parking and preservation, and much more. We hope you will join us on the third Tuesday of January, March, May, July, September, and November.

Fifty years ago, Denver helped to pioneer preservation through the early adoption of a local preservation ordinance. Historic Denver hopes to build on this legacy by identifying and advocating for policies and programs that save the soul of our city.

Annie Levinsky
Executive Director
Historic Denver, Inc.



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PRESERVATION BRIEFS

2016 ACTION FUND WINNERS ANNOUNCED

Historic Denver's Action Fund, now in its second year, recently selected three projects throughout Denver designed to catalyze innovative neighborhood and community efforts that enhance the city's unique identity, promote and maintain authentic character, and honor cultural heritage as reflected in the built environment.

The first project will partner with the Curtis Park neighborhood association to upgrade and expand content on the existing Curtis Park Neighbors, Inc. website. These updates will help neighborhood residents understand how to care for their historic buildings, plan additions, ADUs, and improvement projects, and guide them through the Design Review process. The information will be geared toward helping new and existing property owners and residents obtain useful historic preservation information customized for the Curtis Park Historic Districts. This information will be presented in a user friendly, easy to navigate, and highly visual format.

The second project will work with the La Alma – Lincoln Park neighborhood to document the historical significance and architectural character of one of Denver's oldest and off-neglected neighborhoods. La Alma-Lincoln Park has been a home to immigrants and the industrious from its earliest days, and much of the area retains its turn-of-the-century structures, which reveal Denver's origins and speak to the narrative of the working class communities that helped build the city. These neighborhood buildings were homes and businesses close to the jobs provided by the Denver and Rio Grande Railroad Shops, and the mills, breweries, warehouses, and factories that followed. In the 1960s, La Alma was ground zero for the Chicano liberation movement, and, with the Santa Fe Arts District as the neighborhood's Main Street, it remains a showplace for Denver's diverse culture.

The final project will be in the River North Art District. This project will add historic street names to existing street signs as a smaller pedestrian-scaled medalion. These signs will strengthen the relationship between past and present in a rapidly changing part of the city, spurring curiosity in the built environment and serving as a reminder of those who came before us. Telling these stories will not only create a sense of neighborhood pride in the past but portray that the neighborhood has always been a hub of innovation with a western pioneering spirit.

Historic Denver's Action Fund program is a product of our recently completed Investing in Action for the Places You Love capital and capacity building campaign. Projects are selected through an annual competitive application process. Applications for the program are opened in July and due September 1st. Visit www.historicdenver.org/resources/action-fund for more information.

TWO STATE HISTORICAL FUND GRANTS COMPLETED

CHURCH IN THE CITY – BETH HAMEDROSH HAGODOL – 1580 GAYLORD STREET

With the completion of some major repointing and masonry cleaning on the exterior of the Church in the City building at 1580 Gaylord Street, the exterior of the building is finally catching up to the level of polish already present on the interior. Rocky Mountain Building Restoration and Hord Coplan Macht Architects were able to revive the look and functionality of the exterior masonry thanks to a grant provided by the State Historical Fund and managed by Historic Denver.

Originally a synagogue, Beth HaMedrosh Hagodol was completed in 1921. Newspapers at the time described the building as having on the main floor a double-height 1,500-seat auditorium with lovely stained glass windows of muted colors and interior decorative stenciling to match. The ground floor featured a ballroom, a large kitchen with pantries, a rabbi's study, and two "retiring rooms." On the exterior, terra cotta Menorahs and Stars of David accented the predominantly red brick façades, with the main entrance on Gaylord Street made grand by two, double-height, terra cotta Ionic columns and a cornice inscribed with the congregation's name.

The Church in the City purchased the synagogue in 2008 after operating out of a nearby former grocery store at York and Colfax since 1991. A non-denominational Christian congregation, Church in the City has been actively restoring the building with its own resources and those of other grant funds for use as a neighborhood community anchor ever since. When they took possession, the former synagogue (whose congregation had moved elsewhere some two decades prior) was in terrible shape with massive amounts of pigeon waste, broken windows, graffiti, and water damage throughout the building. There have been over 10,000 hours of volunteer effort (in addition to professional services) to assist in bringing the building back to life on the



Beth HaMedrosh Hagodol in City Park West recently completed a large masonry restoration project with the support of Historic Denver and the State Historical Fund.

interior, but the work on the exterior had to wait for professional assistance.

The masonry was in poor repair due to neglect and deterioration during the nearly two decades of vacancy, as well as ill-conceived repointing efforts undertaken by a previous owner. Several past efforts to repoint the mortar joints, all done prior to the possession of the building by Church in the City, created a patchwork effect on the building's elevations. The result left large patches of the masonry joints far more visually prominent than originally intended, and these same joints caused weakening integrity in surrounding bricks. The purpose of the recently completed work, therefore, was to restore the exterior masonry on all the critical areas of the historic synagogue.

Now that the exterior work is completed, the outside both fully protects and reflects the beauty on the interior.

PROVIDENCE HOUSE – SAYRE'S ALHAMBRA – 801 LOGAN STREET

Critical window restoration has just been completed on the north and east elevations of the Providence House at 801 Logan Street. Just kitty-corner from the Governor's Residence, the Alhambra House is full of exquisite detail in its own right, especially in its Moorish style windows with delicate two-toned stained glass transoms. These windows were in bad repair, however, especially on the areas on the north elevation where ice and water had caused wood rot and structural failure. The large north bay was the most critical, requiring bracing prior to restoration to protect against catastrophic loss.

The distinguished home at 801 Logan has been in use almost continuously as a residence or boarding house since it was constructed in 1892. The home was originally built for Hal Sayre, a true Colorado pioneer and experienced engineer. Sayre used his extensive skills and knowledge to make a name for himself during the gold rush of Colorado. In 1872 he moved to Denver, where he took up banking and became a prominent businessman in Denver society. While traveling in Spain, Sayre admired Alhambra Palace and was inspired to have his own 24-room mansion built. He hired the prominent architect Frank E Kidder for the project. This Moorish style mansion, with its elegant details and carefully chosen features, is a unique example of its type of residential design in Denver.

The non-profit, Providence Network, now operates the building with a mission to facilitate healing and self-sufficiency among impoverished men, women and families suffering from addiction, abuse and homelessness. The layout of the home lends itself perfectly to this purpose, with 18 bedrooms to house the many people served. Providence Network had invested what it could into regular and preventative maintenance, but this latest State Historical Fund grant was the first proactive effort to bring the windows back to functional beauty.

Historic Denver and the Providence Network went about selecting the architects, general contractor and stained glass contractor who were intimately familiar with the craftsmanship that went into constructing these windows, ensuring that they were repaired and restored with the same level of expertise. Heritage Window

CONTINUED ON PAGE 9

HISTORIC DENVER HONORS LEGACY DONORS

As Historic Denver enters its 47th year of commitment to enhancing the city’s unique identity through education, activism, and stewardship on behalf of Denver’s historic places, we also celebrate our donors and sponsors who are legacy Denver businesses.



Tom Coxhead, former Chair of Historic Denver’s Board of Trustees and Senior Vice President-Financial Advisor with RBC Wealth Management, presents a check to Annie Levinsky, at a recent event.

RBC WEALTH MANAGEMENT

RBC Wealth Management is a proud supporter of Historic Denver’s Capital Campaign. Former Historic Denver board chairman Tom Coxhead served on the Capital Campaign steering committee and provided valuable advice throughout the campaign. This year, RBC is celebrating 100 years delivering wealth management services to individuals, families, municipalities, communities and companies of all sizes. From 1916 to 2016, RBC Wealth Management has spread its roots from coast to coast, ranking as the world’s 5th largest wealth management firm based on assets under management. In addition to the relationships the company has formed over the decades, RBC’s team of financial advisors and support staff are active members, financial contributors and volunteers for countless organizations in their local communities including organizations supporting education, health and wellness, arts and culture, human services, civic initiatives and so much more.

SHERMAN & HOWARD

Law firm Sherman & Howard is celebrating 125 years in 2017, and has been a long-time supporter of Historic Denver, with several attorneys serving on the Board of Trustees over the years and providing in-kind legal services for our easement holdings and contract negotiations. Sherman & Howard is one of Denver’s oldest law firms, founded in 1892 by James H. Pershing. Pershing spent his first 18 years of practice in Denver as a sole practitioner with an office in the Equitable Building. From the outset, Pershing’s practice focused on real estate, a prosperous field on which to focus in the blossoming city. As time passed, Pershing also began to develop his practice toward investment securities law, with a special emphasis on municipal financing. As the firm grew, the company’s specialties expanded to include mining and corporation law, labor law, and estate and trust administration work.

Do you know a legacy business in Denver celebrating a milestone this year? Let us know! Email info@historicdenver.org with a short history of the business and we may run it in the next issue of *Historic Denver News*. ☘

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Walking Tour docents guided thousands of tour guests through the streets of Lower Downtown, Capitol Hill, and Larimer Square as part of the 2016 Historic Denver Walking Tour Program.

WALKING TOURS:
THIRD YEAR AND GOING STRONG!

The Historic Denver Walking Tours continued to grow in 2016, with nearly 2,000 tour guests and 950 hours volunteered by Historic Denver Docents. The Larimer Square Walking Tour joined the LoDo and Capitol Hill line-up of successful Walking Tours. Historic Denver was excited to expand our local partnerships with Larimer Associates and the Clock Tower Events space for the Larimer Square Walking Tour with exclusive access to the Daniels & Fisher Tower. This new tour was so popular that we held special holiday tours of the D & F Tower in December. If you missed out on any of the tours, including the Tower Tour, we will be hosting each of the tours again in the Spring of 2017. Tours run May through October, but we will be holding pre-season tour offerings starting in April. Stay tuned to our website for the official Walking Tour schedule and list of tour offerings at historicdenver.org ☘

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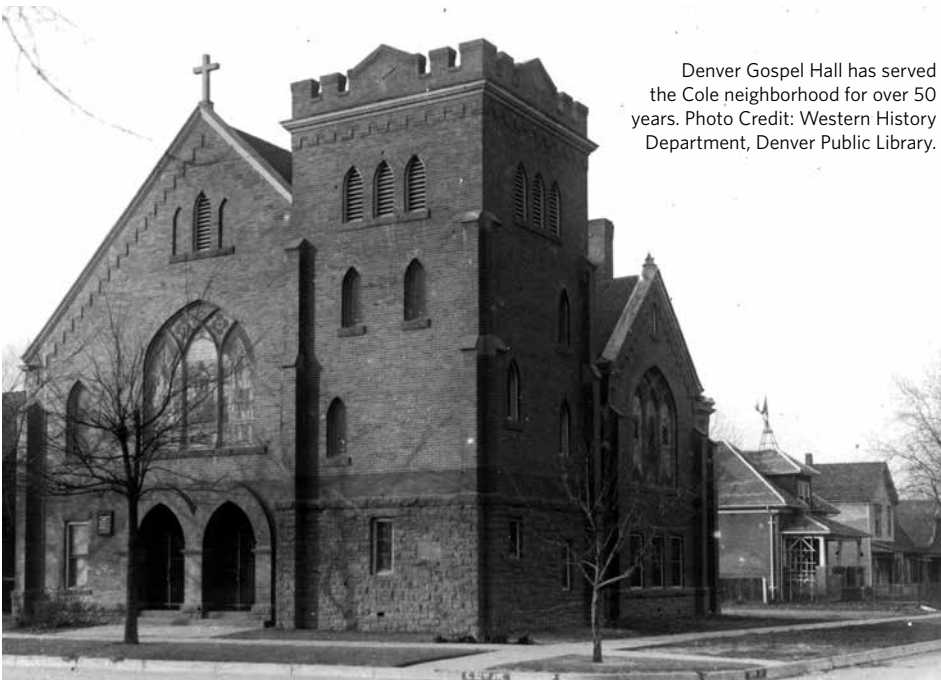
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SACRED LANDMARKS PROGRAM HELPS DENVER’S CHURCHES SHINE

BY BECCA DIERSCHOW, PRESERVATION AND RESEARCH COORDINATOR



Denver Gospel Hall has served the Cole neighborhood for over 50 years. Photo Credit: Western History Department, Denver Public Library.

When walking the streets of Denver’s many neighborhoods, it’s almost impossible to avoid passing a church, chapel, or synagogue. They can be massive and awe-inspiring, with stunning architectural features. They can be the ecclesiastical equivalent of a Craftsman bungalow – low slung, brick, solid. They can be airplane hangars, strip mall storefronts, or living rooms. All of these buildings, great or small, modest or elaborate, share something in common: a commitment to their community. Many churches run food banks, host after-school activities, or offer housing assistance, substance abuse counseling and other necessary services. Unfortunately, faced with dwindling numbers, maintaining both programming and building repair is increasingly difficult for many congregations. With ever-shrinking budgets, routine maintenance is often put off in an effort to keep programming robust. Denver’s historic churches face difficult decisions about budget priorities, but Historic Denver can help ensure these legacy congregations remain in their homes. Without their presence, the Denver community would lose valuable advocates for our most vulnerable populations and the sacred spaces that make our neighborhoods unique.

Historic Denver’s Sacred Landmarks program was founded in 2000 to help preserve Denver’s most venerable – and vulnerable – sacred spaces. In the 16 years the program has been active, Historic Denver has advised and assisted over 60 congregations, helping them protect their historic resources and ensuring their long-term preservation. The Sacred Landmarks program ensures that these congregations can continue their human services and neighborhood outreach. The health and human services these sites offer help to improve the lives of disadvantaged children, families and seniors. The preservation of these sacred sites is critical to the stability of their neighborhoods and the community at large. Through education, technical advice, and hands-on preservation assistance, Historic Denver is constantly working to ensure our congregations can stay in their buildings and continue their humanitarian work. We help churches research their history and apply for landmark designation, find preservation contractors, and apply for and manage State Historical Fund grants on their behalf for critical rehabilitation and restoration work.

Over the past few years, the Sacred Landmarks program has been working with congregations throughout the inner city. These projects range from large-scale masonry repair, to roof replacement, window rehabilitation, electrical work and weatherization. While each building and congregation is unique, they all benefit from the grant opportunities provided by the State Historical Fund, a program of History Colorado.

Our most recently completed project is at the Church of the Holy Redeemer in the Whittier neighborhood. This Gothic Revival church, designed by Fisher and Fisher, was built in 1910 for St. Stephen’s Episcopal Church. In 1931, the church transferred ownership to the Church of the Holy Redeemer. The active congregation of the Holy Redeemer has always been known as a diverse, inclusive and welcoming congregation. In 2007, Historic Denver helped the congregation to undertake a Historic Structures Assessment, funded by the State Historical Fund. Historic Structures Assessments are a vital tool for any large historic building, as they assess the overall condition of a building and lay out a recommended schedule of work (which can span several years). During the course of the Historic Structure Assessment and later intensive investigations, engineers discovered that the weight of the roof settling over the sanctuary of the church



The Church of the Holy Redeemer, in the Whittier neighborhood, recently completed a large rehabilitation program, supported by Historic Denver and the State Historical Fund. Photo Credit: Western History Department, Denver Public Library.

was causing the masonry walls to buckle outward. Armed with the knowledge of the building’s critical deficiencies, we moved forward with a grant to stabilize the bowing walls and perform masonry rehabilitation on two of the building’s facades. The project was complicated by the presence of a mural of the Virgin and Child in the sanctuary, painted by the renowned muralist Louise Emerson Ronnebeck. Together, Historic Denver, History Colorado and SlaterPaull Architects (now Hord Coplan Macht) worked together to find a solution that would protect the views of the mural while ensuring the long-term stability of the building.

Other congregations struggle with a more common enemy – water infiltration. At the First Church of Divine Science, the flat roof on their Neo-Classical building was in desperate need of a new roof. Built in 1922, the First Church of Divine Science, now known as the Althea Center, was Jacques Benedict’s first religious building commission completed in Colorado. The Neo-Classical design features classical elements that reflect the congregation’s philosophical origins. The preservation of these architectural elements is vital in order to honor the historical foundations of the denomination, but water infiltration was damaging interior walls and the richly detailed terra cotta entablature. In 2016, the Althea Center kicked off a capital campaign to raise the funds necessary to ensure the on-going preservation of their unique building. One piece of that campaign is a grant from the State Historical Fund for the replacement of the roof. Historic Denver is currently serving as grant administrator in the project, which is slated to start in the spring of 2017.

In the Cole neighborhood, the Denver Gospel Hall also faces water infiltration issues, but is eager to maintain their presence on the corner of Gilpin Street and Martin Luther King Blvd. Built between 1909 and 1923 for the Bethany Lutheran Church, this Gothic Revival building features a prominent corner tower and decorative brick and sandstone elements. Since 1965, it has been home to the Denver



The First Church of Divine Science, now known as the Althea Center, recently kicked off a capital campaign to ensure the preservation of their unique NeoClassical building.

Gospel Hall, who still own and maintain the church today. The Denver Gospel Hall seeks to be a place of hope in a neighborhood that has been shaken by an increase in gang violence and destabilizing development forces. The predominately African-American congregation connects to its community through a variety of activities, including tutoring programs for children and young adults, and outreach and support activities to the Veterans Administration Hospital and local prison populations. Their small congregation, however, has been unable to keep up with the maintenance needs of their historic building. Working with Historic Denver, church leaders proposed a project to tackle the building’s many issues from top to bottom, ensuring a weather-tight building envelope and halting further deterioration or further costly repairs. In addition to support for the physical preservation work that Historic Denver will provide to the Denver Gospel Hall, we will also lend support in developing a sustainable model for building use that can grow the congregation’s capacity to care for the building.

Historic Denver’s Sacred Places program has provided technical assistance and support to Denver’s churches for over 16 years and each year we add new congregations to our roster. Denver’s historic sacred spaces define our neighborhoods. Together, we can create a sense of place in our neighborhoods and ensure that the most vulnerable members of our community have access to valuable services and resources. For more information about Historic Denver’s Sacred Landmarks program and see highlights from our projects, visit our website at www.historicdenver.org/programs/sacredlandmarks ❁



46TH ANNUAL DINNER AND AWARDS PROGRAM

A SUCCESS!

On the evening of Wednesday, November 2nd, 2016 over 400 people joined Historic Denver to celebrate preservation in Denver for the 46th Annual Dinner and Awards Program at the Brown Palace Hotel and Spa. The program honored a diverse set of individuals and projects — including our newest award, the Re-Mix Award, honoring a successful mix of old and new architecture, given to The Backyard on Blake.

The highlights of the evening included a beautiful performance in the Main Lobby of the Brown Palace by Central City Opera singer Margaret Ozaki and Pianist Steven Aguilo-Arbues, as well as a memorial tribute to our recently departed Board Member, Larry Nelson. We launched a fruitful membership drive through Give By Cell, and announced the successful completion of our Capital Campaign.

The inspiring 2016 Community Preservation Awards video was shown at the dinner. Visit www.historicdenver.org/programs/annual-awards-dinner/ to view this video featuring interviews with the preservationists behind 2801 Welton Street, The Moffat Depot, the McNichols Building, 200 Block South Lincoln Street Historic District, the Joshel House and the Backyard on Blake. As well as moving profiles on our Individual Award Winners: Pamela Mahonchak, Sonia and Barry Danielsen, and David S. Cohen.



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MOLLY BROWN HOUSE MUSEUM

JAMES JOSEPH BROWN

BY ANDREA MALCOMB, DIRECTOR OF THE MOLLY BROWN HOUSE MUSEUM



J.J. Brown, miner, inventor and philanthropist in 1908.

As part of Historic Denver's *Investing in Action for the Places You Love* \$2 million capital campaign, the Molly Brown House Museum will soon be starting work on the Natural Resource Education Center to be located in the Museum's basement level. This project will capture additional space for student engagement, visitor amenities, curatorial workspace, and exhibits focusing on mining in Colorado and its role in Denver's history and Colorado's economy. The silver boom and subsequent bust of the late 1800s had a significant impact on Denver, but it was J.J. Brown's fortuitous gold strike in 1893 that sparked a new phase of mining in Colorado. Understanding J.J.'s story and the issues at play during his career will help visitors think critically and thoughtfully about today's natural resource development.

James Joseph 'J.J.' Brown (September 27, 1854–September 5, 1922), was an American mining engineer, inventor, and self-made member of fashionable 'society'. Born in Waymart, Pennsylvania, J.J.'s father, James Brown, was an Irish immigrant and his mother, Cecilia Palmer, was a school-teacher. He left home at the age of 23 lured by the riches in the West. He spent two years learning the mining trade before moving to Colorado where he tried his luck in Georgetown, Aspen, and Ashcroft. He spent another two years in the Aspen and Ashcroft area before moving to Alma, Fairplay, Red Cliff, and, finally, Leadville.

J.J. married Margaret Tobin on September 1, 1886 in Leadville's Catholic Annunciation Church. At the time of their marriage, J.J. was 31 and Margaret was 19. The Browns had two children, and settled in a two-bedroom house at 320 East Ninth Street in Leadville. Their first child Lawrence Palmer Brown, nicknamed Larry, was born on August 30, 1887. Their second child, Catherine Ellen Brown, nicknamed Helen, was born on July 22, 1889.

Although J.J. was not rich when he and Margaret married, he was ambitious, smart and charismatic. He quickly rose through the mining ranks to shift-boss and timberman. He was foreman of the Louisville Mine by the time he and Margaret met. By 1888 he was superintendent of the Henriette & Maid Consolidated Mining Company, at the time one of the most productive mines in the area. The Brown family came into great wealth when J.J.'s engineering efforts proved instrumental in the production of a substantial gold and copper seam at the Little Jonny mine of his employers, Ibex Mining Company.

When the Little Jonny mine opened, vast quantities of high-grade copper and gold were found. The grade of gold was so pure and the vein so wide that it was heralded as the world's richest gold strike. By October 29, 1893, the Little Jonny was shipping 135 tons of gold ore per day. The Ibex Company and its owners, including the Browns, became extraordinarily wealthy. In 1894, the Browns moved to Denver, Colorado, buying a \$30,000 Victorian mansion in Denver's wealthy Capitol Hill neighborhood. In 1897 they built a summer mansion, Avoca Lodge, in southwest Denver, near Bear Creek.

J.J. and Margaret were members of the Denver Country Club, and J.J. enjoyed the exclusive benefits of the Denver Athletic Club. They also loved theater and opera and had their own box at the Broadway Theater. J.J. was also philanthropic in his own way. In December of each year he presented the boys at St. Vincent's Orphan Asylum with Christmas gifts. Each boy received a suit coat, vest, trousers, undergarments, hat, and gloves – as well as something extra such as a pair of ice skates, a sled, or a yo-yo. J.J. reportedly felt that he owed these children something for the loss of their fathers in the mines.

J.J. traveled extensively—to New York, Pennsylvania, Florida, Arizona, California, and even Cuba and Mexico—to check up on his mining interests. From 1902 to 1903, the Browns went on a World Tour. After starting out in Europe, they continued on to India and Japan.

In 1909, after 23 years of marriage, J.J. and Margaret signed a separation agreement and went their separate ways. The settlement agreement gave Margaret a cash settlement and confirmed her possession of their Victorian home in Denver. She also received \$700 a month allowance to continue her travels and philanthropic activities. J.J. spent his time traveling between California and Arizona, where the warm climate helped him cope with his failing health. Although they never reconciled, J.J. and Margaret remained connected and cared for each other the rest of their lives. At the time of J.J.'s death in 1922, Margaret told newspapers, "I've never met a finer, bigger, more worthwhile man than J.J. Brown."

On September 5, 1922, J.J. died after suffering a series of heart attacks at a hospital in Nassau, New York, with his daughter, Helen, by his side. He died without a will, and it took 5 years of court battles between Margaret and her two children to settle the estate. Both J.J. and Margaret are buried in the Cemetery of the Holy Rood in Westbury, New York. ❀



J.J. Brown's childhood home in Pennsylvania.



The "Little Jonny" mine outside of Leadville, Colorado where J.J. Brown made his fortune.



Volunteers survey a building in the Park Hill neighborhood as part of the Discover Denver pilot phase.

DISCOVER DENVER – NEW WEBSITE AND VOLUNTEER TRAININGS

Historic Denver’s Discover Denver project is a citywide building survey focused on identifying the buildings that help tell Denver’s story. Some of the city’s buildings are well-known and associated with famous individuals or events, but most have stories still waiting to be discovered. Discover Denver recently launched a new website that invites users to share stories of Denver’s buildings.

The new site at discoverdenver.CO offers an interactive map that allows the user to post stories and background about specific buildings, including photos and documents. The map will feature photos and histories of some of the buildings Discover Denver has surveyed, alongside stories users have shared.

In addition, the site’s “Discoveries” section features findings and reports compiled from past survey areas, including midcentury modern buildings in Harvey Park, pre-war residences from Park Hill and Berkeley, and streetcar commercial districts in Globeville and Cole.

Volunteers play a significant role in Discover Denver, helping to document buildings, research building histories, and collect stories from members of the community. If you are interested in volunteering with Discover Denver, contact Beth Glandon at 303-534-5288 x3 for more information about how to get involved and to reserve a spot in one of the following upcoming trainings for new volunteers:

FIELD SURVEY VOLUNTEER TRAINING
January 21st (Saturday) - 9:30am - 1:00 pm

RESEARCH VOLUNTEER TRAINING
February 4th (Saturday) - 1:30pm - 4:30pm

FIELD SURVEY VOLUNTEER TRAINING
February 16th (Thursday) - 5:30pm - 8:30pm



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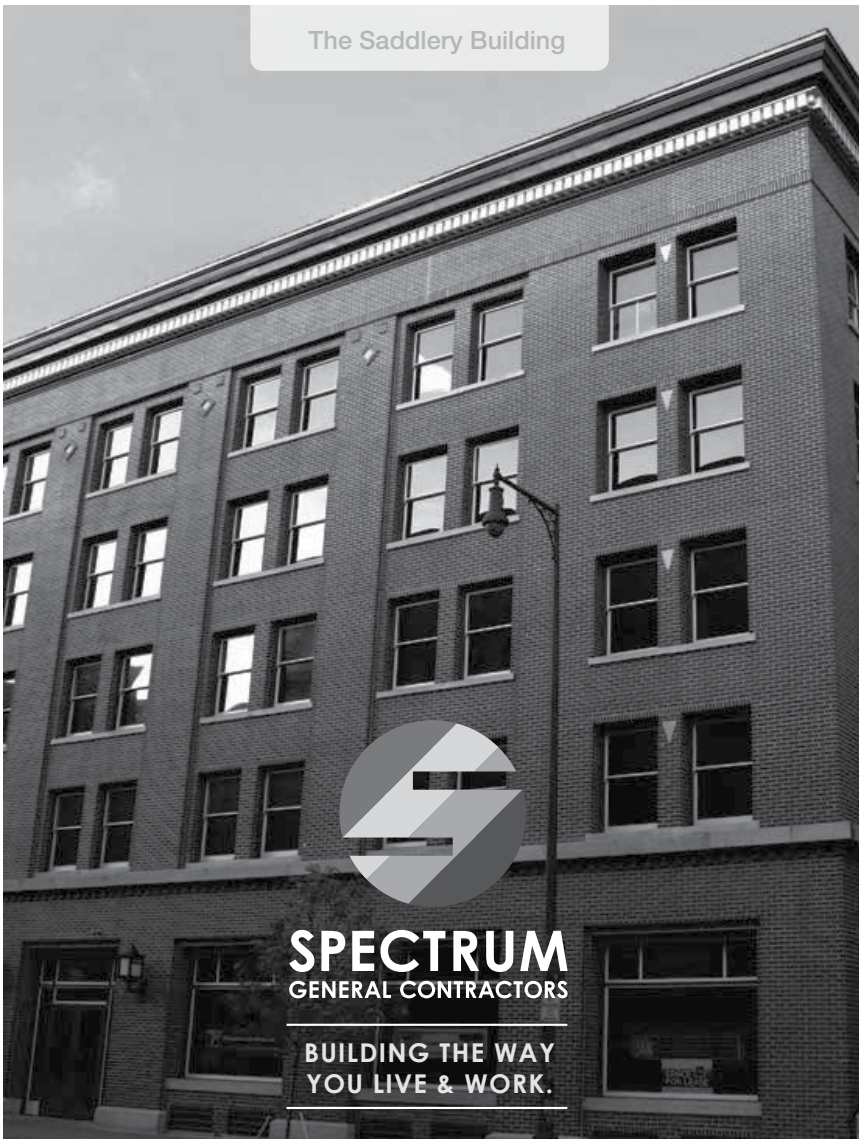
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CONTINUED FROM COVER

secure a demolition permit on a landmark-eligible structure, the property owner or developer must pay a fee of \$1,504. While this fee is typically a minor cost compared to other project expenses, it acknowledges that there is a cost, both financial and cultural, when a building is demolished, and we all share in that cost.

Portland, Oregon has gone a step beyond both these programs and the required recycling of just a portion of older homes during the demolition process. In July 2016, Portland City Council adopted a Deconstruction Ordinance, which requires all single and double family homes constructed before 1916, regardless of their designation or historic eligibility, be deconstructed and salvaged instead of demolished. Manual deconstruction of these buildings encourages the salvage of historic materials, preventing tons of debris from ending up in the landfill. While deconstruction is more expensive and labor intensive than demolition, builders may recoup the additional costs by selling or donating the materials, and the more labor intensive approach creates local jobs. As described by Portland Mayor Charlie Hales, “Our goal is to preserve neighborhood character and affordability by discouraging demolitions. But when buildings must come down, that work should still serve the public good. Taking apart buildings in a way that allows for salvaging valuable materials for reuse benefits our community, economy, and environment.”

CONSERVATION DISTRICTS

A second tool that is already gaining some traction in Denver is the Conservation Overlay. In November City Council passed the most recent overlay for the mid-century modern Krisana Park. This “customized zoning” is designed to preserve the neighborhood’s inherent character, but charts a middle ground between no protections and the full design review required by historic district designation. Other communities are also actively using this tool. In Los Angeles both conservation overlays and an “anti-mansionization” ordinance are limiting the size of new single-family homes in order to discourage the demolition of modest and affordably sized homes, and to mitigate the negative impact of large homes built adjacent to small homes. Preservation North Carolina has also taken up the mantra, focusing specifically on the importance of protecting modest homes and has even launched an initiative, Small House Love, to acknowledge the value in preserving smaller homes, not just for history’s sake, but in order to preserve affordability and diversity. As stated on their website, “retaining a mix of larger and smaller houses provides a broader assortment of household choices and incomes. An important index of a neighborhood’s diversity is the range of its home values. That range is lost when the small houses become large houses.” Conservation districts that limit the size of additions, or limit the size of a replacement structure to a certain percentage above the existing structure, can help neighborhoods preserve character, diversity and affordability, often without regulating demolition and without traditional historic designation.

ADAPTIVE REUSE ORDINANCES

Demolition and deconstruction policies can slow demolition and divert historic materials from the landfill, and conservation districts can help preserve character and affordability, but these tools do not address all the issues of density and the pressures of growth. An interesting tool for these issues is gaining momentum, the Adaptive Reuse Ordinance. Such ordinances, which can take varied forms depending on the municipality, incentivize the reuse of historic buildings – often into additional housing – by relaxing zoning regulations in areas such as parking minimums, density, size or number of units and use requirements. In Seattle, the Pike/Pine Conservation Overlay uses flexible zoning to encourage the reuse of buildings older than 75 years, and offers development bonuses in the form of additional flexibility or additional height to those who choose a preservation approach. While the aesthetic outcomes have been mixed, the concept is intriguing and presents



The demolition of homes throughout Denver’s historic neighborhoods impacts the character and affordability of the city.

a “carrot” rather than a “stick.” In Los Angeles an Adaptive Reuse Ordinance first adopted for downtown in 1999, and expanded into other areas in 2003, has produced significant results for both preservation and the creation of new housing. The ordinance provides for an expedited approval process for adaptive reuse projects. According to the City of Los Angeles, “the result has been the creation of several thousand new housing units, with thousands more in the development pipeline.” By framing a historic building as an integral and valuable part of a development site from the beginning it becomes an opportunity, rather than an obstacle. Adaptive reuse ordinances can preserve the character of a neighborhood while also welcoming growth.

Another novel approach to adding incremental density is the internal conversion of historic single-family homes into multiple units. Portland, Oregon is again serving as a policy pioneer in this arena, recently publishing a document titled “Residential Infill Project: Internal Conversion Report.” The report analyzes how four common home styles in Portland – the Foursquare, Tudor Revival, Bungalow and Ranch – could be sensitively converted to accommodate additional households without altering the character of an existing neighborhood. According to Restore Oregon, a statewide preservation non-profit, this idea provides an option for density and diverse development in highly sought after Portland neighborhoods. This type of conversion and reuse once happened organically in Denver’s inner-city neighborhoods, and with the rising popularity of multi-generation living and the construction of accessory dwelling units it is worth close study.

There is not a single solution that will reverse the tear-down trend in all neighborhoods. In some cases historic designation will still be the best and most appropriate option, but by adopting new policies and a diverse set of tools we can do more to honor and protect the neighborhoods and character that make Denver a great place to live, accommodate diverse and affordable housing options, and reduce our collective environmental impact. Historic Denver looks forward to exploring these ideas in depth in 2017, and we hope to see you at our free re:Denver forums, held on the third Tuesday of January, March, May, July, September, and November. ❁



PRESERVATION BRIEFS ~ CONTINUED FROM PAGE 3

Restoration and Watkins Stained Glass Studio were charged with this purpose with the assistance of Humphries Poli Architects. Now, with this work completed, Providence Network and Historic Denver are exploring the feasibility of tackling the many windows in need on the other two elevations. Soon, we hope, all of the home’s occupants will have equal access to operable and beautiful windows just like the lucky residents who now occupy the north and east side of Sayre’s Alhambra. ❁



Sayre’s Alhambra in the Capitol Hill neighborhood is now home to the Providence Network.

NOTABLE HOMES FOR SALE



THE HISTORIC ZANG MANSION

Completed in 1904, the Neo-Classical Revival Zang Mansion sits on the corner at 709 Clarkson Street in the East Seventh Avenue Historic District. Listed on the National Register of Historic Places and a local Denver landmark, this mansion is on the market again for just the third time in its 113 years. Designed by architect Frank C. Eberley, the property includes the 8400 square-foot, three-story house and a separate two-story carriage house. Adolf Zang commissioned the distinguished architect, Frank Eberley, to design this property with many exquisite features throughout. Notable features of this mansion, which remain in original condition, include exotic and elaborate wood carvings; a Tiffany glass chandelier; remarkable stained glass windows with Shakespearean themes; elaborate hand-painted ceilings; English-landscape motif tapestries; and beautifully hand-carved fireplaces. Adolf Zang was an accomplished businessman involved in many entrepreneurial enterprises including mining, brewing, the creation of the Oxford Hotel, and Lakeside Amusement Park. The Zang family remained in the home until 1949, when the home was sold to the Mormon Church as a mission house. Mary Rae of Distinctive Properties sold the property for the Mormon Church in 1977 to the current owners. The third owners of the mansion were Rod and Ruth Greiner. The Greiners founded the American Zang Foundation to promote and encourage academic and technical education for underprivileged students, as well as to teach economic management and foster personal financial responsibility for low-income families. Over the course of nearly 40 years of ownership, the Greiners served as impeccable stewards for this historic mansion, lovingly preserving it for future generations. Mary Rae is the broker for the sale of the Zang Mansion. Mary Rae is the broker for the sale of the Zang Mansion.

List Price: \$3.5 million
Mary Rae, Distinctive Properties
mary@maryrae.com • 303-916-9163

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

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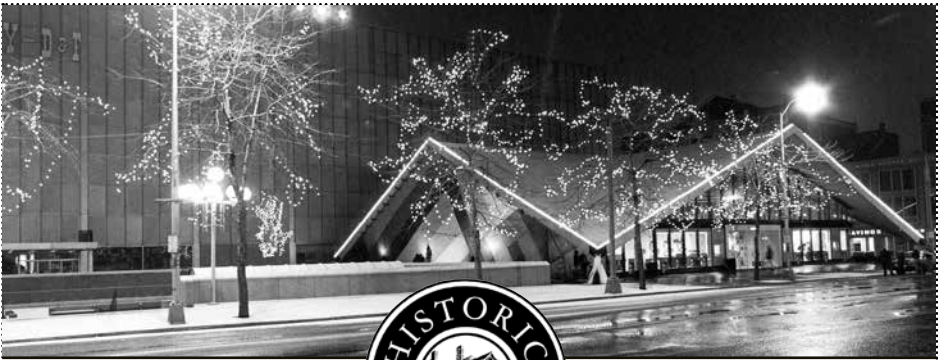


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Jacci and Robert Barrows	Sherrill Ice	Robert Renfro
Christopher Bartling	Victoria Inman	Richard Replin
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Debbie Bennett Hagan	Aaron Jacks and Agnes Ryan	William Robertson
C.F. Benoit	Matt Jackson	Emily Rodriguez
Kendra Black	Laura Jepsen	Rebecca Rogers
Mary B. and F. Keith Blue	Paula Johnson	Charlotte Rose
Cindy Breen-Nasky	Jamy Jones	Paul and Carol Ann Rothman
James and Tabby Briggs	Jesse Kajer	Diane Sanelli
Kathleen Brooker	Reynold and Janet Kalstrom	Erika Saunders
Hugh and Lynne Brown	Barb Kamlet	Cynthia Schuele
Sylvia Brown	Stina and Gary Kayser	Dominick Sekich
Nancy Brueggeman	Ken Kettler	Charles and JoShannon
Marda Buchholz	Sarah and Eric Komppa	Patty Sheley
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David Carlock	Stacy Kourlis Guillon	Michael Smith
Andrea Clifford	Courtney LeDuc	Erin Spry
Jon and Carol Connor	Alexis Lee	Lance E. Starck
Construction Systems Consulting -	Jamie Licko	Peg Clover Stipek and Michael Stipek
Charles McKinney	Mark Lindgren	Stephen Subber and Chris Huggett
Cornerstone Restoration - John Voelker	Barbara Lombardi	Kathryn Sunderland
Katherine Cornwell	Geoffrey Long	Paul Tamburello
Linda Dahl	Martha Lord	Arnold Thomas
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Curtis Park 1890 Victorian Renovation
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CALENDAR OF EVENTS



FEBRUARY 1-4
COLORADO PRESERVATION INC'S SAVING PLACES CONFERENCE
Colorado Convention Center
Tickets: savingplacesconference.org

Colorado Preservation Inc's Saving Places Conference is a dynamic four-day event that features high-quality educational sessions and workshops, tours, and networking opportunities for individuals interested in historic preservation. The conference provides engaging, varied content that will equip attendees with knowledge and tools they can integrate into their work and communities to build a future with historic places.

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

Together with the Central City Opera, we present the fourth annual How the West Was Sung, a rollicking fun day that brings western history alive! Paired with a tour of the Museum, you can step into a musical adventure performed by the Central City Opera Ensemble Artists. Suitable for ages 6 and up.

MARCH 11
MEET MOLLY BROWN TEA
11:00am, 1:00pm
\$24 Members & Children
\$26 Nonmembers

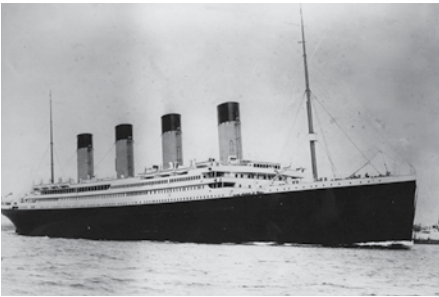
Take tea with "Molly Brown" as she looks forward to celebrating her 150th birthday! Mrs. Brown will share her life adventures and her passion for helping others. Margaret Brown's indomitable spirit has left a legacy that we can still be inspired by 150 years after her birth! Suitable for ages 6 and up.

MARCH 21
RE:DENVER
7:00 pm | Location TBD

Stay tuned for more information about our next re:Denver event! Visit our website at www.historicdenver.org or follow us on Facebook.

APRIL 15
REFLECTIONS TITANIC DINNER
6:00pm
\$110 Members | \$130 Nonmembers

What makes the Titanic so intriguing? Is it the romance of travel paired with the hindsight that the ship was doomed? Join "Molly" Brown and some of her fellow survivors as they reflect back on their Titanic experience and celebrate Margaret Brown's 150th birthday. Dinner aboard ship was a decadent affair for First Class travelers and this same beautifully crafted seven-course meal will be accompanied by live music, making it a night you too will reflect back on for years to come! Suitable for ages 16 and up.



APRIL 15
TITANIC TOURS
12:30pm, 1:30pm
\$5 Members | \$11 Adults
\$9 Seniors, Military, College Students
\$5 Children 6-12

The Museum is one of just a few Titanic sites in the United States. Learn about Margaret's experience, how the different classes of passengers traveled, the stories of the immigrants coming to a new home, and the Titanic disaster's effects on maritime law. Advanced reservation recommended. Suitable for ages 12 and up.



APRIL 29
AFTERNOON TEA ON THE TITANIC
11:00am, 1:00pm
\$24 Members | \$26 Nonmembers

Join us in welcoming Penelope Carlevato, an Ambassador of Tea. Carlevato will share her knowledge of tea etiquette and the traditions of taking tea during the days of travel on the greatest ocean liners. She will also be signing her three books, including *The Art of Afternoon Tea*, a guide to taking tea in the time of Downton Abbey and the Titanic. Suitable for ages 12 and up.

APRIL 29 & 30
DOORS OPEN DENVER
Self-guided Tours – Free
Insider Tours – \$10

Doors Open Denver (DOD) is an annual two-day event that provides opportunities for residents and visitors to explore our city, creating meaningful connections to the built environment and promoting quality design. With nearly 70 sites open throughout Denver, visitors can get a behind-the-scenes view into some of Denver's most iconic buildings! Visit www.doorsopendenver.org for site information, maps, and more.


 **THIRSTY THURSDAYS** 
A YOUNG PROFESSIONALS GROUP




Meet up with other young professionals and enjoy a risqué look at life in the era of the unsinkable and outspoken Margaret "Molly" Brown. Exploring topics *too taboo to talk about in the daylight*, this bi-monthly speakeasy features signature cocktails and salacious vignettes perfect for history geeks and gossipmongers alike.

Just \$15 per person! For ages 21-45, must be 21+ to attend.


FEBRUARY 16
Poisons & Madness In The Victorian Era

 "That which you mistake for madness is but an over-acuteness of the senses" - E.A. Poe. Explore the world of alienists, bedlam, and female hysteria during the deadly Victorian Era. From everyday poisons in the home to the outlandish stories of lunacy right here in Denver, this night will leave you wondering if it is you, or the world around you, that has gone truly mad. Don't fret, we promise all libations are poison-free!

APRIL 20
Titanic Murder Mystery

 Get ready to find the clues and solve the murder in this classic whodunit, Titanic Style! Become a character from the doomed ship and learn your fate as we move about Margaret's house, keeping eyes wide open. Can you figure out who the murderer is on Titanic? Special gifts will be given for those who solve this icy mystery. Titanic themed treats and classic cocktails await you on this mysterious night!


JUNE 15
Turn on your Red Light: Prostitution & Poppies in Denver

 The ladies of Market Street beckon you as we take you into the dark world of prostitution and opium dens in early Denver. Learn about the rise of Hop Alley and the red light district by making some illegal backstreet deals. Be on your guard for the Denver Police as they patrol these parts! Addicting treats and seductive cocktails await you on this forbidden night.

AUGUST 17
The Great Margaret Brown Urban Adventure Race

 Lace up your sneakers and gather your team (or go solo) following clues leading you through Denver. Learn about Margaret's life and influence as you meet Capitol Hill characters guiding you through the race. The race culminates with a chance to meet the lady herself, Margaret Brown. Winners receive awesome trophies and amazing prizes. Recharge on tasty treats and sip on energy-infusing cocktails.

DECEMBER 7
Christmas Through the Looking Glass

 "I wonder if the snow loves the trees and fields, that it kisses them so gently?"-Lewis Carroll. Celebrate Christmas in a whole new way as we descend down the rabbit hole into the world of Alice and her friends. Beware as the Queen of Hearts, the Cheshire Cat and the Caterpillar, and even the Mad Hatter may be lurking about! And, be cautious with your curious appetite as you indulge in strangely labelled tarts, treats, and mind bending cocktails!

TO PURCHASE TICKETS
to upcoming events at the Molly Brown House Museum, visit mollybrown.org.
Events are held at the Molly Brown House Museum, 1340 Pennsylvania Street, Denver.