

# HISTORIC DENVER NEWS

EST. 1970 + VOLUME 44 + NUMBER 4 + FALL 2015



Craftsmen from Building Restoration Specialties assess the sandstone on the front porch of the Molly Brown House Museum as part of Historic Denver's ongoing restoration efforts.

## HISTORIC DENVER: INVESTING IN ACTION FOR THE PLACES YOU LOVE

For 45 years, Historic Denver has been the organization for those who love Denver. A few years ago, the staff and Board of Trustees of Historic Denver decided that it was critical to not only continue to educate and act on behalf of Denver's historic places, but to expand our role to capture Denver's new audiences and residents—as well as address the unique opportunities and challenges that come with the influx of new residents. To do this, Historic Denver launched the *Investing in Action for the Places You Love Capital and Capacity Campaign*, beginning a new era of impact in Denver that will be felt across the city for years to come.

Historic Denver raised \$1.5 million during the campaign's "quiet phase," which began in January 2014. On September 17, Historic Denver kicked off the campaign's community phase with the goal of raising the remaining \$500,000 from supporters in the community.

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# FROM THE DIRECTOR



Photo: Havey Productions

IN NOVEMBER we will all go to the ballot box once again, this time to vote on several ballot measures affecting the future of the city. Among those is Ballot Measure 2C, regarding the National Western Stock Show. The National Western Stock Show is deeply tied to the history and identity of Denver. Its roots in the Globeville and Elyria-Swansea neighborhoods go back more than a century, telling the story of both Denver’s agrarian and industrial past. Today the site holds promise for these industries and more in the future. The Stock Show site is home to historic buildings and site features, and its unique location between river, rail and highway is significant in its own right as a cultural landscape.

When Historic Denver learned in 2011 that the Stock Show was considering a move away from this site and this history, we became actively involved in the conversation, and ultimately became a member of the National Western Center Advisory Committee.

In September, the Historic Denver Board of Trustees agreed to support the proposed Ballot Measure 2C, which will help fund the first two phases of development for the National Western Center. Historic Denver commends the Stock Show, the City of Denver and the many neighborhood residents who have worked hard to develop a vision for the National Western Stock Show and the historic Stock Show site.

The plans for the National Western Center, as outlined in the Master Plan developed in 2014, recognize the intrinsic cultural value of the Stock Show’s history and role as a symbol of western heritage. Furthermore, the Master Plan specifically identifies several historic structures as excellent candidates for reuse and preservation. These structures include the 1909 Stadium Arena, the Stockyard Exchange Building complex, and the Armour & Company Meat Packing Plant Office Building on National Western Drive. Additionally, the plan calls for the preservation of certain site features, including the Water Tower, bridge over the Platte, and some of the original animal pens, as well as the “In the Yard” sign, although some of these features may be relocated. The plan also recognizes the historical and architectural importance of the Denver Coliseum, although it

does not provide any concrete plans for the building’s long-term preservation, as evidenced by the plan’s call for a new large arena in Phase III.

Historic Denver offers our support for the ballot initiative with the expectation that cultural heritage, including the appropriate treatment of the historically significant structures that represent that heritage, will remain an integral part of the plan. An authentic sense of place is critical to conveying the cultural significance of the site and its attractiveness as a place to visit and recreate.

“The plans for the National Western Center recognize the intrinsic value of the Stock Show’s history and role as a symbol of western heritage.”

Furthermore, we believe more detail is necessary regarding allocations from the tax proceeds for the maintenance of historic structures, new facilities, and public spaces. The rehabilitated structures and extensive new plazas, walkways, bridges and parks will require careful stewardship and investment over time. The importance of ongoing investment cannot be overemphasized, as past deferred maintenance has contributed to

the decline of the current Stock Show buildings, some within just a couple decades of their construction.

Finally, we believe the proposed ownership structure, with the City of Denver serving as the land and property owner, and the users, including the Stock Show and Colorado State University as long-term tenants, is appropriate and important to protect the public investment. We also know from other significant public/private partnerships, such as Union Station, the critical importance of the early and effective organization of a Project Authority. Any additional detail that can be provided regarding the make-up and role of the authority would be very useful to voters prior to Election Day.

Support for the National Western Center, as it is now known, will extend far beyond the ballot measure and Historic Denver will continue to play a role. For example, this fall Historic Denver will take the Discover Denver survey project to the Swansea, Elyria, and Globeville neighborhoods so that we can help neighbors identify other historic and cultural assets important to their community, as the area’s heritage is not only reflected on the Stock Show site but in the surrounding neighborhoods, where there are many rich stories and sites representing important parts of Denver’s history.

Annie Levinsky  
Executive Director  
Historic Denver, Inc.



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Graphic Design	Edgellworks
Printing	Southeast Denver Graphics
Mailhouse	Direct Mail Concepts

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# PRESERVATION BRIEFS



## THE 16TH STREET MALL REIMAGINED

**T**he 16th Street Mall is the heart of Denver's downtown. It connects and circulates residents, workers and visitors between LoDo and Civic Center. It draws from the Convention Center, caters to the Denver Performing Arts Complex, ties into Union Station and is bordered by many of our best historic buildings.

A recent *Denver Post* editorial pointed out that the Mall may be ready for the reset button and noted the City of Denver's efforts to hire international architecture firm, Gehl Architects, to study and recommend a new way forward for the 33-year-old civic design. But in the *Post's* encouragement to rethink the Mall, one very important point was included: a caution to avoid harming those elements that are working.

The Mall's core design is one key element which should be protected from harm, lest we throw away the baby with the bathwater. Designed specifically for Denver by world-renowned designers Henry Cobb, Laurie Olin, and I.M. Pei, the Urban Land Institute called it "public art of the highest international quality." Its diamondback pattern of granite pavers, distinctive globe lighting, and canopy of trees can continue to form the backbone for a restored or re-imagined Mall. In fact, in a public process managed by the Downtown Denver Partnership in 2010, a committee of stakeholders, several expert consultants, and at least 3,500 citizens, affirmed the strength of this core design and committed to a rehabilitation plan.

Since that assessment, Historic Denver has participated in several meetings facilitated by RTD intended to plan, refine, and implement activities consistent with preserving the Mall's core design. However, in recent months RTD began actively exploring concrete as a replacement for the original granite pavers, citing expensive maintenance. Due to requirements of the National Historic Preservation Act that apply when federal funding is used on a project involving a historically significant property, Historic Denver became a consulting party to discuss whether this change of material is an unavoidable necessity or whether there is any other feasible option that can avoid the permanent degradation of the original 16th Street Mall design.

The original design for the 16th Street Mall demonstrated a grand vision for our central city. This vision aspired to make 16th Street more than just a street of concrete and sidewalk. The pavers and their uniquely western pattern give the Mall its sense of quality and permanence. It's this message that led those involved in planning for Union Station and its outdoor spaces to make the decision to also use granite, not concrete. The design of the public spaces at Union Station, much like the design of the 16th Street Mall, was done carefully and with full awareness that these spaces are special, they belong to the community, and they deserve the very best we can come up with.

As the City of Denver, Gehl Architects and the Downtown Denver Partnership continue conversations about a re-imagined Mall, we encourage RTD to hold off on irreversible decisions about the Mall's fundamental materials. While the old adage that clothes make the man may not be true, materials do make the Mall. We look forward to hearing your thoughts on what matters about the Mall. Share them on our Facebook page or by emailing [info@historicdenver.org](mailto:info@historicdenver.org).

## COMMUNITY WEIGHS IN: SAVE THE TAVERN UPTOWN

In July, many Denver residents were startled to learn of a new development proposed for the Uptown neighborhood, slated to occupy the block between 16th and 17th Avenues on the west side of Pearl Street. This project, which would largely occupy long-time parking lots, also involves the demolition of four existing buildings on the site, including the Tavern Uptown, a street-car commercial building right on the corner of 17th & Pearl. Originally a grocery store, the Tavern building was designed by James Costello in 1900

to serve the neighborhood we now call Uptown. Right on the 17th Avenue Streetcar line, patrons could stop by after work to purchase their groceries before heading home. The land was owned by William Russell, a real estate developer and society man (no relation to gold prospector William G. Russell of early Denver fame). When he died in 1935, the *Denver Post* and *Rocky Mountain News* both noted that Russell was a well-known figure about town. The building served as a grocery for many years before being turned into a bar, first as the Black Timber Tavern and later the Grand. Since 2002, it has been owned and operated by The Tavern Hospitality Group, which runs it as their flagship Tavern Uptown. In early 2015, Southern Land Company closed on a deal with The Tavern Group which would preserve the business, but demolish the building to make way for new multi-family housing.

In April 2015, when conducting required demolition review, the City of Denver concluded that the building did not meet criteria in two of three areas of significance needed for potential historic designation, meaning they could grant Southern Land Company a demolition permit for The Tavern Building without posting the demolition for public review. However, Historic Denver believes this 115-year-old building has significant historical and architectural merit. Additionally, the Office of Archaeology and Historic Preservation at History Colorado has determined that the Tavern is eligible for listing on the National Register of Historic Places.

Perhaps even more importantly, the building has clear community significance. When news of the development broke in the *Denver Post* and the *Denver Business Journal* there was an immediate reaction from citizens, and the concerns spread like wildfire.



climbing—300, 500, 1,000 people signed the petition in less than a week. All told, over 1,700 people expressed support for the preservation of the building as part of a development that could honor the character of 17th Avenue, while making good use of adjacent vacant land and providing some much-needed housing in our growing city. The character of 17th Avenue is defined by its small brick commercial buildings. Few of them function in their original capacity, but all of them activate this bustling corridor and turn it into a desirable location to live, shop, and eat.

In the midst of a media maelstrom, Historic Denver reached out to Southern Land Company and The Tavern Hospitality Group, and we were pleased by an open willingness to meet and discuss alternative, win-win scenarios. Along with representative neighbors, including individuals from Capitol Hill United Neighbors, Historic Denver has met with the ownership team and their architects. As our print deadline approaches, we remain hopeful that the Tavern site can prove an example of what happens when community groups and developers work together to honor an existing context and create something new, as we know that this blend makes Denver great.

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STATE HISTORICAL FUND PRESERVATION GRANTS AWARDED

Historic Denver is pleased to announce that we have been awarded two grants by the State Historical Fund in the most recent grant round, in addition to two mini-grants we were awarded in June. The announcement, made August 1, awarded over \$3.6 million to 45 preservation projects across Colorado. Historic Denver's grants are dedicated to survey and planning for some of Denver's most important historic resources.

Our first grant, applied for in partnership with the City of Denver, is dedicated to kick starting the master plan process for City Park. A year ago, Historic Denver convened a City Park Exploratory Committee, comprised of Denver Parks and Recreation, City Park Alliance, Friends and Neighbors of City Park, Councilman Brooks' office, and at-large community members to discuss historic designation, and whether it could provide a framework that allows for continued change in City Park while also honoring and maintaining the historic resources and landscape.

One of the main outcomes of that committee was the need for an update to the 2001 Master Plan for City Park before the historic designation process moves forward. Updating City Park's Master Plan will give the city a better understanding of who uses City Park, and what they see as the future of the park. With the support of the State Historical Fund, this planning document will also guide city agencies as they propose changes to the park. Historic Denver and the City of Denver will now apply for a Great Outdoors Colorado grant to supplement the State Historical Fund grant and get the extensive Master Plan process underway.

Our second grant is for Phase 2 of Discover Denver, our city-wide survey. Discover Denver is currently one of the most ambitious historic resources survey initiatives in the nation. Following the successful Pilot Program, Historic Denver, in partnership with the City and County of Denver, launched Phase 1 of Discover Denver Citywide Survey in 2015. Phase 1 focused on developing historic contexts to frame the citywide survey and continued fieldwork to maintain the momentum begun in the Pilot Program. In Phase 2, we will continue surveying the city with our cadre of devoted survey volunteers, and begin a dedicated push to connect neighbors with the data we've collected.

As only five percent of Denver's primary buildings have been comprehensively surveyed, Discover Denver is an essential step towards resolving the issues which result from an absence of available information about Denver's built environment.

The State Historical Fund was created by the 1990 constitutional amendment allowing limited-stakes gaming in the towns of Cripple Creek, Central City, and Black Hawk. The amendment directs that a portion of the gaming tax revenues be used for historic preservation throughout the state. Twenty eight percent of the tax revenue generated by gambling is put into the State Historical Fund. Of that fund, 20 percent returns to the gambling towns to further their preservation, and 80 percent is directed into preservation grants throughout the state. Funds are distributed through a competitive process and all projects must demonstrate strong public benefit and community support. Grants vary in size, from a few hundred dollars to amounts in excess of \$200,000. The State Historical Fund assists in a wide variety of preservation projects including restoration and rehabilitation of historic buildings, architectural assessments, archaeological excavations, designation and interpretation of historic places, preservation planning studies, and education and training programs. In the last two decades, History Colorado through SHF has invested more than \$265 million in more than 4,000 preservation projects in Colorado communities in all 64 counties. The State Historical Fund makes Colorado one of the leading states in the country for historic preservation. ❁





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SPOTLIGHT ON THE CITY: JEFFERSON PARK

BETH GLANDON, DIRECTOR OF DISCOVER DENVER



River Drive still has many fine examples of the historic homes which were once found throughout the Jefferson Park neighborhood.

Located just north of Mile High Stadium, Jefferson Park is one of the city's earliest residential neighborhoods, with a rich history dating back to the early 1870s. While the neighborhood is currently a hotbed of new multi-family residential development, pockets of historic commercial and residential buildings remain. Since early June, Discover Denver field survey volunteers have collectively donated nearly 400 hours of their time in photographing and collecting basic information about each of the buildings in the Jefferson Park neighborhood. Additionally, Discover Denver research volunteers have spent countless hours delving into the history of many of the surveyed buildings.

Early Denver businesses such as Philip Zang's Rocky Mountain Brewery, the Old Homestead Bakery, and the Goss-Morris Mercantile Company were all located in Jefferson Park. Many of the early residents of the neighborhood worked for these local businesses, or commuted to their jobs across the river in Denver using one of the early streetcars that once ran through the heart of Jefferson Park. Through field survey and historical research, Discover Denver volunteers have found that reminders of these long-gone businesses still abound in the neighborhood.

The National Register-listed house of brewmaster George Schmidt still looks out over the former site of Zang's brewery, long ago demolished during the construction of I-25. While the Old Homestead Bakery buildings were recently razed to make way for a new apartment complex at West 27th Avenue and Decatur, bakery owner James Mickleham's impressive Bavarian-style home still stands next door. After extensive rehabilitation work, the commercial building originally constructed by brothers-in-law Reuben J. Morris and C.F. Goss now houses Sarto's Italian restaurant. Sarto's is located at West 25th Avenue and Eliot in Jefferson Park's largely-intact commercial district, the site of a former streetcar stop.

A building and neighborhood survey meant to identify historic and architecturally significant structures citywide, Discover Denver is just wrapping up its work in the Jefferson Park neighborhood. The collaborative project, led by Historic Denver, Inc. in partnership with the City and County of Denver and History Colorado, will begin work in the Globeville neighborhood in October, followed by work in the Elyria and Swansea neighborhoods. Field survey and historical research is performed by a dedicated group of project volunteers. If you have interest in becoming a Discover Denver volunteer, let us know! Trainings for survey and research volunteers are ongoing. Visit [www.discoverdenver.CO](http://www.discoverdenver.CO) to learn more and volunteer today! ❁



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The preservation of the Molly Brown House Museum has been a community effort since the foundation of Historic Denver in 1970. Center photo courtesy of the Western History and Genealogy Department, Denver Public Library.

**The campaign includes three components.** First, the Molly Brown House Museum will undergo its first major restoration and rehabilitation in decades. This will allow the Museum to utilize new spaces that were previously closed to the general public, which will increase educational and interpretive offerings. Second, Historic Denver will expand preservation programming in Denver with an innovative new Action Fund, designed to inspire new audiences, generate conversation about the dynamic between past, present, and future, and support action on behalf of Denver's historic resources. Finally, Historic Denver will establish a Legacy Fund—a special reserve fund to protect the organization in the future and ensure that it will have an impact for many generations to come.

The *Investing in Action for the Places You Love Capital and Capacity Campaign* has reached some impressive milestones during the quiet phase. In addition to lead gifts from the Board of Trustees, Robert Musgraves and Joan Prusse, and Sharon and Lanny Martin, Historic Denver has received grants from the Boettcher Foundation, the Gates Family Foundation, the Anschutz Foundation, Temple Hoyne Buell Foundation, the Institute for Museum and Library Services, the National Endowment for the Humanities, and the National Trust for Historic Preservation. The Molly Brown House Museum Volunteers also raised over \$50,000 to name the Servant's Quarters. Several of the city's most active construction companies and architectural firms have pledged major gifts to the campaign and individuals and natural resource industries are currently raising a collective lead gift. A full list of current donors can be found on Historic Denver's website, and major donors will be recognized on signage at the Molly Brown House Museum.

To join the list of prestigious campaign donors and earn your spot on the Wall of Honor you can visit [www.historicdenver.org](http://www.historicdenver.org) or call (303) 534-5288 ext. 7. There will be several opportunities throughout the rest of 2015 for prospective and existing donors to learn more about the campaign components and this exciting expansion for Historic Denver.

## Investing In Action Components

### NO. 1

#### MOLLY BROWN HOUSE MUSEUM RESTORATION

Over two million visitors have explored the halls and rooms of the 126-year-old Molly Brown House Museum since opening in 1970, and today the Museum is seeing record attendance. After decades of significant wear and tear, the 1889 William Lang house requires a much-deserved restoration so it can remain a premier example of historic stewardship. One million dollars of the funds raised by the campaign will support the work at the Molly Brown House Museum, and if you have visited the Museum in recent weeks you have seen some of the projects that are currently underway, such as the front porch restoration and the replacement of the carriage house roof.

As a result of the restoration work at the Molly Brown House Museum, the third floor garret and the basement will be opened to the public. These spaces were previously home to much of the Museum's stored collection, which has now been moved into appropriate off-site storage. The third floor, which was historically used as the servant's quarters, will include new exhibits about some of the home's residents—the Irish women who worked as the Browns' servants—showing that not all American immigrant stories were "rags-to-riches" Western adventures like Margaret Brown's.

The basement, which previously housed the Museum's large fashion collection, will be renovated to include a new education center where students can gather for on-site education programming. Historic Denver will also install an accessible lift that will provide greater access to the basement and first floor, additional family restrooms, and a curator's workroom viewable to the public. In this way, the Museum will be able to grow alongside the new audiences in Denver and accommodate the increasing and changing needs of a larger visitor population.

### NO. 2

#### ACTION FUND

Historic Denver's preservation activity is also receiving a carefully crafted overhaul after four decades. Over the last year, Historic Denver has slowly expanded our preservation programs by launching an innovative new Action Fund to engage and inspire new audiences to think creatively about historic preservation in Denver. This is being done through direct investment in community projects, walking tours, and new forums on the future of our built environment. \$500,000 of the funds raised for the campaign will be designated for this new capacity-building initiative.

In September, Historic Denver received the inaugural Action Fund applications for neighborhood projects. One to three projects will be selected each year to receive technical assistance, staff support, and direct financial investment, ranging from \$2,500

to \$10,000. This portion of the Action Fund is designed to catalyze innovation that will enhance the city's unique identity, promote and maintain authentic neighborhood character, and honor cultural heritage as it is reflected in the built environment. While this portion of the Action Fund is not a grant-giving program, its aim is to support community groups that do not have the financial or technical means to make these neighborhood goals a reality on their own.

This year, Historic Denver also expanded the new Historic Denver Walking Tours program, which was launched as one of the campaign's first outcomes. After two great seasons, Historic Denver will expand this program to include a third tour at the start of the 2016 tour season and will continue to connect with new Denverites.

Historic Denver also established the new *re:Denver* interactive forums in June 2015 to wide acclaim. Six times a year panels of professionals in various fields relating to preservation, development, and urbanism, will give presentations and answer audience questions about the future of Denver's built environment. These forums, hosted at L2 Church in Denver, will continue in November, January, February, and March, and are designed to generate conversation about Denver's historic resources and the character of our city as it grows.

### NO. 3

#### LEGACY FUND

Finally, in order to secure Historic Denver's legacy, plan for long-term capital needs, and prepare for periods of economic uncertainty, a Legacy Fund will be set aside and restricted. The Legacy Fund is dedicated to the ongoing capital support of the Molly Brown House Museum and the protection of Historic Denver's 63 preservation easements. These funds will make proactive maintenance possible even in lean years, and protect against major capital crises or the deferral of important projects. Once the fund reaches its \$500,000 goal, annual proceeds can also be dedicated to support Action Fund programs. Funds from the Legacy Fund can only be released according to the Board's adopted Legacy Fund policy and board authorization.

**HISTORIC DENVER'S NEW ERA OF IMPACT** will leave a lasting legacy in Denver, and we hope you will be a part of this important initiative. Donors to the campaign will also be able to reserve spots in our special VIP behind-the-scenes tours of the construction at the Molly Brown House Museum. For more information about the Investing in Action for the Places You Love Capital and Capacity Campaign, please visit [www.historicdenver.org](http://www.historicdenver.org), contact 303-534-5288 extension 7 or email [sstarke@historicdenver.org](mailto:sstarke@historicdenver.org). ☘





# THE 45TH

## HISTORIC DENVER ANNUAL DINNER AND AWARDS PROGRAM

BROWN PALACE HOTEL AND SPA  
WEDNESDAY, OCTOBER 28

Barb Pahl will be honored with the Keystone Award for lifetime achievement in historic preservation; Cleo Parker Robinson will be honored with the Molly Brown Award, created to honor a woman who demonstrates Margaret Brown’s commitment to community; and Jim Havey will receive the Ann Love Award, which honors those who embody the spirit of one of Historic Denver’s founders, Colorado First Lady Ann Love. Community Preservation Awards will be given to the historic Airedale Building; The Brown Palace Hotel and Spa; the Epworth Church; 414 Fourteenth Street (formerly the Denver Public Schools Administration Building); and Centennial Hall (formerly Treat Hall) at Johnson & Wales University.



This year, as Historic Denver celebrates its 45th Anniversary, we will also recognize five other non-profit organizations that have stood the test of time and contributed to the city’s cultural identity. These groups will be celebrated throughout 2015 and include Black Women for Political Action, Colorado Children’s Chorale, Community First Foundation, Greenway Foundation and Su Teatro. Representatives of each of organization will attend the Annual Dinner & Awards program, and the Children’s Chorale will sing a special song to celebrate the shared anniversary.

HERE’S A LOOK AT THIS YEAR’S PRESERVATION AWARD WINNERS:

### KEYSTONE AWARD

The Keystone Award honors people who have made significant contributions over their lifetime to historic preservation in Denver. This year’s recipient is Barb Pahl, Vice President for Western Field Operations for the National Trust for Historic Preservation. During her three decades of service to the National Trust, all in Denver, Pahl has been an energetic and committed advocate for historic places. Pahl played an integral role in making Colorado the second state to create historic preservation tax credits in the 1990s. She was also one of the key players in the creation of the Lower Downtown Historic District and later the Downtown Denver Historic District, and led efforts to rehabilitate the historic Emerson School, now the headquarters of several preservation and conservation organizations. At the national level Pahl has played a key role in the development of the National Trust BARN AGAIN! Program; an initiative to save historic neighborhood schools; and most recently a significant Public Lands Initiative.

### MOLLY BROWN

The Molly Brown Award was created to honor women who live in Margaret “Molly” Brown’s spirit by devoting many years to civic life in all its forms, actively engaging themselves in politics, philanthropy, arts and cultural endeavors and historic preservation as Mrs. Brown did. Each year this award honors a woman who demonstrates this same level of passion about the world and who is willing to take the lead, speak her mind and make Denver a stronger community for everyone. This year’s Molly Brown Award recipient is Cleo Parker Robinson, the executive artistic director and choreographer of the Cleo Parker Robinson Dance Ensemble. Robinson began

teaching dance at the University of Colorado at the age of 15. She graduated from the Colorado Women’s College, having focused on dance, education and psychology. She studied with legendary dancer and humanitarian Katherine Dunham and then founded her own company in 1970. The mission of this ensemble is to foster appreciation, access and the development of new audiences for dance. Cleo Parker Robinson Dance operates out of the historic Shorter A.M.E. Church building in downtown Denver. Robinson uses a year-round dance school, an international summer dance institute, and national and international performances to educate audiences about the rich heritage and ancestral gifts which her predominately African American ensemble draws upon in their performances. Her dance program Project Self-Discovery (PSD) demonstrates her commitment to youth outreach by providing at-risk Denver youth with access the arts as an alternative to gang activity, substance abuse and other tragic possibilities. Her long record of community involvement led to her appointment in 1999 to the National Council on the Arts, an advisory body reporting to the National Endowment for the Arts. More than any other dance figure, perhaps, Cleo Parker Robinson has embodied the spirit of social idealism in dance.

### ANN LOVE AWARD

The Ann Love Award was established in 1997 to honor individuals who may not consider themselves traditional preservationists but who have shown initiative, creativity, and commitment in preserving the history, culture and architecture of Denver. The award is named for Ann Love, wife of Colorado Governor John Love. Mrs. Love was instrumental in saving the Molly Brown House and establishing Historic Denver but never considered herself a preservationist. This year’s honoree, Jim Havey, is a well-known Denver documentarian, who often creates works with cultural heritage at their heart. His films on Colfax Avenue, Downtown Denver, Molly Brown, and Union Station have helped thousands connect to the stories that make Denver unique, heightening interest and awareness in historic preservation. Havey has also tackled state-wide issues, most recently with a 90-minute film on the history of water in Colorado. Often raising the funds himself or partnering with a non-profit, Havey has ensured that these films are accessible to schools across the state and through public television. Additionally, Havey has produced Historic Denver’s Annual Awards Video for over a decade, inspiring Denver’s civic leaders with poignant clips about preservation projects that make our City great. Havey’s unique style, beautiful photography, and personal interest highlight the unique Colorado experience.

# COMMUNITY PRESERVATION AWARDS

The Community Preservation Awards are given annually to a handful of projects, institutions and individuals that have made an exceptional contribution to the preservation of Denver’s heritage. These projects exemplify high quality restoration, the careful consideration of the city’s historic fabric and a commitment to community. The winners of these awards are essential to Historic Denver’s mission and the organization takes great pride in recognizing those who are enhancing Denver’s built environment.

## THE AIREDALE BUILDING

*Paul Tamburello & Jack Pottle, Generator Development*



The 1899 Kopper’s Hotel and Saloon is one of the few surviving representatives of Denver’s early working class hotels and ethnic saloons. German immigrant Albert Kopper built the three-story building as a replacement for his successful saloon at the same location. Architect Frederick Carl Eberely designed the hotel/saloon in a style typical of late Victorian-era commercial architecture, distinguishing its façade with a pair of two-story bay windows.

The building is owned by Generator Development, and involves the same

team behind several wildly successful adaptive reuse projects which now hold: Root Down, Linger, and the GrowHaus. For the Airedale building, they worked to keep many of the original elements of the building during the renovation. The first floor is home to Ophelia’s Electric Soapbox, the newest restaurant by Justin Cucci (Root Down, Linger), while the top two floors are dedicated to the newly-opened Hostel Fish. Hostel Fish will have 65 twin beds in nine rooms. There will also be two private rooms and lots of community areas including a reading room, social area with a bar and small kitchen, and an alcove with an iPad for guests. Hostel owner Chad Fish emphasized their commitment to honoring the building’s past, while updating it for modern guests. “We’re trying to keep as much of the original beauty as we can,” he said. One of the key features of the building is a massive skylight. Everyone involved in the project worked to refurbish the historic element. “We actually put in support to help hold the walls and the structures and everything,” Fish said.

## BROWN PALACE HOTEL AND SPA



The Brown Palace Hotel, designed by notable Denver architect, Frank Edbrooke, has been a Denver icon since its opening in 1892. Situated on a triangular lot at the intersection of 17th and Broadway, it represents Denver’s evolution as a city, from railroad junction to bustling city in its own right. The hotel’s many famous guests include Margaret Brown, the Beatles, and every president since Teddy Roosevelt.

In 2013, the Brown Palace Hotel & Spa began a three-year, \$10.5 million renovation project, which included a \$3 million restoration of the building’s sandstone façade. This extensive undertaking included replacing some of the stone work for the first time since

the Brown Palace opened in 1892.

“It really brings the Brown Palace to a new level,” Mark Shine, director of sales and marketing, said. “We’re a historic hotel and a Denver icon ... But what we want to do is make us more appealing to different demographics.” Managing director of the hotel, Marcel Pitton, noted that “the restoration [is] not going to enhance a guest’s stay. It’s more about preservation.”

Denver-based Building Restoration Specialties led the restoration, tackling one side of the triangle-shaped building each year—replacing mortar joints, small areas of damaged stone and repairing flashings.

The stone that the company used to replace damaged areas of the façade is hand-carved, custom-ordered Utah sandstone. The craftsmanship and deft handling of materials in this project shine through, helping the Brown Palace maintain its status as one of the most iconic historic buildings in Denver.

## EPWORTH BUILDING

*Larry Nelson & Ruth Falkenburg, 620 Corp*



In the 1890s, Methodist Deaconess Melissa Briggs opened the Woman’s Home Missionary Society in Colorado, which ‘planted’ the Epworth Mission church in the Curtis Park neighborhood. In 1915, the Epworth Institutional Church was built at 31st and Lawrence, which the congregation occupied until 1979. This new structure combined Italianate and Classical Revival styles to create a stately building. Today it still stands out among the rows of brick bungalows and warehouses.

The building remained abandoned until 2013, when local developers Ruth Falkenburg and Larry Nelson of 620 Corp purchased the building. Nelson has spent the last two years renovating the building, which will house a restaurant and office space. The project transformed the church’s 4,500-square-foot sanctuary into a space to house a restaurant. The arched, stained-glass windows have been restored and so will the octagon-shaped glass dome in the sanctuary’s 30-foot ceiling. Another 9,000 square feet in the three-story building is being renovated for office space. Each floor will be leased out separately.

## 414 14TH STREET ON THE AMBASSADOR

*Tom & Ken McLagan, Hyder Construction*



This building at 14th and Tremont was constructed in 1923 to serve as the Denver Public School’s Administration Building. It served as the DPS Admin building until the mid-1970s. In 1994, the Denver Art Museum bought the building from the City. At this time, it was designated a local historic landmark. The Denver Art Museum used the building to house their administration offices until 2013. Hyder

Construction bought the building with a focus on renovating it and leasing it as office space. Tom McLagan, president of Hyder Construction, said the company aimed to “blend architectural detailing from the 1920s with contemporary architectural elements to create an exceptional office workspace in downtown Denver.” This blending also included the construction of an addition off the back of the building, which added an extra 6,000 square feet. Hyder Construction also refurbished the lower level of the building, providing a common area, bike storage and showers for commuters.

## CENTENNIAL HALL

*Johnson & Wales University*



The Colorado Women’s College was established on land donated by Governor Job Cooper in the fall of 1888, and aimed to become the “Vassar of the West.” The first building on the campus was Treat Hall, which began construction in 1890 and was only finished in 1909 due to financial constraints. In 1908, Jay P. Treat was named the first president of the Women’s College, whose emphasis was to be on “the importance of

womanhood, wifehood, and motherhood.” In 1909, “Old Main” was completed, and the campus welcomed its first class of 59 students that fall. The building received its first addition in 1916, and a later proposed addition became the free-standing Foote Hall. In 1930, Old Main was renamed Treat Hall. After the Colorado Women’s College merged with the University of Denver in 1982, Treat Hall became a law school and music conservancy.

In 2000, Johnson & Wales purchased the historic college campus to become their fourth campus in the United States. In 2014, Johnson & Wales University launched a \$30 million renovation of its Denver campus with plans to turn a century-old building that has been vacant for 32 years into a central location for student affairs, staff and faculty offices, classrooms, an auditorium and a café. The building is now known as Centennial Hall, in honor of Colorado’s status as the Centennial State, and the centennial anniversary of Johnson & Wales. ☘

# MOLLY BROWN HOUSE MUSEUM



Raleigh Roofing is currently replacing the Carriage House roof at the Molly Brown House Museum as part of the capital campaign.

## REHABILITATION UNDERWAY AT THE MOLLY BROWN HOUSE MUSEUM

ANDREA MALCOMB, MUSEUM DIRECTOR

At the rear of the Molly Brown House Museum property sits the Carriage House, an impressive structure added to the property by Margaret and J.J. Brown between 1895 and 1901. It was added in two phases, with the southern portion built first and the northern section added a few years later. The Browns had horses and a carriage early on, and later Margaret would park her Fritchle Electric car inside. It also served as storage, hay loft, and residence of the male caretaker, Harry Reynolds. Margaret was also known to hang her punching bag in the Carriage House as part of a rigorous health regimen. Today the main floor of the Carriage House serves as the Museum’s Visitor Center and is the point of entry for more than 50,000 people annually. In 2001 offices for the Museum staff and a volunteer area were relocated to the Carriage House second floor after being in the Museum for nearly 30 years.

The Carriage House roof is covered with cedar wood shingles, a historically appropriate material, and what originally covered the main house until the Browns replaced it with French clay tiles. As happens with roofs however, it has reached the end of its life span, a fact which is apparent in the missing, cupped, and broken shingles seen throughout the roof. Coupled with interior leaks, it became critical to address the roof replacement before any further damage happened to the Carriage House. Steve Ekman and Gene Green of Ekman Design Studios donated their precious time to carefully design the construction documents used to help secure funding from the Colorado State Historical Fund. This work is now underway as part of Historic Denver’s larger capital and capacity building campaign, which includes restoring the iconic front porch, restoring stained glass, and cleaning the exterior masonry, as well as basement renovations.

Raleigh Roofing, a local roofing company led by Lucas Raleigh, began the process of replacing the roof in September with the removal of the existing cedar shingle roof. With scaffolding up, it became an excellent opportunity to assess all of the elements. Over the life of the Carriage House it appears to have had a total of five roofs based on the different nails and types of holes found, including at least one asphalt shingle roof. New wood shingles have been installed that meet both fire code requirements as well as the recommendations of the National Parks Service’s Preservation Brief on wood shingle installation, which will ensure proper ventilation of the roof, which is critical to extending the life of the roof.

Existing trim elements and vent flashings, including the original metal rolled ridge and gable trim boxes will be removed and restored or replaced to match. New eaves, gable, sidewall step, backer, apron, and counter flashings were also installed. The character-defining cupola at the center of the cross gable is of metal construction. This important decorative piece has had many repairs over the year and during this rehabilitation it will be cleaned of rust and have its seams properly sealed to prevent water infiltration.

This grant project also includes replacing the existing gutter system on the Carriage House. The existing gutters were corroded and many gaps existed, allowing water to infiltrate the building. Those gaps also allowed squirrels to make nests in the eaves. Damage by the squirrels to the rafters, fascia, and soffit were addressed and measures taken to deter future infestations.

As well as roof and trim repair, the chimney protruding from the east side will be rebuilt and recapped. On the south gable wall of the Carriage House, the existing wood shingle and small round window frame were in poor condition due to the harsh Colorado sun, which resulted in cracked and rotten shingles, and a split and deteriorated window frame. Both the chimney repairs and façade restoration are part of this Colorado State Historical Fund grant-funded project, ensuring the longevity and legacy of the Brown home. ❁

## CAMPAIGN DONORS TO DATE

For more information about the Investing in Action for the Places You Love Capital and Capacity Campaign, please visit [historicdenver.org](http://historicdenver.org) or call 303-534-5288 ext.7.

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# A VISION REALIZED: A VICTORIAN COTTAGE GETS A MODERN UPDATE

BECCA DIERSCHOW, PRESERVATION AND RESEARCH COORDINATOR



2714 Arapahoe Street as it stands today in the Curtis Park neighborhood

Walking along Arapahoe Street, the Victorian cottage at 2714 catches the eye. A brightly painted gable and a porch with equally colorful turned wood columns invites passersby to wonder what lies beyond the door. In August, Historic Denver had a chance to find out. The front door opens to an open and airy interior, lovingly restored not once but twice by owner Wayne Thrash, a longtime supporter of Historic Denver. One by one, doors open, leading you into a meticulously restored home, full of details that delight, from the plaster medallions on the ceiling to the etched window locks in each room. The thoughtfulness which went into this rehabilitation pours out of every nook and cranny (of which there are many).

A history of the home’s early residents quickly reveals an exciting, rags-to-riches tale well suited for any Dickens novel. Built between 1887 and 1889 by an unknown owner, it was rented by a succession of clerks until 1892, when it was bought by Martin O’Fallon.



Martin O’Fallon, Denver businessman and longtime owner of 2714 Arapahoe.

Born in 1862, Martin O’Fallon emigrated from Ireland to the United States at 17. Originally settling in St. Louis, he stopped in Denver to visit a friend and decided that the town suited him. He bought a small home on Arapahoe Street and lived there with his younger sister, Alicia, and a series of boarders. Eventually, five of the seven O’Fallon siblings would leave Ireland to settle in Denver. In 1897, he returned to Ireland briefly to marry his childhood sweetheart, Mary, and together they returned to Denver. Over the course of the next two decades O’Fallon rose from humble salesman to owner and president of O’Fallon Supply Company.

What started as a business with three officers and three employees (including both Mr. and Mrs. O’Fallon) in 1899, grew into one of the biggest plumbing supply companies in Colorado. The company’s impressive warehouse still stands at the corner of 15th Street and Wynkoop in Lower Downtown. In 1919, O’Fallon Supply had branches across Colorado and in Wyoming, New Mexico, and Texas. As the company grew, the O’Fallon’s moved into increasingly nicer homes along Vine Street. In 1936, O’Fallon retired from the successful company he had founded 37 years previously (while crediting his wife with the company’s long-term success). Two years later, he donated 860 acres of mountain ranch land to the City of Denver. This gift was added to the Mountain Parks system, and today O’Fallon Park is one of the most popular parks in our unique Mountain Parks system. His death in 1944 made the front page of the *Denver Post*, where the newspaper praised him as a hardworking businessman who contributed to Denver through his widespread philanthropic causes.

In 1929, Martin O’Fallon sold his house on Arapahoe to siblings Millie and Michael Hovart, recent immigrants from Yugoslavia. They lived in the home with their mother Anna, Millie’s husband Marco, and her son Richard. The house stayed in the family for 73 years until Richard passed away. It was then purchased by Wayne Thrash in 2002, who still owns it today.

When Thrash acquired the building, it had fallen into a state of disrepair that was almost unsalvageable. Over the course of two years, he worked to restore it, reviving old details and adding new touches. A faulty valve on the new dishwasher, however, sent 30,000 gallons of water coursing through the house—a painfully ironic disaster in the home of Denver’s plumbing supply magnate.

Where most homeowners would throw up their hands in disbelief and walk away from the project, Thrash soldiered on. Where original door trim had been ruined, he replicated it. Where pocket doors had been warped beyond repair, he replaced them in kind.

Where details were missing or destroyed beyond replication, Thrash pulled in details from other period homes in Curtis Park. The plaster ceiling medallions in the parlor and dining room were molded off of ceiling medallions from a home at 32nd and Arapahoe. The original medallions were caked in decades of paint and required over 400 hours of repair to make them useable as molds, but today they are as crisp and detailed as the originals. When it came time to renovate the kitchen, Thrash opened up the space. He used historic window openings to bring light into the area, but the panes are now stained glass, giving the kitchen an appealing touch of color. He also took the opportunity to open the dark, enclosed pantry. The narrow window pane now located in the pantry space was modeled off an East Lake window design Thrash found in a book. The image was incomplete, so he designed the rest of the pane and had a local artist create the whole pane for him, specifically for this kitchen.

The home’s design aesthetic is anchored in the past, which has inspired its more modern details. When asked why he went through all the trouble to restore this humble home with such a level of care and attention to detail, Thrash has a simple answer: “I had a vision,” he says. That vision was for a perfectly restored home which fit in with the character of the surrounding Curtis Park neighborhood. And while that vision was 13 years in the making, the end result is a blend of old and new—a home that honors its past while capturing the best of modern conveniences.

As of this writing, the house is for rent. You can see pictures and find more information at [www.2714arapahoe.com](http://www.2714arapahoe.com). ❁



Pantry window, designed by Wayne Thrash, based on a historic East Lake design



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# NOTABLE HOMES FOR SALE

## 1765 GILPIN STREET



This Victorian revival style home was constructed by notable stone masons Geddis and Seerie and completed in 1892. Geddis and Seerie built many historic buildings in Denver such as The Brown Palace, the Colorado State Capitol, the Railroad Building on Larimer, and the Grace & Trinity M.C. Churches. Mainly commercial stone masons, they built only six residential homes, 1765 Gilpin being the only one still standing in

its original capacity.

1765 Gilpin is an early example of Denver’s architectural transition from Victorian to Neoclassical architecture that most commonly occurred around the turn of the century. It combines both styles with roof bracketing, decorated chimneys, rectangular floorplan, and columns with capitals. The home has been updated in the kitchen and master bedroom, with original woodwork kept intact. Other updates include electrical service, central air in master bedroom and third floor, Anderson wood-framed windows, carriage house, roof, and much more. This very special historic home sits on a large 6,250-square-foot landscaped lot which is perfect for entertaining. Includes two car garage, extra one car garage, five fireplaces, four bedrooms, four baths, 4,196 square feet.

Listing Price: \$950,000  
Liz Richards, Kentwood City Properties  
303-956-2962, Liz@KentwoodCity.com



## 2125 GROVE STREET

This circa 1910 Denver Square was constructed to the exact specifications for Baron James “Portland Jimmy” Doyle. Like many entrepreneurial men in Colorado, Doyle came to Denver at a young age and worked through many different industries. He headed to the mountains and struck gold, becoming a prominent gold and oil baron of the Portland Mining Company. He then became Mayor of Victor, Colorado, and eventually moved back to Denver where he was welcomed into Denver society. The home at 2125 Grove Street was built as a wedding present after Doyle’s marriage to Marie Duffy.

The original character of the 2125 Grove Street home is still present with Edwardian details, hand painted ceilings, and intricate plaster relief work. Extraordinary original lighting is present, while historic stained glass and leaded glass is still intact. The original staircase is still cherished today with marvelous stained glass on the landing. Stunning original trim, doors, pocket doors, staircase, built-ins and quarter-sawn oak floors are present. Three out of the four large second story bedrooms have city views, and all have impressive storage. A new kitchen features quartzite counters, soft close cabinetry and stainless appliances. A full bath is upstairs. Basement with garden level windows features large family room with fireplace, 3/4 bath, laundry, and storage beyond belief. Updated systems and a safe too! Splendid backyard features turf to play on, patio, hot tub and garage with a carriage space above. Located on the best street in Witter–Cofield Historic District! Rare find! Great opportunity to own a piece of history!

Listing Price: \$695,000  
Listing Broker: Jenny Apel  
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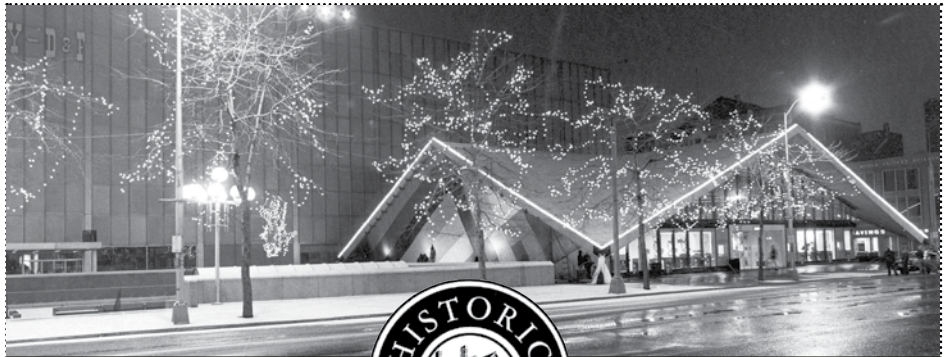




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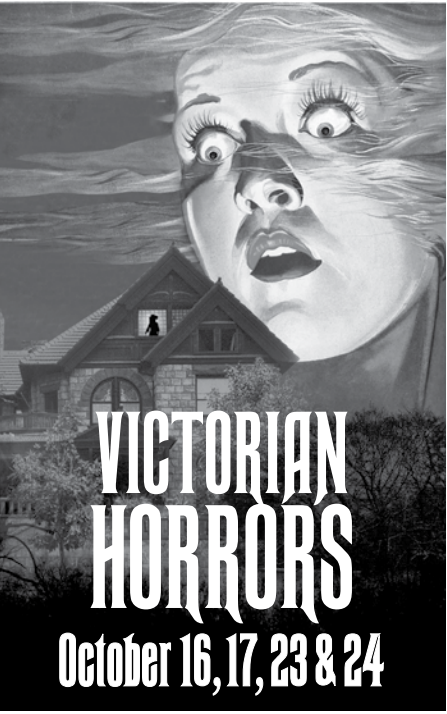
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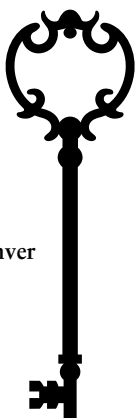
To purchase tickets to any Historic Denver or Molly Brown House Museum Events visit: [store.historicdenver.org](http://store.historicdenver.org) or call 303-534-5288 x7.



**OCTOBER 28**  
45TH ANNUAL DINNER AND AWARDS PROGRAM  
Brown Palace Hotel and Spa  
321 17th Street, Denver  
5 - 7p.m. Cocktails in the Main Lobby  
7 p.m. Dinner and Awards in the Grand Ballroom



**OCTOBER 16, 17, 23 & 24**  
VICTORIAN HORRORS XXII  
9 am – 11:30 am  
\$19 ages 12+  
\$16 members/seniors/children 6-12  
Molly Brown House Museum  
1340 Pennsylvania Street, Denver  
*“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.

**OCTOBER 31**  
SKELETONS IN THE WARDROBE TEA  
9 am & 2 pm  
\$24 adults  
\$16 children 6-12  
Molly Brown House Museum  
1340 Pennsylvania Street, Denver  
  
It's no secret, Victorians loved Halloween and so do we! The holiday looked a little different back then, though. Do you know what costumes were popular or what games were played? How did the Victorians decorate their homes? Learn the history of Halloween and show off your own ghostly get-up at our spookiest tea of the year! Suitable for ages 8 & up.

**NOVEMBER 7**  
PIPE ORGAN TOUR  
9:30 – 11:45 am  
For the fourth year in a row, Historic Denver and the American Guild of Organists will host a Saturday stroll to listen to some of the city's best organs! This year the tour will coincide with Denver Arts Week. The tour will visit the Trinity United Methodist Church and Saint Andrew's Episcopal Church. In each church an organ builder will give the history of that specific organ, a historian will give the history of the building and an organist will play a wonderful selection! Buy tickets online at [historicdenver.org](http://historicdenver.org).



**NOVEMBER 25**  
THANKSGIVING TEA  
11:15 am & 2:15 pm  
\$26 adults / \$20 children 6-12  
Molly Brown House Museum  
1340 Pennsylvania Street, Denver  
*“This, of all days in the year, is a day of happiness, because as a rule it brings a family reunions; and to the American, home happiness is as essential to his existence as pure air.”*  
Table Talk from November of 1890 describes Thanksgiving Day just as we see it today. Have your own happy family reunion with tea at Mrs. Brown's house this year. Suitable for ages 6 and up.



**TUESDAY,**  
**DECEMBER 8**  
COLORADO GIVES DAY

Colorado Gives Day is an annual state-wide movement to celebrate and increase philanthropy in Colorado through online giving. For the sixth consecutive year, Community First Foundation and FirstBank are partnering to present Colorado Gives Day on Tuesday, December 8, 2015. To donate, please visit [ColoradoGives.org](http://ColoradoGives.org).



**DECEMBER 8TH**  
REAL ESTATE SEMINAR  
Location TBD  
9 am – 2 pm  
\$50 members of Historic Denver  
\$55 non-members  
Lunch provided  
Historic Denver, Inc. will host a continuing education (CE) class for real estate brokers entitled “Understanding & Selling Denver's Historic Homes and Neighborhoods,” which will explore the unique characteristics, values and strategies for buying and selling historic homes. For more information and to register for the course, please visit [historicdenver.org/real-estate-professionals](http://historicdenver.org/real-estate-professionals).



**DECEMBER 10**  
THIRSTY THURSDAYS  
A MOULIN ROUGE CHRISTMAS: CELEBRATING THE HOLIDAYS- CABARET STYLE!  
6-8 pm  
\$15 adults 21-45 / Must be 21+ to attend  
Molly Brown House Museum  
1340 Pennsylvania Street, Denver

Young professionals, come celebrate Christmas in fabulous French style! Dance with courtesans, learn the can-can, keep your eyes peeled for Toulouse-Lautrec, and even flirt with Charles Zidler and Joseph Oller, co-founders of the Moulin Rouge. Sip on some French inspired drinks from Overland Distillery.

**HIGH HOLIDAY TEAS**  
SELECT DATES IN DECEMBER  
\$26 adults 21-45 / \$20 children 6-12  
Molly Brown House Museum  
1340 Pennsylvania Street, Denver  
Do you know most of the decorations on the Victorian Christmas tree were home-made? Paper chains, decorated cookies, popcorn and cranberry strings. One special ornament was the “cornucopia,” a paper cone, decorated with cut-outs and ribbon, and filled with candy or small toys. Learn more holiday traditions in the Brown's decorated home and create your own memories on a special tea with friends and family. Collectible holiday ornament and voucher for future museum tour included with purchase. Suitable for ages 6 and up.

*Sopra Communities is a proud sponsor of Historic Denver, and values their contribution to the community.*

*Sopra Communities, Inc. provides community management services. We strive for the highest level of performance and professionalism in order to sustain our partner communities, support the larger community, and strengthen one another.*