

# HISTORIC DENVER NEWS

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## HAPPY BIRTHDAY HISTORIC DENVER!

### CELEBRATING 45 YEARS OF SERVICE WITH THE NEW CULTURAL IMPACT AWARDS

For four and a half decades, Historic Denver has diligently worked to protect the places that make this city special. The organization has weathered uncertain economic periods, changing political climates, and rapid population growth since incorporating in 1970; yet Historic Denver's mission and impact remain strong and continue to captivate new audiences every day. As a 501(c)3 non-profit organization, Historic Denver's longevity and continued growth is an impressive case study in successful grassroots activism and local service, and the organization is celebrating this accomplishment with the new Cultural Impact Awards to honor other non-profits that have also dedicated—and survived—forty years of service in Denver.

Historic Denver was founded in 1970 after a group of citizens saved the Molly Brown House from imminent demolition. Historic Denver purchased the house in November 1971 for \$80,000, kicking off a long legacy of preservation action in Denver. Since then, the organization has been involved in several important preservation projects, such as saving the Ninth Street Historic Park on the Auraria Campus, a block of historic homes highlighting the cultural diversity of Denver's early days; preserving the Tramway Cable Building, the first local landmark in Lower Downtown; purchasing and securing the iconic Paramount Theater; and saving the Justina Ford House, the home of Denver's first African-American female doctor and now the Black American West Museum. In the early 2000s, Historic Denver launched the Sacred Landmarks program to help restore historic houses of worship, while also launching Denver Story Trek—a self-guided audio tour which uses historic buildings to tell Denver's story to visitors and natives alike. In July 2014, Historic Denver introduced Historic Denver Tours, an architectural and historical walking tour program based on the acclaimed Chicago Architecture Foundation's walking tours.

Historic Denver continues this important work today through education, activism, and stewardship on behalf of Denver's historic places. Currently, Historic Denver hosts Realtor Seminars and neighborhood presentations to educate the public about the

resources available to historic homeowners and how to preserve the places that make this city special. The organization also advocates for the protection of important historic assets in the city, such as our recent work to designate the Beth Eden Baptist Church in the Highlands as a historic landmark, the continuing National Western Stock Show site redevelopment, and the planning discussions for the Emily Griffith Opportunity School. As stewards of Denver's historic places, Historic Denver also maintains sixty two preservation easements, which legally ensure that some of the city's most treasured historic properties stay vibrant and unique for decades to come.

Through grant funds and easement donations, Historic Denver has directly invested over \$20 million dollars into our community and neighborhoods, heightening awareness of our architectural heritage and educating and empowering neighborhoods to positively affect quality changes in our developing city. Four and a half decades into the journey, the organization continues to advocate for Denver's identity as a city that remembers and respects its past as it plans for the future.

To celebrate forty five years of service in Denver, Historic Denver launched a new *Cultural Impact Awards* program to highlight and recognize five other local non-profits that have also devoted four decades to impacting Denver's rich and diverse cultural tapestry. Organizations were selected based on length of service and their long-standing legacies of promoting values that closely reflect and align with Historic Denver's mission. These five organizations include Colorado Black Women for Political Action, Colorado Children's Chorale, Community First Foundation, El Centro Su Teatro, and the Greenway Foundation. As an organization that prides itself in advocating for not only the buildings that make up Denver's identity but the stories and people who create and preserve Denver's cultural identity, Historic Denver anticipates that the Cultural Impact Awards will spark a communal engagement between other non-profit organizations dedicated to preserving Denver's culture.

CONTINUED ON PAGE 6

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# FROM THE DIRECTOR



Photo: Havey Productions

CHANGE: a word that comes up a lot in conversations around town these days. Changing neighborhoods, changing traffic patterns, changing climate, CHANGE.

Denver has changed many times- it's a city that redefines itself over and over. From a dusty outpost to a City Beautiful, a railroad town to an army hub, a gold strike town, a crossroads, a cow town, an oil and gas town. The city's only constant has been its boom and bust nature, although that too may be changing.

Historic preservationists have been change-makers in Denver, daring to envision new beginnings for places that seemed to no longer fit in the fabric of our city.

Most historic places live by the adage "change or die" and the adaptation of old buildings can mean new life for a building, a street, or even an entire neighborhood. As we celebrate our 45th anniversary this year we can look back on some of the transformational change brought about through preservation, whether it was Curtis Park's 1970s assertion that urban living would make a comeback, LoDo's catalytic effect on downtown revitalization in the 1990s, or the character-building impact of the historic places on the redevelopment of Lowry in the 2000s.

But change can be painful and is certainly filled with no small amount of controversy. Recent editorials in the *Denver Post*, *Inside Real Estate News* and other social media conversations have highlighted the good, the bad and the ugly changes taking place as Denver goes through another boom cycle. Will the changes we see today endure? Are we directing change to the right places and ensuring its quality? When Historic Denver updated our mission statement last year we recognized that the dynamic between past and present- between old and new- is part of what makes a great community. We continue to engage in conversations about change, from the changing National Western Stock Show to changing neighborhoods, infill construction, adaptive reuse, reinvestment and transformation. We do this through our traditional advocacy work, but also through several new initiatives launching later this year, so stay tuned!

Amidst all this change it is also important to celebrate anniversaries- to recognize the things, the places, and the organizations that have evolved and endured. In this issue we honor Fairmont Cemetery

and Larimer Square. Both are intimately tied to the city's earliest years, and both are recognized preservation success stories, tying our 21st century town to its 19th century beginnings. While one is a place people go to rest (eternally), the other is a place people go for action, to "taste life." Historic Denver is deeply grateful for the stewards who care for both these places and for the unique quality and character they bring to Denver.

In this issue we are also featuring our first-ever Cultural Impact Award Winners, a new anniversary-year initiative to recognize the organizations that join us in celebrating more than 40 years of action. These organizations contribute significantly to the city's historic fabric — creating a diverse tapestry that enlivens our

the year and discovering ways in which our organizations can connect.

John F. Kennedy said, "Change is the law of life, and those who look only to the past or present are certain to miss the future." Here at Historic Denver we do spend a lot of time looking at the past, but always in the context of the present and the future. When we preserve something we do it not for the sole sake of history, but for the long-term, for the role it can play in our evolving city and its contributions to a future we can all be proud of. Change will continue. Evolution happens. Let's just make sure anniversaries do too.

Annie Levinsky

Executive Director  
Historic Denver, Inc.

When we preserve something we do it not for the sole sake of history, but for the long-term, for the role it can play in our evolving city and its contributions to a future we can all be proud of.

community and strengthens our city's unique identity. Congratulations to the Greenway Foundation, the Community First Foundation, Black Women for Political Action, the Children's Chorale and Su Teatro for their perseverance and community contributions. We look forward to celebrating together throughout



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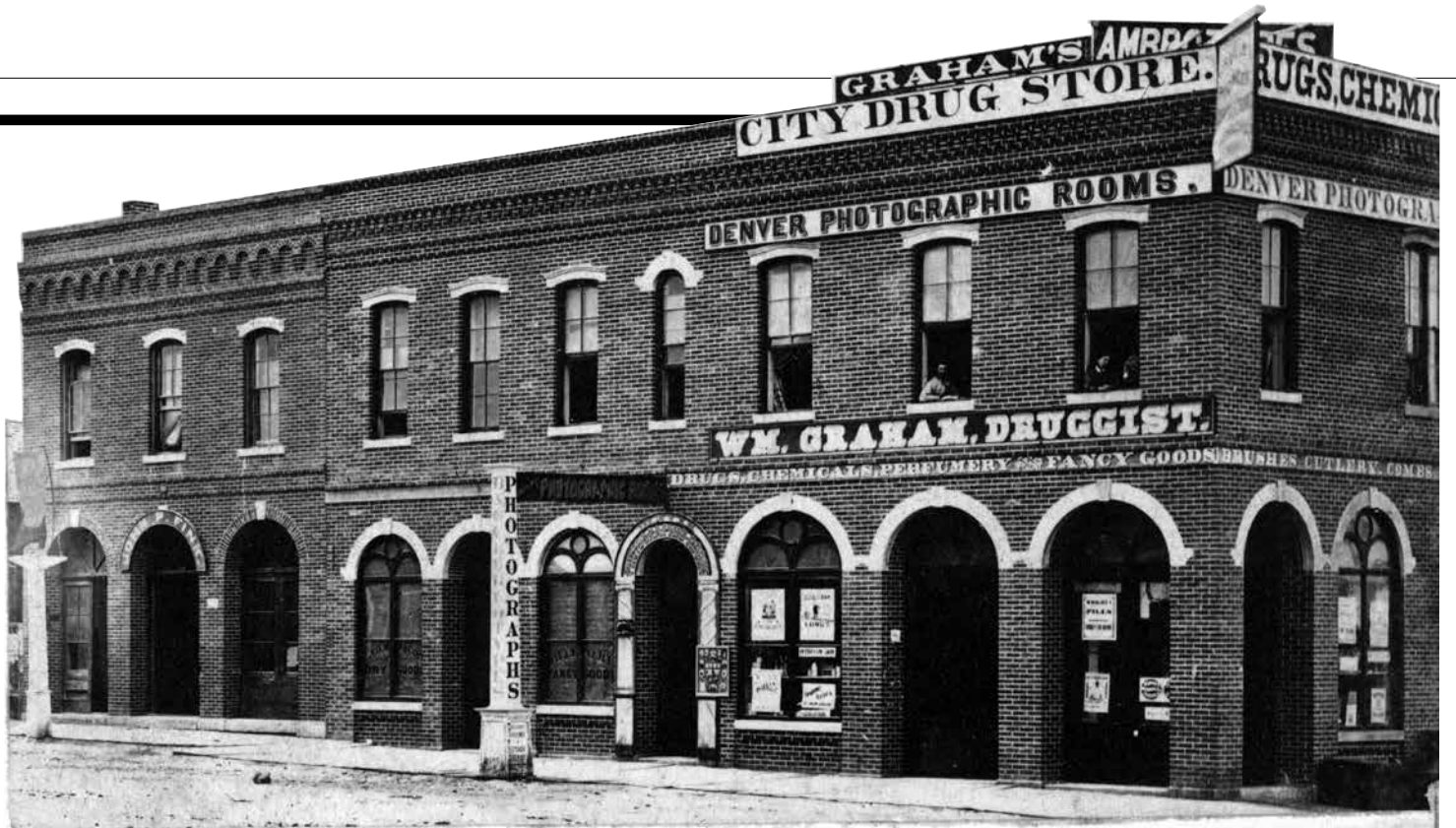
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# LARIMER SQUARE: THE DEFINING HEART OF DENVER



BECCA DIERSCHOW, PRESERVATION PROGRAMS ASSISTANT

In the late 1960s, Denver was a town in transition — working to reinvent itself and bring economic prosperity to an ailing urban core. In 1967 the Denver Urban Renewal Authority (DURA) embarked upon a concerted effort of urban renewal throughout the city. One of their hallmark projects, known as the Skyline Project, called for the removal of swaths of crumbling historic buildings throughout downtown Denver, to be replaced with modern skyscrapers. Many Denverites still mourn the loss of entire blocks of historic buildings, though at the time the project was supported by a majority of voters.

Today, Denver stands at an entirely different crossroad. Though we find ourselves in a time of boom, not bust, we continue to face questions about the role historic buildings play in both the economic success of the city and in the shaping of Denver's cultural identity. By reflecting on the challenges, successes, and even failures throughout Denver's past, we can chart a course for the future that will ensure economic stability while preserving our cultural heritage. Where better to look for inspiration than one of the most iconic streets in Denver, which is celebrating its 50th anniversary this year?

Larimer Square, the brainchild of Dana Crawford, which is one of the most economically successful projects in Denver. This adaptive reuse project — one of the first in Lower Downtown — was originally met with disbelief but has proved to be the makings of a civic icon. To celebrate the occasion, Historic Denver sat down with Dana Crawford and Jeff Hermanson to talk about the milestone and what it means for Denver. What unfolded was a story of Denver's birthplace, sinking into obscurity and rising once more to become the economic powerhouse that sparked the revitalization of Lower Downtown.

In 1858, soon after the founding of Denver, General William Larimer built his log cabin at the corner of 15th and Larimer Street. According to local legend, this cabin was quite a sight in pioneering Denver, with its coffin-lid doors and genuine glass windows. Unfortunately the cabin did not survive long in the waves of flooding, fire, and development that swept away much of Denver's earliest buildings, one way or another. The cabin was replaced in 1861 with a one-story false-front store and again in 1882 with the Granite Building, which still stands today. Larimer Street was the heart of Denver, housing Denver's first bank, post office and dry goods store. It also catered to more leisurely pursuits, with Denver's first bookstore and the Apollo Theatre. The original City and County building stood on the corner of 14th and Larimer, but was torn down in 1936. Today, the corner where the City and County building one stood is now a parking lot. In the 1950s, the rise of the automobile took thousands of people out of the city, meaning that lower downtown was no longer a commercial destination. Larimer Street, along with the rest of downtown, lacked patrons and fell into a period of economic depression. For years, the buildings sat empty or filled with businesses who could barely hang on.

When Dana Crawford proposed turning this dilapidated block of buildings into a retail destination, rather than demolishing it for new buildings (or parking lots), many thought she was crazy. In 1965, there was no mechanism in place to encourage historic preservation in Denver, especially among developers. Crawford herself had no expertise in real estate. She recalled the immense effort it took to get Larimer Square up and running in the months leading up to its announcement and for decades afterward. It often meant going head to head with DURA and the City of Denver to make her dream a reality. To kick-start the project, Crawford and a group of private backers began by quietly buying many of the buildings on the 1400 block of Larimer Street, before calling a press conference in the spring of 1965. Supported by Denver mayor Tom Currigan, Crawford and her partners announced the creation of Larimer Square, a retail destination in the heart of downtown Denver. While DURA's Skyline Project (officially approved by voters in 1967) envisioned all of lower Downtown Denver as a sea of gleaming new office towers and apartments, Crawford and her team believed the historic blocks, though derelict and blighted, could be rehabilitated into something even more visionary. That vision started in 1965, with the announcement of Larimer Square and by the end of the year, they had welcomed their first tenant, Your Father's Moustache, and never looked back.

When asked why she chose to put in so much hard work to save one block out of all of lower Downtown, Crawford has a ready answer. In the case of Larimer Square, Crawford was motivated to persevere after seeing the historic fabric of Denver demolished

across the city in the name of slum clearance and urban renewal. As Crawford relates it, she has always been fascinated with the West and its creation. She combined that passion with an appreciation for cities like Boston, St. Louis, and even Kansas City, which all honored and highlighted their history, and which cultivated a culture of likeminded, spirited citizens. In Denver, however, the preservation movement had yet to get off the ground and the culture of the city was geared more toward scrape and rebuild—perhaps this was the unintended legacy of an early history marked by constant floods and fire which regularly devastated the streets of Denver. But as Crawford has now observed throughout her legendary career, historic preservation is often the key that sets cities apart and makes them economically vibrant. In 1965, historic preservation proved to be one strategy for turning Denver around. Now, 50 years later, recent data backs her up — research from the National Trust for Historic Preservation, detailed in their 2014 publication *Older, Smaller, Better* concludes that

*"buildings of diverse vintage and small scale provide flexible, affordable space for entrepreneurs launching new businesses and serve as attractive settings for new restaurants and locally owned shops ... [and] create human-scaled places for walking, shopping, and social interaction. These modest, often-overlooked buildings are irreplaceable assets for America's new urban age."*

From 1965 and throughout the 1980s, however, the focus of Larimer Square was not on locally owned shops or flexible space for entrepreneurs. Consumers wanted something entirely different. Larimer Square became known for its exclusive retail outlets: Ann Taylor, Talbots, and Williams-Sonoma. "The original philosophy was to have local tenants," Crawford says. "But we had to grow up and get some triple-A tenants to make it work financially." That determination to succeed, tempered by economic realism has underpinned Larimer Square from the very beginning. In a profession such as historic preservation, which often operates in the realm of intangible values such as cultural or historical significance, this frank assessment of the economic value of preservation is a refreshing reminder that economic and cultural values are not mutually exclusive.

In 1993, Jeff Hermanson acquired Larimer Square. As an owner of three chef-driven restaurants that anchored the square, he jumped at the chance to play a larger role in the future of Larimer Square. Under Hermanson, Larimer Square became a magnet for chef-driven restaurants, chic local boutiques, and one-of-a-kind niche retailers. Explaining the change in direction Larimer Square took after his acquisition, Hermanson noted that change is always present in life, and often it is better to accept and adapt to change than attempt to remain static. To this day, Larimer Square seems fresh and inviting because the management group actively cultivates change. This philosophy speaks to a wider tenet of preservation—that continued, active use is primary to the vitality of a building or a neighborhood. Larimer Square remains an economic success because the street is constantly active. If a concept doesn't draw people in, the management team finds something that does.

There's a wider vision which motivates Hermanson and his team, beyond simply trend chasing. The people at Larimer Associates today see themselves not merely as owners of real estate, but as stewards of an asset. Part of this ethos includes a commitment to reinvesting in what Hermanson calls the 'public realm' of Larimer Square—the street, the sidewalks, even the alleys. They hope to activate the alleys this summer, making them safe for pedestrians and creatively expanding another facet of the city for local commerce. In order to preserve the legacy of Larimer Square for the future, it needs to be full of people who enjoy the space and value it. If the retail tenants never changed, it would slide back into obscurity as just another street in Denver, rather than a destination. To combat this, Hermanson carefully cultivates the businesses that come in, curating the entire street into a showcase of Denver's best restaurants and boutique retailers.

Reflecting on the vibrancy of the city and Larimer Square in particular, Hermanson notes that Union Station is often called the living room of Denver—a place where people from all walks of life can stop in and enjoy a moment in comfort, surrounded by the rest of the city. Hermanson sees Larimer Square as the city's love affair. It's a place where people come to experience life and all the exciting things it has to offer — where things change constantly, where visitors are invited into courtyards and hidden corners to be delighted by the unknown. And, if Hermanson has his way, the love affair with Larimer Square will continue well into the future.

To see a list of events, Larimer Square is hosting to honor their 50th anniversary, including their summer lecture series, *Stories from the Square*, please visit [www.larimersquare.com/events](http://www.larimersquare.com/events). ❁



Colorado Black Women for Political Action: **ENGAGE**



In 1977, thirteen women founded Colorado Black Women for Political Action to engage African-Americans in the political process and serve as a political advocate for the African-American community. Historic Denver greatly appreciates CPWPA's efforts to engage and empower citizens to shape a better community for the future.

Colorado Children's Chorale: **INSPIRE**



The Colorado Children's Chorale has inspired countless audiences at some of the world's finest performing arts organizations since its founding in 1974. The Chorale trains youths of all backgrounds and represents more than 180 schools in the Denver metro area and beyond. Historic Denver recognizes the Chorale's important contributions to inspiring new audiences and crafting our city's unique identity.

Community First Foundation: **INVEST**



Since their founding in 1975, the Foundation has invested in the quality of life of the seven-county metropolitan Denver community by funding vital community initiatives, supporting nonprofit organizations, and assisting individuals

with charitable giving through vehicles that include Colorado Gives Days. Historic Denver greatly values the investment that Community First Foundation makes in Colorado's diverse and important non-profit organizations.

El Centro Su Teatro: **SPEAK**



Organized in 1971 as a student theater group at the University of Colorado Denver, Su Teatro has established a national reputation for home grown productions that speak to Chicano history, culture, and experiences. Historic Denver respects Su Teatro's talent and ability to empower and bestow a voice to a community with a rich heritage in Denver.

Greenway Foundation: **CONSERVE**



Denver-based Greenway Foundation has fought to reclaim and conserve the South Platte River and its tributaries since 1974. Today, the Greenway Foundation's efforts focus on cultivating environmental and recreational pride of the South Platte. Historic Denver supports the Greenway Foundation's commitment to conserving and celebrating Denver's defining natural resources.

The Cultural Impact Award winners will each receive an award presented by members of Historic Denver's Board of Trustees and staff at each organization's annual fundraiser event or at one of their programs in the community. Along with the presentation of the awards at the organizations' events, each organization's staff, Board of Trustees, and members will be invited to Historic Denver's Annual Dinner and Awards Program, where they will be recognized for their remarkable efforts in the Denver's cultural community. Historic Denver will also provide these organizations with supplemental award materials and press coverage, so that they can communicate their award to their members. Members of Historic Denver are invited to join these organizations and attend their events, and members of the organizations are invited to join Historic Denver and attend our events throughout the year.

Historic Denver plans to continue the honorary program to commemorate other non-profits that have also survived through the years to help preserve the cultural identity of Denver. Each of the Cultural Impact Awardees is part of Denver's cultural tapestry, and together we are Historic Denver. 🌿



INTRODUCING THE HISTORIC DENVER  
**ACTION FUND!**

The Historic Denver Action Fund, a program born of our on-going capital campaign, is designed to catalyze innovative neighborhood and community projects that enhance the city's unique identity, promote and maintain authentic character, and honor cultural heritage as reflected in the built environment. Historic Denver will accept applications once each year. This year, the deadline will be September 1st. For more information and to download an application, please visit [www.historicdenver.org](http://www.historicdenver.org). 🌿



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# 2014 ANNUAL REPORT

## OUR MISSION

Historic Denver is committed to enhancing the city’s unique identity through education, activism, and stewardship on behalf of local heritage and historic places. By exploring the dynamic between past and present, we shape a stronger community for the future and inspire engaged citizens.

## DEAR SUPPORTERS,

2014 was a growth year for Historic Denver as we launched several new initiatives and began to implement the ambitious plans set out by our board of trustees to ensure a new era of impact for the organization. Guiding our new goals and programs is a new mission statement, adopted to ensure that Historic Denver is meeting the needs of our city as it is today while embracing the philosophy that preservation is not only about saving things from our past, but is also a force that shapes the future through new public spaces, new development and a major citywide vision. Adopted in February 2014, through the mission statement Historic Denver has reaffirmed our purpose — that we are committed to enhancing the city’s unique identity through education, activism and stewardship on behalf of local heritage and historic places. By exploring the dynamic between past and present, we can shape a strong community for the future and inspire engaged citizens.

The Molly Brown House Museum also updated its guiding statement, stating its shared purpose of enhancing the city’s unique identity, but through the telling of Margaret “Molly” Brown’s activism, philanthropy and passion. The museum achieved this through ambitious and creative programming, including an exhibit on the Ludlow Massacre, the *Call to Arms* Exhibit exploring the role of women during World War I, and an extensive collaboration with the Denver Center for the Performing Arts and their presentation of the newly revised musical, the *Unsinkable Molly Brown*.

Shaping the city’s identity means participating in major planning efforts, which often requires a multi-year commitment from Historic Denver. 2014 was full of these projects as we remained at the table to develop the National Western Center Master Plan, defined parameters for the future of the former Emily Griffith Opportunity School site, and launched an exploration regarding local landmark designation for City Park. The Beth Eden Church, and the controversy surrounding the redevelopment of the site at 32nd & Lowell, came to a head in mid-2014. Through Historic Denver’s advocacy the historic sanctuary was designated and will become part of a new development that will be made all the better for its combination of the old and new. Creative resolution of these processes requires active engagement by community members and the on-going commitment of Historic Denver, and we believe the outcomes are better due to our involvement.

New initiatives launched in 2014 include our already popular Walking Tour program, designed to inspire Denver’s newest residents and visitors to love our city, its architecture and history. We also launched our Legacy Fund, a permanent pool of reserves that will secure the organization’s future. In 2014 we also partnered with other preservation stakeholders to secure the passage of a new statewide preservation tax credit that provides more significant incentives for the redevelopment of small and mid-sized historic commercial properties and extends and improves the residential credit for historic home-owners.

Preservation takes the long view, a long view back and a long view forward. As we look forward into 2015 we do so with more growth on the horizon to further realize our goals and make sure Historic Denver remains a driving force in the decisions, plans and processes that shape our city’s identity long into the future.

Sincerely,

Annie Levinsky  
Executive Director  
Historic Denver, Inc.



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Taylor and Kasja Swallow  
Thomas P. Owen  
Tim and Leanna Boers  
Tony and Karen Hinkel  
Trio Environments  
William B. and L. Alice Collier

## UNDER \$100

Elaine Reese  
Jeannine Spicer  
John Venhoff  
Phillip Sterritt  
Robert Peterson  
John and Kristina Stowell  
Bruce and Andrea Kirchhoff  
Fiona and William Arnold  
James X. and Joan M. Kroll  
Jim and Barbara Steely  
John and Ruth Rankin  
Katie Lyons  
Larry and Judy Trompeter  
Laura and Trey Rogers  
Leigh Suskin  
Liz Richards  
Mark Rycroft  
Mike and Harriet LaMair  
Patty and John Holligan  
Ryan and Alysha Burney  
Will Rankin  
William Hoebel III and Jessica Abegg  
Barbara Chapman  
Barbara S. Rigel  
Bruce Leigh  
Elizabeth O'Sullivan  
Eric Karnes  
Jeanne Seydel  
John Richardson  
Paul and Carol Ann Rothman  
Dr. Roberta Shaklee and Mr. Ed Hurry  
Edna Pelzmann  
Edward and Linda Moery  
Friday Green  
Harry and Vicki Sterling  
Jane and Phil Watkins  
Jennifer Wahlers  
Karen and Dennett Hutchinson  
Richard and Elizabeth Bauman  
Robert Quillin  
Adam Huff  
Alan Martin  
Annita Menogan and David Greene  
Brian Underwood  
Bruce and Marcy Leonard  
Bruce C. and Carolyn O'Donnell  
Charlie and Valerie Walling  
Christian Butler and Rebecca Peebles  
Cindy Wolf and Jim Borgel  
David Carlock  
Douglas Adams  
Ed and Meg Nichols  
Howard Sherman and Gregg Houston  
James Wright and Lisa Frazer  
Joe and Rita Sokolowski  
Karolyn R. Forbes  
Kathleen Butler  
Kathleen Corbett and Bonnie Clark  
Kathleen Fogler  
Kim Troedsson  
Leslie Karnauskas and Vincent Busmire  
Mark Groshek and Carl Clark  
Mary Nell O'Neal  
Nancy L. and Robert Clark  
Pat Kammerling



**1,137 guests**  
attended the 21st annual  
Victorian Horrors at the  
Molly Brown House Museum



Peggy and Donald Schaller  
Sara Laumann  
Scott Gordon  
Sean and Esperanza Wardroup  
Thomas and Kristen Matthews  
Anita Lynch and Terry Gulliver  
Arthur and Marilyn Berlinger  
Bill Johnson  
Bradley and Angela Gaylord  
Brit Storey  
Carl E. Sandberg  
Carolyn Elliott  
Dene Clark  
Dennis Thompson and Patti Antonio  
Donna and Larry Hoppe  
Elaine Moore  
Fred and Connie Platt  
Glenda Richter

H. M. Oeknigk  
James and Tabby Briggs  
James Souby  
Josip R. Galetovic  
Judith James and Richard Detar  
Kathy Aegerter  
Liz Eaton and John Gerkin  
Lois Anne Gaul  
Louis and Rosemary Ripp  
Lyle and Sondra Hansen  
Margaret Benedict  
Mary Ann Watson and Flint Whitlock  
Mary B. Blue  
Mary Lanius  
Pat Pascoe  
Patricia Goward  
Paul and Carolyn Schrader  
Phyllis and Kenneth Eveleigh  
Randy and Judy Whitcomb  
Richard Farley and Kathleen Umemoto  
Stephen Subber and Chris Huggett  
Arlin Raedeke  
Barbara L. Bohman  
Barbara Padbury  
Betty Mott  
Bonita Bock  
Bonnie C. Pritchett  
Carl Shushan and Sandi Hill  
Carol Warner  
Christopher Lane  
Colman and Martha Dell  
Dan and Joyce O'Donnell  
Dan and Laura Pino  
Darcie Martin  
David Ford  
David Nehls  
Deanna C. Martinez  
Deborah Pool  
Denver Masonry LLC  
Diane and Paul Behm  
Donna Barner  
Edward and Jean Bolle  
Frances Carswell  
H. Merle and Audrey V. Dorsett  
H.J. and Nancy Stalf  
James Cameron  
Jane and Jerry Robinson  
Jane Wainwright  
Jim Hartman  
John and Mary Steinle  
Kay Berenbaum  
Kelli Varney  
Ken Kirkpatrick  
Leanna Gay  
Lester and Marianne Woodward  
Linda Levin  
Lois Mackay  
Mark Rodman  
Matt and Leslie Krupa  
Nancy Foster  
Nathan Church  
Paul Aaker  
Polly Hays  
Robert Carper  
Robert S. Graham  
Sarah Hite  
Sharon Ryan  
Steve Nissen  
Theresa Murray  
Thomas Carlisle  
Thomas J. Giovale  
Tobi Watson  
Tom and Laurie Simmons  
Abbey Christman  
Amy Leonard  
Andrea Clifford  
Anne Jensen  
Barbara J. Gibson  
Barbara Wasko  
Bradley Cameron  
Brian Levitt  
Bruce Hanson  
Carla Finch  
Catherine Dunne  
Chris Henderson  
Christine Barton  
Christine Nicholson  
Cindy Sestrich  
Corinne Glock  
Darrin Revious  
Debra Fagan  
Edrie O'Brien  
Gayle Deane  
Geoffrey Long  
Glen Palmer  
Greg Gates  
Gregory Fasing  
Halie Werge  
Heather Dahms  
Ira Selkowitz  
Jay Lambiotte  
Jenna Mersy  
Jennifer Cappeto  
Jimmy Wall  
Joey Friedmann  
Jon-Erik Borgen  
Judith Headley  
Julie Johnson  
Karen Dolan  
Kelly Wemple

Kimberly S. Morse  
Kirk Drabing  
Kristin Bronson  
Kristin Hutton  
L.A. Canjar  
Laurie Kepros  
Mackenzie Jellum  
Marie-Hélène Levine  
Marshall Schecter  
Mary Weigel  
Michelle Fox  
Natalie Lord  
Patricia Bernard  
Paul Cloyd  
Raleigh Roofing and Restoration  
Ralph and Debbie Round  
Ralph Heronema  
Rhonda Beck  
Robert Wilson  
Roxanne Eflin  
Ruth E. Parker  
Sally Lammers  
Sara Luduena



Historic Denver's supporter  
base includes families from  
**nine states**  
and one outlying US  
territory- and growing!



Stephen Bain  
Stuart Steers  
Susan Glassmacher  
Tim Roberts  
Carol S. Prescott  
Julian J. Lineham  
Pat and Verle Hill  
Reta Carlson  
Vivian and Ted Epstein  
Bob Lynn  
Elaine D. Douglas  
Lynne Evans  
Renate Robey  
Rita King  
Walker Knight  
Brenda Sabo  
Ann Bermant  
Ann L. Jones  
Ann Pidgeon  
Anne Klenk  
Barbara Ford  
Barbara Hughes  
Barbara Stratman  
Bev Hiller  
Brenda West  
Bruce Yaple  
Burt LeMaster  
C.F. Benoit  
Call Cellini  
Carol Hill

Cathy Chapman  
Cheryl Barry  
Chris Calascione  
Christiane H. Citron  
Claudia Carbone  
Colleen McKinley  
Darrell Arndt  
Dave Ruterbories  
David Landes  
Deborah Mueller-Hruza  
Diane Rabson  
Donita Banks  
Dorothea Moore  
Dorothy Wilson  
Elaine Levensgood  
Elizabeth Orr  
Ernest Witucki  
Fredric Kutner  
Gail Delaney  
Gayle Rodgers  
Genna Cinocco  
Gerald Baer  
Ginny Gelbach  
Ginny Gelbach  
Gloria Castillo  
Gregg Pooley  
Holly van Kleeck  
Iris A. Hawkins  
James and Alisa Moore Copeland  
James Rothney  
Jamie White  
Jeanne Cleary  
Jenni Dyman  
Jessica Comerata  
Jim Winzenburg  
Joan Holmes  
John and Margie Conway  
John Krotchko  
Joncee Feakes  
Joseph S. Sinisi  
Karen Harvey  
Kate Reinhardt

Ken Long  
Lorinn Rhodes  
Lyn W. Wickelgren  
Marcia Goldstein  
Margie Hahn  
Margot Thompson  
Marilyn Bernier  
Martha Mathews  
Martin and Mary Everitt  
Marty Amble  
Mary Ann Tavery  
Maryanne Brush  
Maureen Weiland  
Mayor Doug Tisdale  
Megan Bartlett  
Nancy Charles-Parker  
Nancy Persons  
Nathan Clifford  
Pamela Bradley  
Pamela Story-Staker  
Patricia L. Pike  
Patricia Mead  
Patrick Dolan  
Peg Clover Stipek and Michael Stipek  
Peggy Ulrich-Nims  
Peter Hoffman  
Phyllis Kester  
Phyllis Lerud  
Rachel Hansen  
Ray Wulf Sylvester  
Rich Nielson  
Robert and Barbara Danos  
Robert and Cheryl Welsh  
Robert Orwig  
Robert Spaulding  
Robert Walcott  
Robert White  
Ronald O. Williams  
Ronald Treants  
Ronald Treants  
Ruth Montague  
Ruth Schoening  
Ruth Telea  
Sally Culbertson  
Sandra Hinkle  
Sandra Morris  
Sandra Nearpass  
Sandra White  
Sandy Cosner  
Scott and Bonnie Boyer  
Stacy and Ben Wheeler  
Stephanie Pence  
Stephen Chiles  
Steve White  
Susan Ruml  
Sylvia Brown  
Teena Luehrsen  
Thomas and Jeanette Millar  
Tim White  
Timothy Fitzpatrick  
Tish Gance  
Toni Ciarlelli  
Tracy Cook  
Whit Wagner  
William Shanks & Carol Leavenworth  
William Wall  
Winifred Herbert  
Vincent Szafranko  
Brian S Shaw and Brenda Morrison  
Kimary Marchese  
Paula Sussman



Historic Denver had a  
**69% increase**  
in new members in 2014



## ONE PAST 5

Aaron Greco  
Adam Wimmer  
Andrew Johnson  
Ashley Hofwolt  
Bert Green  
Brett Turre  
Brooks Gagstetter  
Bruce and Shelley Spurlock  
Carla McConnell  
Christina Hendricks  
Christopher Murray  
Dave Barnes  
David Zamora  
Dennis Laurita  
Denny Coughlin  
Emily Wey  
Esther and Scott Varney  
George Cole  
Giles Fox  
Gordon and Gerri Baron  
Greg Stepanovic  
Ian and Karen Wolfe



James Fell  
Jared Lockwood  
John Mattingly  
John Rauscher  
Jonathan and Jennifer Pray  
Josh Berry  
Judith and Bryan Tointon  
Kathryn Egan  
Ken Katuin  
Kristin Shadid  
Laura Wnorowski  
Marda Buchholz  
Margaret Carolyn Hunter  
Mark Davidson  
Michael Coughlin  
Michael Toney

CAPITAL CAMPAIGN

Agnes Ryan  
Arthur Bosworth  
Bar Chadwick and Steve Cassin  
Ben and Libby Trevor  
Betty Lynn and Dennis Jackson  
Bonita Bock  
Carol Todeschi  
Casey Miller  
Charles L. Warren  
Dana Crawford  
David and Barbara Sheldon  
David C. Pfeifer  
David Owen and Stephanie Tryba  
Dennis Humphries  
Elaine and Richard Asarch  
Elizabeth Schlosser and Charlie Jordan  
Florence Jones  
George and Julia Secor  
Gregory and Susan Geissler  
Jackie Noble  
James X. and Joan M. Kroll  
John and Mary Steinle  
Jonathan and Jennifer Pray  
Joseph W. Halpern  
Juan Gandarilla  
Judith and Bryan Tointon  
Kaydee Smith Myers  
Kirsten Pederson  
Liz & Frank Walker  
Lois Mackay  
Margaret Toal  
Margy Anderson  
Mark Davidson  
Maxine Johnson  
Maxine Johnson  
Melanie Grant  
Michael and Etta West  
Michael and Etta West  
Michael Coughlin  
Mira Fine  
Mona and John Ferrugia  
Nancy Jardee  
Pamela Mahonchak  
Paul and Lacey Books  
Peter and Rhondda Grant  
Phillip & Suzanne Kleppen  
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Ralph and Ingeborg Ratcliff  
Ray Hilliard and Carol Burt  
Reynold and Janet Kalstrom  
Richard Murray  
Robert A. Bassett  
Robert and Georgianna Contiguglia  
Robert and Leslie Sarlo  
Robert and Sandra Rhodes  
Robert E. Musgraves and Joan H. Prusse  
Ron and Linda Hammons  
Ruth Gilfillian  
Sarah S. Krause  
Sharon and Lanny Martin  
Sidney and Caleb Gates  
Stephanne MacCarter  
Steve Ekman  
Taylor and Kasja Swallow  
Thomas L. and Suzanne Coxhead  
Thomas Lorz  
Timothy Hepp  
Will and Marcia Johnson  
William Wenk

The average gift or membership dues in 2014 was  
**\$96**

Michele Korver  
Nathan Church  
Nathan Williams  
Patsy A. Brown  
Paul and Lacey Books  
Phillip Sterritt  
Randy Miller  
Rhonda Beck  
Richard Murray  
Robert and Georgianna Contiguglia  
Robert and Leslie Sarlo  
Robert Wilson  
Russell Newton  
Sara Sharp  
Sarah Hite  
Scott Yenzner  
Sekhar Paladugu  
Steve Ekman  
Steve Korell  
Taylor and Kasja Swallow  
Ted Harris  
Thomas Lorz  
Timothy Fitzpatrick  
Vincent Szafranko

KRISANA PARK BOOK FUND

Amie MacKenzie  
Andrew Quirke  
Angelo Marasco  
Carol A. March  
Dave and Nancy Wahl  
Karen Flanagan  
Michael Mason and Helen Stavig  
Mouse Scharfenaker  
Nancy Marasco  
Nicole David  
Robert Allen  
Samuel Beck  
Stefan Martorano

The Molly Brown House Museum served  
**9,679 students**  
through educational outreach in 2014

HISTORIC DENVER STAFF

Annie Levinsky, Executive Director  
John Olson, Director of Preservation Programs  
Beth Glandon, Director of Discover Denver  
Shannon Schaefer, Tour Program Director and Outreach Coordinator  
Becca Dierschow Preservation Programs Assistant  
Sarah Starke, Development Associate

MOLLY BROWN HOUSE MUSEUM STAFF

Andrea Malcomb, Museum Director  
Nicole Roush, Curator of Collections  
Jamie Wilms, Director of Education  
Katie Anderson, Volunteer and Event Coordinator  
Aileen Waski, Visitor Services Coordinator

HISTORIC DENVER BOARD OF TRUSTEES 2013-2014

Karen Brody	Chair
Larry Nelson	Vice Chair
Paul Books	Vice Chair and Chair-Elect
Mira Finé	Treasurer
Bruce Allen	Bruce G. Allen Investments
Elaine Asarch	Asarch Center Dermaspa, Civic Center Conservancy
Bob Bassett	Holland & Hart LLP
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Karen Brody	Denver District Court
Lucy Clark	Sage Hospitality
Georgi Contiguglia	retired CEO at History Colorado, SHPO
Mark Davidson	Lewis Roca Rothgerber LLP
Steve Ekman	Ekman Design Studios
Mira Finé	Hein & Associates
Dennis Humphries	Humphries Poli Architects
Ellen Ittelson	Retired City Planner
Carla McConnell	Community Volunteer
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Richard Murray	Polsinelli
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Rebecca Rogers	Hein & Associates
Kendra Sandoval	Sandoval and Sandoval LLC
Bob Sarlo	Interlock Construction Corp.
Judi Tointon	ERA Herman Group Real Estate.
Bill Wenk	Wenk Associates
Ian Wolfe	Fuller Sotheby's International Realty

ANNUAL DINNER SPONSORS

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RedPeak Properties  
620 Corp., Inc. & Wenk Associates  
City & County of Denver  
Denver Union Station  
Grand American & Sopra Communities  
Humphries Poli Architects  
Industry Denver  
JG Johnson Architects & Tryba Architects  
Karen Zeile & Kentwood City Properties  
Kentro Group  
Piedra Peak Properties  
Land Title & Leuthold Commercial Properties  
Lewis Roca Rothgerber LLP  
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River North Investment Co.  
Sage Hospitality Resources  
Spectrum General Contractors, Inc.  
Sprung Construction & Wolf Properties  
St. Charles Town Company  
Steele Street Bank

Treehouse Brokerage & TresBirds Workshop  
Tryba Architects  
Urban Market Partners

IN-KIND CONTRIBUTIONS

Sherman & Howard  
Lowe, Fell & Skogg  
University Club  
Classics by Gloria Catering  
Tivoli Distributing Company  
Entercom Radio  
Montanya Distillers  
Fiesty Spirits  
KJ Wood Distillers  
Black Canyon Distillers  
Golden Moon Distillers  
Central City Opera  
Janet Kalstrom

MOLLY BROWN HOUSE MUSEUM VOLUNTEERS

Aliciah Farago  
Allison Horsley  
Amanda Tully  
Annie Oppliger  
Barbara Foos  
Beverly Petersson  
Bobbie Genty  
Carissa Snyder  
Carol Todeschi  
Cheryl Jackson  
Courtney Asher  
Daisy Sedalnick  
Dale Scohy  
Danielle Beckman  
Diane Klopfenstein  
Don Oppliger  
Dominique Frary  
Dottie Jefferies  
Faith Young  
Florence Jones  
Fran Schilt  
Elizabeth Palms  
Gail Wilder  
Georgina Garza  
Janet Freed  
Janet Kalstrom  
Jennifer Ross  
Jason Gieck  
Jeremy Morton  
Jessica Bolwar  
John Gandarilla  
John Steinle  
June Ray  
Katherine Peterson  
Kay Lemons  
Kelsey Lantz  
Kristen Digtges  
Lala Lichty  
Larry Pair  
Lauren Seegmiller  
Lily Ewing  
Linda Akers  
Linda Huerta  
Liz Berry  
Marie Cole  
Marilyn Miller  
Mark Hardy  
Mary Wittman  
Mary Van Meter  
Mike Theriot  
Nancy Brueggeman  
Nancy Paddock  
Pam Kinard  
Pam Mahonchak  
Patty Harding  
Paulette Huff  
Paulina Limasalle  
Phill Kleppen  
Rebecca Ryberg  
Ruth Domrzalski  
Ruth Gilfillian  
Sandy James  
Sharon Boisvert  
Stephann MacCarter  
Terry Lofgren  
Vicki Walker  
Wanda Schnabel

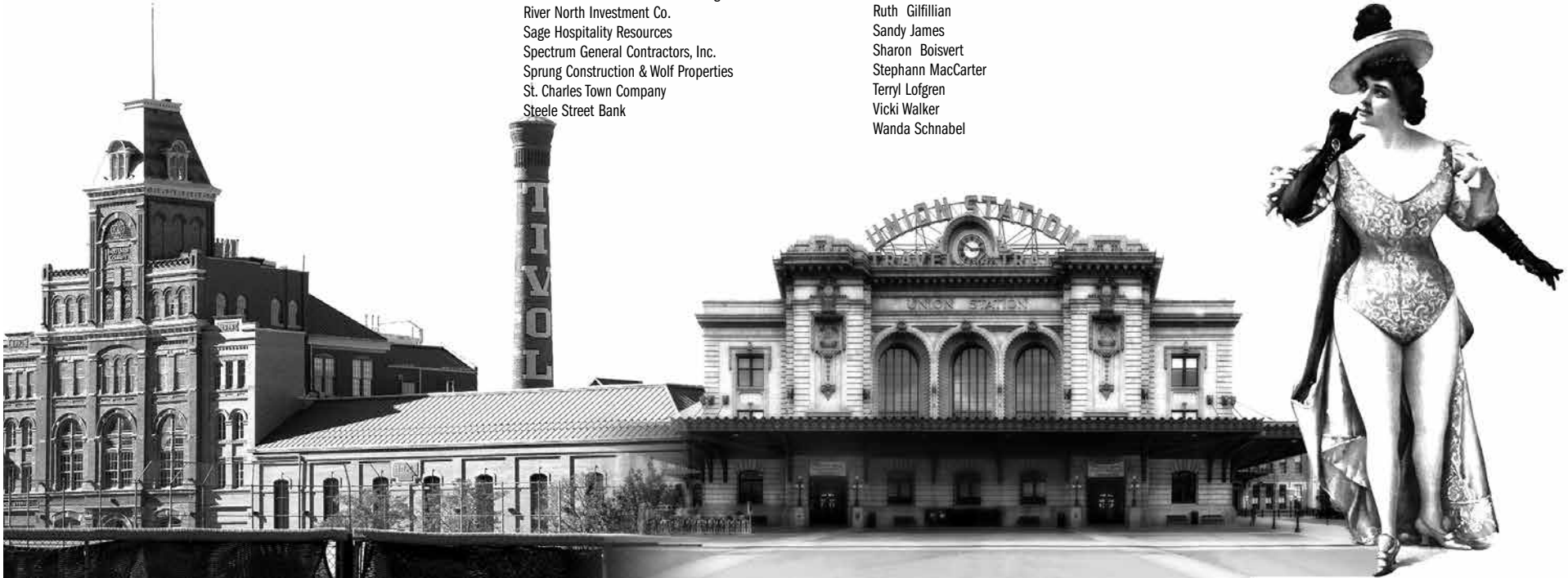
WALKING TOUR DOCENTS

Richard Bauman  
David Carlock  
Christine Carr  
Fritz Clauson  
Lisa Curtis  
Gayle Deane  
Ginny Gelbach  
Karen Hinkel  
Betty Kuehner  
Warren Kuehner  
Craig LaBrot  
Becky Orr  
Larry Ralston  
Joe Sokolowski  
Judy Trompeter  
Larry Wiberg

REALTOR SEMINAR

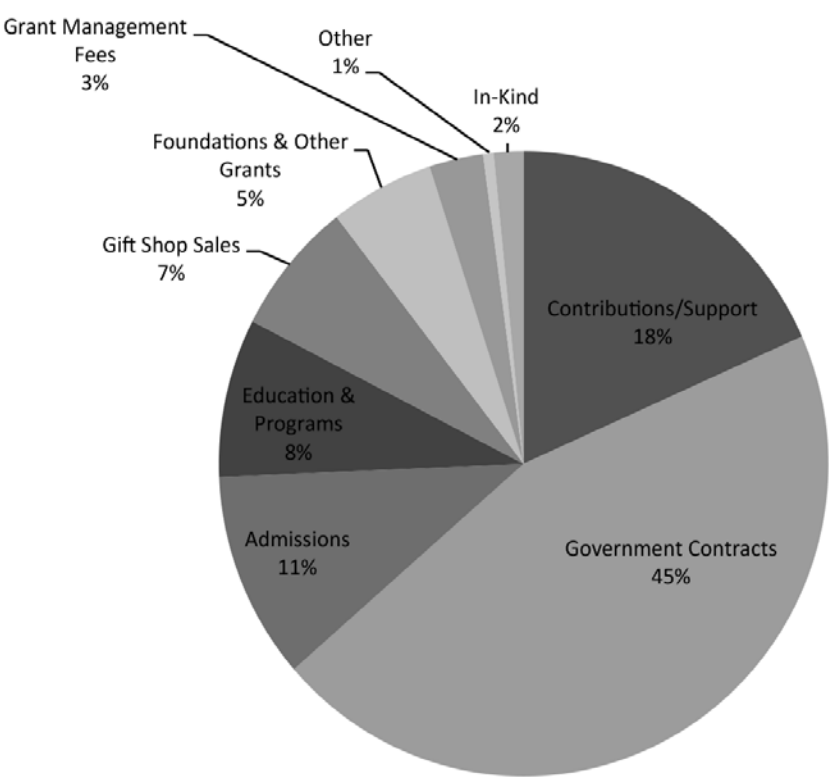
Pat Ayers  
Linda Benker  
Kelly Birner  
Jancy Campell  
Janet Claxton  
Donna Connors  
Ann Corrigan  
Kim Dozier  
Debra Fagan  
Stan Griffith  
Karen and Tony Hinkel  
Anne Jensen  
Chris Larson  
Melissa LaRusso  
Wuanita LaRusso  
Tom Matthews  
Robert McCarroll  
Leslie Monaco  
Cindy Morphew  
Joy Neiderhauser  
Scott Nelson  
Roseanne Nielsen  
Kathleen Nolan  
Tish Parker-Fruge  
Gregg Pooley  
Brenda Quinn  
Stacy Resop  
Scott Service  
Molly St. Denis  
Elaine and Richard Swomley  
Ron Thorne  
Pam Tomlinson  
Caroline Wagner  
Gail Wallace  
Diane Wells  
Julie Winger

HD and MBHM served  
**52,536**  
people in 2014

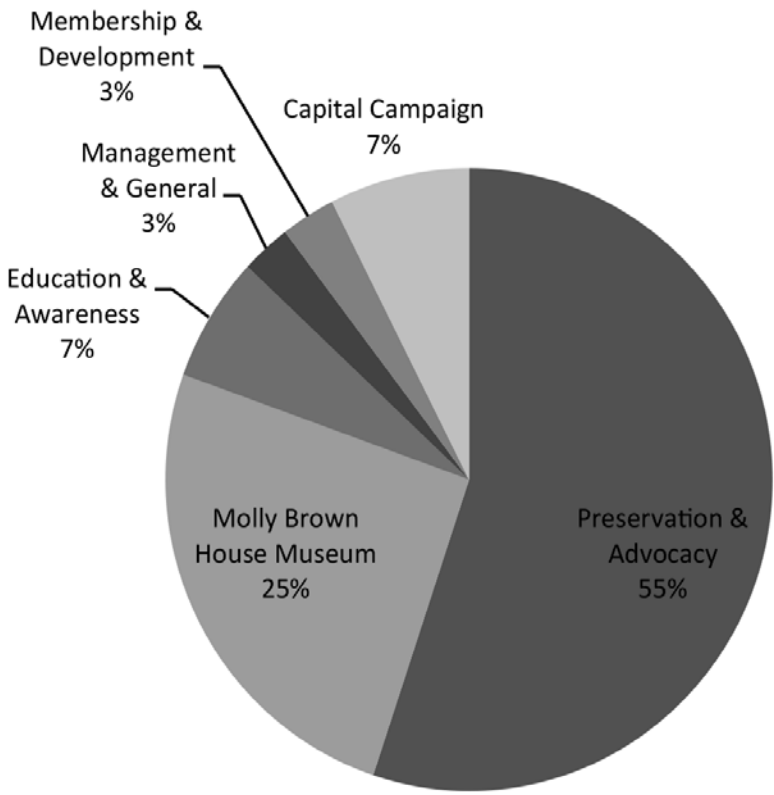


# 2014 STATEMENT OF ACTIVITIES

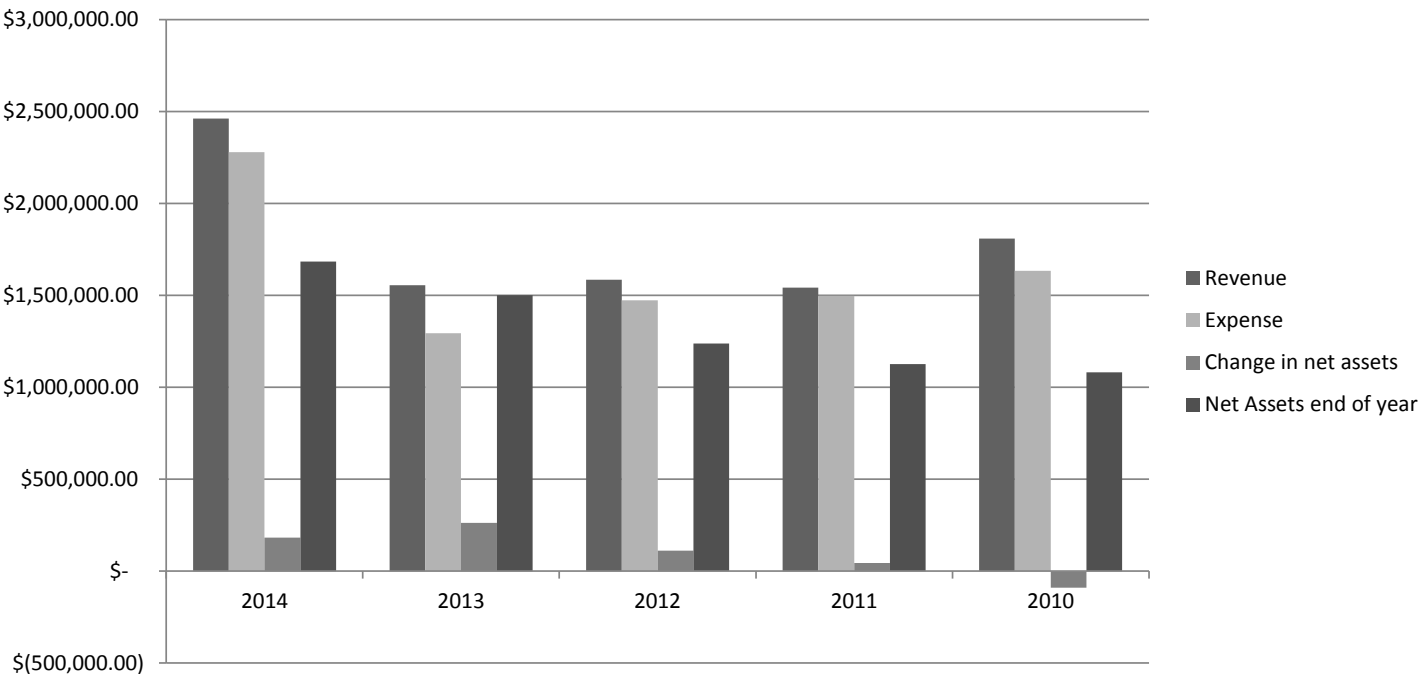
2013 REVENUE BY CATEGORY



2013 EXPENSES BY CATEGORY



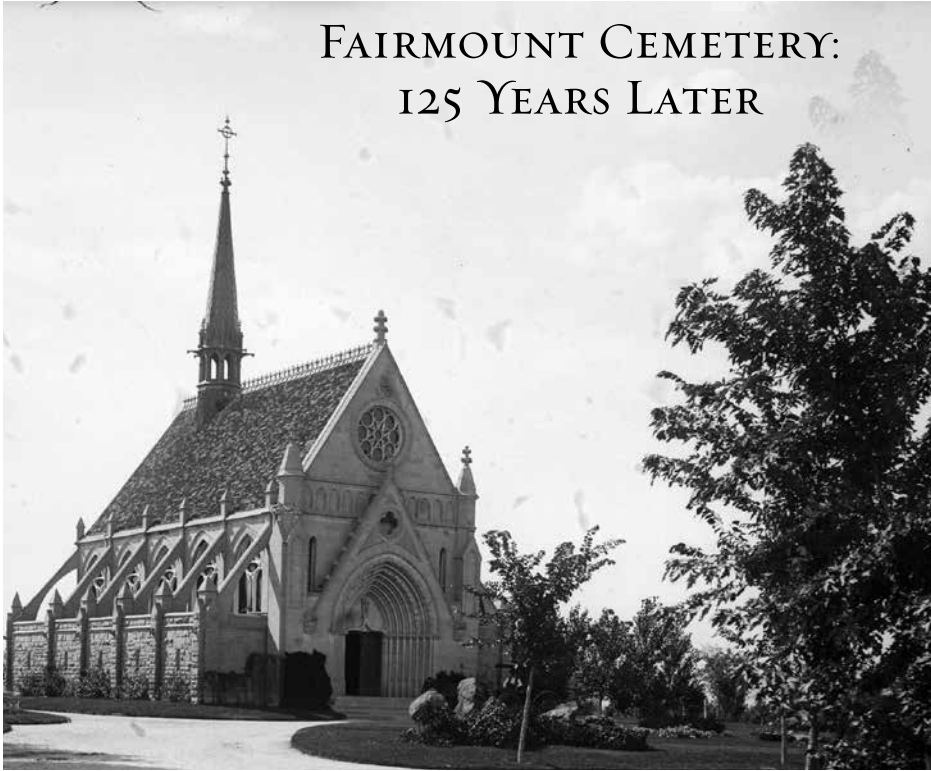
5 YEAR SUMMARY



STATEMENT OF ACTIVITIES

	Audited 2014			Reviewed 2013
	Unrestricted	Temporarily Restricted	Total	2013
Revenue and other support				
Government Contracts	\$ 1,113,808.00		\$ 1,113,808.00	\$ 269,089.00
Contributions/Support	\$ 72,013.00	\$ 379,024.00	\$ 451,037.00	\$ 401,031.00
Admissions	\$ 264,429.00		\$ 264,429.00	\$ 326,171.00
Education & Programs	\$ 202,041.00		\$ 202,041.00	\$ 180,306.00
Gift Shop Sales	\$ 170,914.00		\$ 170,914.00	\$ 175,547.00
Foundations & Other Grants	\$ 122,487.00	\$ 13,500.00	\$ 135,987.00	\$ 154,989.00
Grant Management Fees	\$ 70,449.00		\$ 70,449.00	\$ 46,204.00
Wills & Bequests	\$ -		\$ -	\$ 25,000.00
Other	\$ 13,718.00		\$ 13,718.00	\$ 4,931.00
In-Kind	\$ 38,676.00		\$ 38,676.00	\$ 42,886.00
Net Assets Released from Restriction	\$ 211,260.00	\$ (211,260.00)		
TOTAL REVENUE	\$ 2,279,795.00	\$ 181,264.00	\$ 2,461,059.00	\$ 1,555,510.00
Expense				
Preservation & Advocacy	\$ 1,255,886.00		\$ 1,255,886.00	\$ 382,864.00
Molly Brown House Museum	\$ 577,808.00		\$ 577,808.00	\$ 546,379.00
Education & Awareness	\$ 148,364.00		\$ 148,364.00	\$ 129,498.00
TOTAL PROGRAM SERVICES	\$ 1,982,058.00		\$ 1,982,058.00	\$ 1,058,741.00
Management & General	\$ 60,453.00		\$ 60,453.00	\$ 72,678.00
Membership & Development	\$ 66,312.00		\$ 66,312.00	\$ 107,485.00
Capital Campaign	\$ 169,839.00		\$ 169,839.00	\$ 54,166.00
TOTAL SUPPORTING SERVICES	\$ 296,604.00		\$ 296,604.00	\$ 234,329.00
TOTAL EXPENSE	\$ 2,278,662.00		\$ 2,278,662.00	\$ 1,293,070.00
Change in net assets	\$ 1,133.00	\$ 181,264.00	\$ 182,397.00	\$ 262,440.00
Net assets, beginning of the year	\$ 1,139,258.00	\$ 361,733.00	\$ 1,500,991.00	\$ 1,238,551.00
Net assets, end of the year	\$ 1,140,391.00	\$ 542,997.00	\$ 1,683,388.00	\$ 1,500,991.00





FAIRMOUNT CEMETERY:  
125 YEARS LATER

As Denver celebrates many preservation milestones across the city this summer, 2015 also marks the 125th anniversary of Fairmount Cemetery. Since December 1890, Fairmount has served as the final resting place for Denver’s pioneers, both notable and unknown. Buried throughout the idyllic ground are famous figures such as Emily Griffith, Helen Bonfils, and the Boettcher family. The grounds of Fairmount also contain a number of unmarked graves, which serve as a silent tribute to Denver’s lesser known pioneers — those unknown, indigent, or ill individuals who came West in search of a better life and who now rest alongside their more well-heeled neighbors.

Fairmount was not Denver’s first cemetery, but it may very well outlast all others. One of Denver’s earliest cemeteries, Mount Prospect, was founded in 1860 by General Larimer and his son, William. The cemetery quickly became the anonymous resting place for the many lives taken by frontier vigilante justice and was renamed City Cemetery. The Larimers, with few paying customers, could not tame the prairie into the carefully cultivated cemetery many Americans had come to expect. In 1887, the *Denver Republican* declared that the City Cemetery was “the most forlorn, desolate spot... and as far as the eye can reach there is nothing but cacti and graves.” By 1893, city leaders decided that the cemetery should be closed and turned into a public park. It is now known by a more familiar name—Cheesman Park.

Denver’s next major cemetery, Riverside, was founded in 1876 in the northern reaches of the city. When Riverside was founded, its location on the banks of the South Platte River and far from the city made it an ideal, pastoral spot. However increasing traffic on the Burlington Railroad, with its tracks directly in front of the cemetery gates, cut off the cemetery from the rest of Denver, and put a damper on its pastoral, contemplative setting. The influx of railroads into north Denver helped establish the area

as the industrial hub of the city, but the additional railroad tracks hastened Riverside’s decline.

In February 1890, the creation of Fairmount Cemetery was announced with much fanfare and the Fairmount Cemetery Association was selling plots by December. It would soon supplant Riverside in popularity. The cemetery association was founded by a group of Colorado businessmen, who mostly made their fortunes in the mining towns of Central City and Black Hawk. They chose an area six miles outside the city for their cemetery and hired landscape architect Reinhard Schuetze to design the grounds. Schuetze turned the 280 acres of Fairmount into a rural idyll—a place with sinuous walkways, shade trees, wide swaths of grass, blooming flowers and an atmosphere of restful contemplation. Schuetze’s work was admired throughout the city and soon after, the City of Denver commissioned him to design Washington Park and the wider parks and parkway system. Fairmount began with two finely crafted buildings: the Gate Lodge and the Mortuary Chapel (which still stand today) and more would follow.

Fairmount from its foundation was a destination for many Denverites—from 1890 on, Fairmount provided a free horse-drawn trolley service to transport citizens to the cemetery. In 1893, this was replaced with a street car service, which dramatically increased the passenger capacity. Families could spend their Sundays at the cemetery, walking or driving carriages through the grounds and eating picnic lunches on the lawn. While this trend may seem morbid or even offensive to some modern sensibilities, such activities were actually a celebrated feature of the 19th century rural cemetery. Dr. Jacob Bigelow brought the rural cemetery to America in 1831 with the design of the Mount Auburn cemetery in Boston, Massachusetts. In the opening remarks upon the consecration of Mount Auburn, Joseph Story noted that “we stand, as it were, upon the border of two worlds; and as the mood of our minds may be, we may gather lessons of profound wisdom by contrasting the one with the other.” To create this space of contemplation and reflection, many American cities carefully crafted large cemeteries. David Sloane, in his book, *The Last Great Necessity: Cemeteries in American History*, comments on the deliberate composition of rural cemeteries: “Conceived of as places of introspection and moral purity, rural cemeteries often rested behind immense Gothic and Egyptian Revival gates that served to divide them from the commercial world ... Hills and foliage, amplified by the cemetery’s sheer size, served to envelop the visitor within an irrational, naturalistic environment.” Fairmount used many of these same characteristics to create an otherworldly experience for its visitors who came to pay their respects or take a moment of quiet contemplation.

Fairmount was once situated on the edge of town, an area reclaimed from the prairie, which stretched eastward as far as the eye could see. Today, it is a 19th century relic, incongruous with the tracts of post-war homes that surround it—a place out of time. Now 125 years since its foundation, Fairmount is once again seeking to become a civic amenity for residents of Denver. To celebrate their anniversary, they are hosting a number of events throughout the summer, including a series of family movie nights, as well as an annual Colorado Day concert (hosted on July 31st). The event will begin at 5 pm with a free walking tour, and the concert starts at 6:30. Guests are invited to bring a picnic dinner and enjoy the music of *William and the Romantics*, a 1940s style big band. Community Members are also encouraged to check out Fairmount’s website, [www.fairmount-cemetery.com](http://www.fairmount-cemetery.com) for more event information and their most recent publication: *125 Things To Do in Fairmount Cemetery*. ❁

NOTABLE HOMES  
FOR SALE

820 GAYLORD STREET



The Craftsman style home was constructed in 1912 for Marmaduke Holt, a mining engineer and entrepreneur, and his wife Mabel. The Hols employed prominent architects Frederick J. Sterner and George H. Williamson, to design the residence. Sterner and Williamson’s work included the Daniels & Fisher Tower in downtown Denver and East High School. The house remained in the Holt family until Mabel’s death in 1967. Many of the original blueprints survive, and helped to guide the

current owners’ meticulous renovation of the home.

Extraordinary quality and care has been given to the complete renovation and restoration of this beautiful Craftsman Style home, located on a beautiful block in the Morgan’s Addition historic neighborhood. Everything in the home is either refurbished or new, with incredible integrity that recreates the charm and details of the original period. A fabulous open Kitchen/Great Room floorplan fits today’s modern lifestyle. Kitchen and baths are completely new, updated, and gorgeous. All systems, electric, plumbing, heat, air conditioning are updated. There are absolutely stunning woodwork and built-ins, as well as restored antique & period appropriate lighting and hardware. This very special home sits on a lovely, large, treed lot with abundant Southern light. This historic home is a fine balance between remarkable character and modern amenities.

\$2,950,000  
Julie Winger and Nancy Morgan  
Kentwood Cherry Creek, 303-946-2784, [Juliewrealtor@aol.com](mailto:Juliewrealtor@aol.com)

722 EAST 7TH AVE



This French/Italian Mediterranean Revival style home was designed by noted architect Theodore D. Boal and completed in 1896. Boal designed many homes including the Grant-Humphries Mansion (1902) Crawford Hill Mansion (1906), the Clubhouse for the Denver Country Club (original) and St. Peter’s Episcopal Church. The original owner was John A Ferguson, a founder of the Denver Country Club who later helped establish the Country Club neighborhood.

The property is located in the Seventh Avenue Historic District. It is designed for formal and casual entertaining, done effortlessly between indoors and the visually seductive landscaped outdoor living spaces. This restored, quality renovated home offers modern conveniences with old-world charm; all systems upgraded, updated and well-maintained. Gourmet kitchen with custom cabinetry and hand-selected slab granite. The sunlit sunroom overlooks the west lawn/gardens. Al Fresco private dining area complete w/BBQ and fountain. Rare, light-filled, walk-out basement. Deluxe, carriage house/guest apartment. 2 car garage, and plenty of off-street, guest parking in gated, auto-courtyard.

This, 5,834 square foot home, plus 400 square foot carriage house, has 4 bedrooms and 4 bathrooms, plus carriage house guest apartment.

Listing price: \$1,875,000  
Darrell G Hamilton, Kentwood Real Estate  
720.353.3535, [Broker@ElevatedLifestyles.com](mailto:Broker@ElevatedLifestyles.com), Photo credit: Michelle Gardner

# MOLLY BROWN HOUSE MUSEUM

## CONSERVATION IN ACTION AT THE MOLLY BROWN HOUSE MUSEUM

Historic Denver is honored to have received funding from two federal sources and one local foundation this past year to help improve conditions for the Molly Brown House Museum’s permanent fashions-related collection. Funding was received from The Institute of Museum and Library Sciences, The National Endowment for the Humanities, and The Denver Foundation. This allows the museum to purchase the supplies necessary to archivally re-house this historic collection that primarily includes women’s wear, shoes, handbags, jewelry, scarves, hats, parasols, handkerchiefs, and hair adornments.

Largely donated to the museum by Denver residents seeking to preserve their family’s history, the fashions collection includes more than 2,400 individual objects, which are continually rotated on and off display to support the domestic spaces in the house and supplement seasonal or special exhibits. Collections stewardship and care is a top priority for Historic Denver and every effort is made to provide a controlled environment for the museum’s holdings. This has been a challenge in the 1889 museum, which has been both an interpretive structure and the storage facility for all of the museum’s collections since 1970. Since receiving these funds, the museum has successfully rehoused over 200 hanging garments, over 100 historic shoes, 50 historic purses, and has moved 12 wardrobe boxes of hung garments off-site to a fine art storage facility in order to ensure the longevity of this collection.

The home’s legendary owner, the Unsinkable Margaret “Molly” Brown, was a recognized fashion icon in her own time, and from her birth in 1867 to her death in 1932, clothing styles changed dramatically. The fashions collection in particular is an important tool for achieving the museum’s mission and disseminating historical themes as it so closely reflects the social, cultural, and political trends of Denver’s late Victorian and Progressive Era lifestyles. The Molly Brown House Museum is one of only a handful of historic sites dedicated to the story of a woman, and in Mrs. Brown’s time, women’s fashions reflected quickly-evolving female roles as they sought full suffrage and an equal place in the public sphere.

Fashion is particularly relevant to Mrs. Brown’s rise to wealth and prominence as clothing becomes an outward symbol of her social mobility. Local papers followed her latest styles, and her hats were of particular interest to local social columnists. Part of the fashion collection here at the museum includes a sizable holding of Kate Ferretti hats, a Denver-born milliner whose story, like Margaret Brown’s, paints a picture of life in Denver in the last century. The museum owns eleven original Kate Ferretti hats, three of which are replicas created by Ms. Ferretti of hats she previously designed for Margaret Brown. Other known holdings of original Kate Ferretti hats are at History Colorado and the Ira M. Beck Memorial Archives at Denver University.

Kate Ferretti was born Henrietta Malnati in Denver to an Italian immigrant family on January 3rd, 1891. One of eight children, her father worked as a granite cutter on the State Capitol Building, the Denver Mint, and the City Park gates. Ferretti grew up in the Villa Park neighborhood, and acquired the nickname “Kate” from her brother after she started attending Villa Park Elementary School. Ferretti left school at the age of 13 and began working at the Golden Eagle Dry Goods Store making \$2 a week running checks in the millinery and dress departments. There she was mentored by Madam Lily, who traveled to Europe for three months every year to buy hats and get ideas. Ferretti next worked at the Denver Dry Goods store for Madam Rossi, before settling at the Villa de Paris millinery shop on 16th Street run by Miss Molly Mulroy. Mrs. Crawford Hill and Mrs. Genevieve Chandler Phipps were regular customers, and it was here that Ferretti would first meet Mrs. J.J. Brown. In a 1975 interview Ferretti recalled that, “I wasn’t over 18 when I made a hat for Mrs. Brown I will never forget. It was a great big leopard sailor, and she went next door and had a leopard skirt made to match. She always carried a cane, for style.”

It was also at the Villa de Paris that she met her husband, Jacob "Jack" Ferretti, and they were married April 10, 1917. After leaving Villa de Paris to give birth to Denver’s first triplets, Ferretti found herself still in high demand as a milliner in Denver. Ferretti hired neighborhood girls who created hats with her on the front porch until Ferretti moved her shop into a carriage house at 4235 Tejon Street. Ferretti was known for fashionable personalized hats made to fit the specific customers that ranged in price from \$12.50- \$50.00. Many of her customers sent chauffeured cars to pick up their hats. In fact, local legend holds she was once accused of bootlegging due to the large numbers of cars that stopped by her shop. Kate Ferretti’s shop flourished for decades in Denver as the pinnacle of fashion. She frequently went on buying trips to New York, France, Italy, and Switzerland to bring back supplies, including enormous numbers of feathers, as well as high-end clothing to resell to Denver women from such notable design houses as Lanvin, Chloe, Christian Dior, and Pierre Cardin. Business continued in her carriage house boutique until 1973 when Ms. Ferretti finally retired from Denver’s millinery world.

All eleven Kate Ferretti hats will be on display at the Molly Brown House Museum as part of the exhibit “Diamonds in the Daytime: The Changing Fashions of Margaret Brown’s World” which runs until August 30th. ❀



Fake Leopard with Black Ostrich Plume Hat  
Made for Margaret Brown. Margaret “ ‘just loved leopard,’ Mrs. Ferretti recalled. The original was the real spotted fur and ‘probably cost \$500,’ Mrs. Ferretti said.



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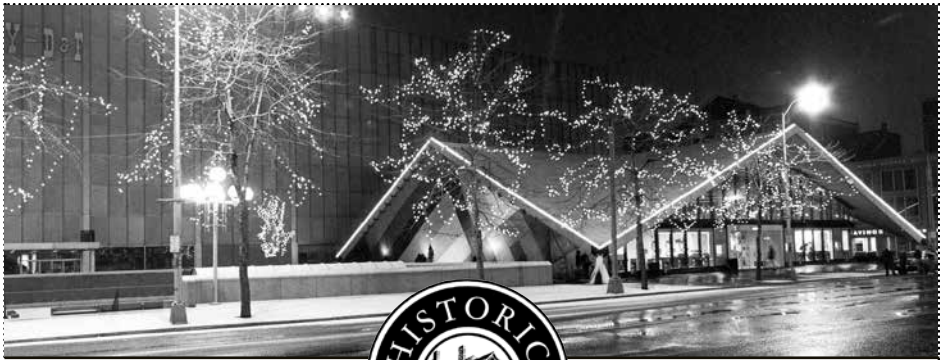




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HISTORIC DENVER/MOLLY BROWN  
HOUSE MUSEUM MEMBERSHIP

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

- ☐ Basic Senior Individual ~ \$25 (65 & up)  
☐ Individual ~ \$45; Teacher/Student ~ \$35  
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# CALENDAR OF EVENTS



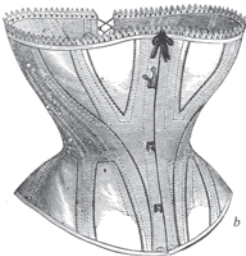
To purchase tickets to any Historic Denver or Molly Brown House Museum Events visit: [store.historicdenver.org](http://store.historicdenver.org) or call 303-534-5288 x7.

## SATURDAY, JULY 18TH

LOOSEN YOUR STAYS: TEA & CONVERSATION  
BROWN WITH MARGARET

Known to be both very outspoken and very fashionable, join Margaret Brown for tea to discuss the balancing act known as womanhood. Mrs. Brown will regale you with stories of how she made a difference and looked good while doing it in all the latest Parisian fashions. Voucher for future museum tour included with purchase. Suitable for ages 12 and up.

11:15; 2:15 ✦ \$26



## ONE PAST 5

ONE PAST 5 AT THE CLOCK TOWER  
WILL CONFIRM DETAILS MONDAY

## AUGUST 29TH

CHAPEAUX EXTRAORDINAIRES HAT WORKSHOP \$55



La Belle Époque had some of the largest, featheriest, and most extraordinary hats of all time. Decorate your own lavish millinery masterpiece with all the supplies and guidance provided for you at our renowned hat workshop. Hats, accoutrements, and refreshments included, bring your ideas and joie de vivre! Suitable for ages 16 and up.

## SATURDAY, SEPTEMBER 19TH

AFTERNOON TEA ETIQUETTE

11:15; 2:15 ✦ \$24



Pinkies up or pinkies down? Do you add milk before or after the tea is poured? There are so many details to remember! When Margaret and J.J. Brown moved to Denver near the end of the Victorian era in 1893, a lady's visiting days and tea parties were an integral part of Margaret's social activities as she became a part of high society. Learn the etiquette Mrs. Brown herself would have followed during this hands-on and pinkies raised tea. Voucher for future museum tour included with purchase. Suitable for ages 8 and up.

## SEPTEMBER 27

PARK HILL HOME TOUR

11:00 am to 5:00 pm

This year is the 37th 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.

## OCTOBER 16-24

VICTORIAN HORRORS XXII

\$16-19

Friday Oct 16th, Saturday Oct 17th

Friday Oct 23rd, Saturday Oct 24th

"Then lapped the white, sharp teeth. Lower and lower went her head. I closed my eyes in a languorous ecstasy and waited." Sink your fangs into some truly terrifying tales from the Gothic masters during our 22nd annual Victorian Horrors. Beware what lurks in the dark! Advised for ages 12 and up, per parental discretion.



## Thirsty Thursdays

Meet up with other young professionals and enjoy lively themes from the era of the unsinkable and unstoppable Margaret "Molly" Brown. An entertaining and exploratory experience for history nerds and fashionistas alike, this bi-monthly bash will feature signature cocktails and salacious vignettes. Suitable for ages 21-40.

Shocker! Scandal! Betrayal! Denver's Leading Ladies Portrayed in the Press

August 20th ✦ \$15

Meet Polly Pry, Denver's own gossip journalist, as she introduces you to some of Denver's leading ladies and the scandal they encountered. From Mrs. Crawford Hill to Margaret Brown and many others, learn how the local press portrayed them and how they used it to their advantage. Featuring drinks from Leopold Bros.

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