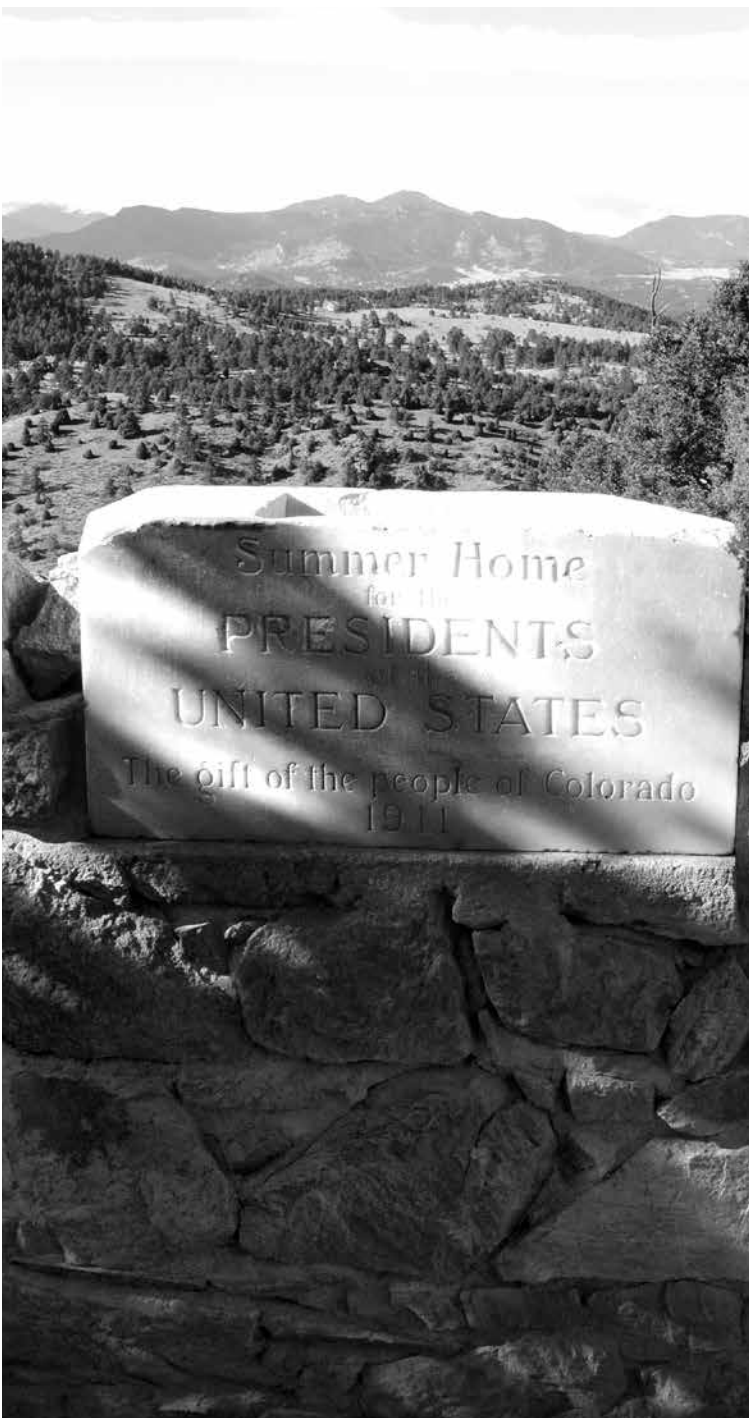


HISTORIC DENVER NEWS

EST. 1970 + VOLUME 47 + NUMBER 1 + WINTER 2018



Illustration of proposed Summer White House. Photo: Denver Public Library, Western History and Genealogy Department



Current day view, Photo: Shannon Schaefer

JACQUES BENEDICT, DENVER ARCHITECT

BY MIKE MCPHEE, GUEST WRITER

Colorado has been blessed with many fine architects, both commercial and residential. In the Denver metro area, names like Burnham Hoyt, Frank Edbrooke and the Fisher brothers stand out. Each had their favorite or most notable buildings. But however popular they became, none of them evolved into a brand name in the way that Jacques Benedict designs have.

“It’s a Benedict building” has grown into a sought-after descriptions of elegance and taste in Denver homes today, signifying not only the most pleasing of proportions but also tasteful ornamentation in the Beaux-Arts style that dominated architecture at the turn of the 20th Century.

Benedict arrived in Denver in 1909 just as some of Colorado’s largest fortunes were being amassed from mining, agriculture, railroads and the processing of sugar and flour. Highly successful entrepreneurs wanted to display their new wealth, and there was no better way than to build large, elegant homes that stood out in the most desirable neighborhoods. At the same time, Denver Mayor Robert Speer latched on to the “City Beautiful” movement sweeping the nation, and Benedict became one of

his favorite designers. Benedict’s timing was not planned, but it was perfect.

But why would such a gifted, creative person, given the finest education available in the Western world, come out to a “cow town” such as Denver in 1909, giving up the job of a lifetime in New York City designing portions of the New York Public Library, the Frick Mansion and the Manhattan Bridge? There are theories, some more plausible than others. Whatever the actual reason for his relocation to the frontier, his contributions to the area during the first half of the 20th Century were enormous.

Jules Jacques Benoit Benedict was born in Chicago in 1879, the second of four children born to a successful men’s clothier and sometime real estate developer. Early in life, Benedict realized his talent for drawing. Forsaking the standard path into college, he chose instead to study at the Art Institute of Chicago. It was here that he realized his love not just for drawing but for architecture, surely having been influenced by the 1893 Chicago World’s Fair, which featured the “White City” designed entirely in the Beaux Arts style.

CONTINUED ON PAGE 7

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FROM THE DIRECTOR



Photo: Havey Productions

While the holidays bring festive events and family time, Historic Denver’s advocacy agenda did not slow, with major actions happening in the final weeks of the year, from a close call for the federal historic tax credit to fast action to understand the true fate of the beloved Cherry Cricket (see page 4), both of which are covered more in this issue. As we look forward into 2018 we see the trend of intense advocacy continuing. Up first on the New Year’s agenda? Our advocacy for the preservation of I.M. Pei’s iconic 16th Street Mall design, designating one of University Park’s grandest homes (see page 10), supporting several neighborhood conservation efforts (see page 3), and working with the State Legislature to extend the Colorado preservation tax credit program (below), also known as the Main Street Revitalization Act, so that our historic buildings have every opportunity possible to remain a part of our neighborhoods and support our city’s unique identity.

FEDERAL HISTORIC TAX CREDIT SURVIVES TAX REFORM

The final weeks of 2017 saw a lot of turmoil regarding tax reform at the Federal Level, but in the end the historic preservation community was successful in maintaining a critical preservation tool, the federal Historic Tax Credit (HTC). The HTC was saved through the bipartisan efforts of preservation organizations across the country, local and state-wide, as well as community members that called and wrote their senators and congress-people to show support for the tax credit. Our representatives heard from you that the Tax Credit is the most potent tool to catalyze the preservation of commercial buildings in our communities – making preservation projects possible. Thank you for your efforts.

The federal tax credit, which included the best known 20% credit for designated buildings and a lesser known 10% credit for buildings built before 1936, was first introduced in

the late 1970s, and was made a permanent part of the code during the Reagan administration in the 1980s. Since then it has catalyzed the rehabilitation of more than 42,000 buildings, created over two million jobs, and generated nearly 30 billion dollars in federal tax revenue, ultimately producing \$1.25 for every dollar expended. However, just before Thanksgiving the House of Representatives presented a draft tax reform bill that eliminated both the 20% and 10% rehabilitation tax credits. Shortly thereafter the Senate included the 20% credit in an amendment to their version of the bill, with a new provision that the credits must be taken over a five year period instead of taken all at once at the end of a project. After both bills passed, the two were reconciled and through our advocacy the Senate’s version of the preservation tax credit prevailed. On December 20 Congress confirmed once again that incentivizing the rehabilitation of our historic buildings is good for our communities and our economy.

Retaining this tool, even in its slightly altered form, will support much needed urban and rural projects. In years past, the Historic Tax Credit has supported the revitalization of buildings in Denver such as Denver Union Station, the Sugar building, the Ice House and Colorado National Bank. Most recently, the federal tax credit has helped preservation projects pair with affordable housing efforts and if lost, projects like the rehabilitation of Tammien Hall and the 1st Avenue Hotel may have been in jeopardy. We are deeply relieved that the Federal Historic Tax Credit will continue to help us revitalize and maintain the places the make Denver, Denver.

STATE TAX CREDIT FACES RE-AUTHORIZATION

With the retention of the Federal Historic Tax Credit, local preservation organizations in Colorado are turning our attention to the necessary reauthorization of the State Historic Tax Credit program, which is currently set to sunset in 2019.


While Colorado has had a state-level preservation tax credit for both residential and commercial properties since the early 1990s, through our advocacy the program was significantly improved by the state legislature in 2014. The improvements included increasing the amount of credits available for commercial properties from \$50,000 up to a \$1 million limit, and making the residential credit reusable every ten years or upon change of owner. The updated credit program was aimed at spurring investment in communities throughout the state, with a specific emphasis on smaller and mid-size buildings and rural communities. Historic preservation reha-

bilitation benefits local economies and is heavily dependent on local materials and laborers. The tax credit provided the ideal opportunity to incentivize the revitalization of main streets throughout the state while also spurring job creation for areas still recovering from the recession.

In the two years since implementation, the new tax credit program has been overwhelmingly successful. Since its launch in July 2015, tax credit applicants have used the credit to kick-start 37 commercial projects across the state totaling more than \$121 million in economic impact. The various projects represent a geographic diversity that includes the communities of Silverton, New Castle, Trinidad, Telluride, Steamboat Springs, and several across the Front Range metropolitan area. Denver projects that have or are set to use the credit include the Cathedral High School site, Tammien Hall at the old Children’s Hospital, the 1st Avenue Hotel and the Essex Apartment Building discussed in this issue.

While a few of these projects seek tax credits at the federal and the state level, the state credit is designed to be more accessible, for smaller and mid-scale projects. Having both options creates both flexibility and certainty for property owners, and ensures that when one credit is threatened, (as the federal credit was late last year) there is still a program available that makes projects experiencing financing gaps or insurmountable hurdles, possible.

Historic Denver, Inc. in partnership with Colorado Preservation, Inc. and other local partners, has initiated an advocacy effort to ensure that the credit continues beyond 2019. Our efforts involve seeking bill sponsors and supporters, expressing the importance of this tool, determining whether it can grow, and highlighting the economic benefits to all Colorado communities. The partner organizations have raised funds for the effort, and will be sure to keep our supporters updated on the progress, as your help reaching out to your representatives and senators will be critical to maintaining this key preservation tool.


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

BY SHANNON SCHAEFER, PRESERVATION COORDINATOR

2 NEW ACTION FUND PROJECTS APPROVED

Historic Denver’s Action Fund 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. Through the Action Fund, Historic Denver selects one to three projects each year. Projects receive technical assistance, staff support and direct financial investment from Historic Denver. Action Fund projects are intended to be collaborative efforts between community groups and Historic Denver that include creation of historic districts, conservation or design overlays, historic resource surveys, cultural markers, and more. The first 2018 round of applications are due April 1, 2018.



SOUTH PEARL STREET DESIGN OVERLAY

Platt Park People’s Association is a five-member community group within the Registered Neighborhood Organization (RNO) that applied to Historic Denver’s Action Fund in 2017 to pursue a design overlay for the neighborhood’s beloved commercial corridor. The impetus for this grass-roots group was the news that the historic GreenTree Cyclery and Gaia buildings were to be demolished and the site redeveloped in a manner inconsistent with the character of the area. While that development did not move forward and the buildings currently remain, the group has begun public discussions about the street’s character with all building owners including the Pearl Street Merchants Association, which have been proceeding with positive feedback. The group has shared its efforts with District 7 Councilman Jolon Clark who has encouraged the effort. Platt Park People’s Association is utilizing the expertise of consultants Jamie Licko (Centro Inc.) and Otak, Inc. to pursue the design overlay framework. Historic Denver is contributing \$5,000 to the effort to help cover the consulting costs, and is supporting the group with technical assistance and on-going participation.



VASSAR SCHOOL BUNGALOWS HISTORIC DISTRICT

The Vassar Bungalows are a special set of six historic, Spanish-style homes located on East Vassar between Lincoln and Sherman Street. All six of the homes were built in 1926 by the same builder on the site of the demolished Vassar School, an early Denver Public School building. Remnants of the school’s wall still surround the six lots and create a cohesive streetscape. The residents and owners of the bungalows formed a five-member group endorsed by their RNO and Denver City Councilman Paul Kashmann and applied to the Action Fund to achieve their goal of having the homes designated as a historic district so their unique, collective character remains for future generations. Historic Denver is providing 75% of the project costs, \$1,495, to hire Kristi Miniello, with Miniello Consulting, to complete the research and designation application within this year.

ON-GOING ACTION FUND UPDATES

LA ALMA LINCOLN PARK NEIGHBORHOOD RESOURCE SURVEY

La Alma Lincoln Park Neighborhood Association applied to the Historic Denver Action Fund in our first round of applications in 2015, and the group has made significant progress on their neighborhood resource survey. The neighborhood is one of Denver’s oldest and includes homes built as early as the 1870s by those working for the rail road and other industries, with additional important historical events taking place in the 1970s related to the Chicano movement. With the help of Sarah McCarthy of Fairhill & Co., the neighborhood’s history and architecture has been researched carefully, and the committee has hosted two public events to share its learnings, including a walking tour in the fall and a presentation at the neighborhood holiday event in December. Community outreach and engagement are also important goals of the project, and next steps include continued outreach to collect cultural history and to involve residents and long-time owners in deciding how to promote and preserve the special history and culture of the neighborhood for future generations.

CURTIS PARK NEIGHBORHOOD WEBSITE UPDATE

The Curtis Park Design Review Committee is determined to create a more dynamic website for the Curtis Park Neighborhood, and applied to the Historic Denver Action Fund in 2016 to expand the content they offer about the character of their historic neighborhood, and how existing and new residents can plan for additions, ADUs and other improvement projects. This information will be presented in a user friendly, easy to navigate, and highly visual format. Also, the web designer will create an open source template to be used and modified by other RNOs or organizations, so they can create their own neighborhood website to help residents care for their historic properties. Barbara Stocklin-Steely, of Square Moon Consultants LLC is contracted to provide content. Paul Davidson, a professional and practicing web designer is contracted to build the web site. This project is progressing and looking to have a draft website this year.


RiNO INTERPRETIVE SIGNS

In 2016 the River North (RiNo) Art District and Registered Neighborhood Organization applied to the Historic Denver Action Fund to support a place-making project that offers historical perspective to the rapidly changing industrial area. The


CONTINUED ON NEXT PAGE

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group created a district wide signage and wayfinding plan, which includes 29 historic street name medallions. The goal of this group is to showcase the neighborhood's past by highlighting the stories of how the neighborhood has evolved through the naming of its streets. They have designed the medallions and determined locations for the signs. Once the signs have been approved by the city, they will eventually add the historic street name medallions to existing street signs as a smaller pedestrian-scaled medallion. The signs are anticipated to be installed later this year.

If you are interested in learning more about any of these Action Fund projects, whether you live in these areas or not, please email Shannon at sschaefer@historicdenver.org or call 303-534-5288 ext. 6. If you are interested in applying for the 2018 Action Fund, the first round of applications are due April 1. More info and the application can be found under Resources at historicdenver.org.

PRESERVATION NEWS IN DENVER

BY SHANNON SCHAEFER, PRESERVATION COORDINATOR

CHERRY CRICKET WILL NOT BE DEMOLISHED

The Cherry Cricket at 2nd and Clayton is a Denver institution and has been in business continuously since opening in 1956. The original owner was Agatha Zimmerman, who first owned a home across the street from the soon-to-be Cherry Cricket Inn. The Zimmerman family were early settlers in the Cherry Creek area, in 1887 purchasing multiple lots where the current day Cherry Cricket sits. Decades later Agatha and her mother, Carolina Zimmerman, operated a successful restaurant, Old Pioneer Café, out of Agatha's house. In 1956, Agatha constructed the current, small blond brick Cherry Cricket building for her new restaurant, the Cherry Cricket Inn, directly across from her house. Eventually, the red brick office building was attached to the east side of the original restaurant, and now the restaurant extends into a portion of this building. Soon after building their new location, the Zimmerman family sold the restaurant and it went through multiple owners until Bernard Duffy purchased the restaurant in 1960. This is when the iconic neon sign was altered to reflect the change in ownership and name, to Duffy's Cherry Cricket. The subsequent owners after Bernard Duffy have all maintained the sign, the building, and the business. Unico Properties LLC. is the current owner of the site on which Cherry Cricket resides.

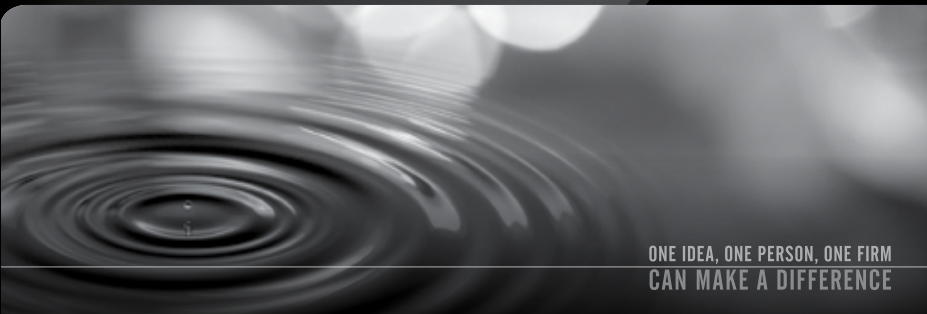
Unico applied for a Certificate for Non-Historic Status (CNH) on their multiple lots at the corner of 2nd and Clayton in December, but after correspondence with Historic Denver and community groups, including the Neighborhood Association, the owners agreed to withdraw the CNH and amend it to exclude the original blond brick restaurant building. They have indicated there are no plans on demolishing the original Cherry Cricket building or closing the restaurant and they wanted to eliminate confusion. The restaurant has an active 38-year lease at its original location and plans to continue serving its iconic burgers for years to come. It is likely new development will occur on the lots adjacent to the restaurant building.



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NEW LIFE FOR THE ESSEX APARTMENTS

The red brick Colonial Revival Essex Apartments on 16th between Pearl and Washington was designed by William E. Fisher and William A. Fisher in 1908, and most recently served as a hostel. It was commissioned by William S. Fisher, a real estate developer, and his mother Mary F. Fisher (we believe of no relation to the architects). The Essex Apartments changed hands quickly to D.H. Dailey of Fort Morgan in the same year it was constructed. In 1912 it sold to J.S. Jackson from San Francisco who saw the potential of Denver and bought it as an investment. The property went through several different owners up through the middle part of the twentieth century, but still functioned as apartments over this time. Richard Mitchell purchased the Essex Apartments in 1987 and turned it into the very affordable Denver International Youth Hostel, which many locals will remember as its most recent use. During the summer of 2016 the Hostel was unfortunately shut down due to fire code violations making it unsafe to be occupied and has been dormant since closing.

Time has taken its toll on this 1908 building and it is in need of major restoration and code upgrades for future use. Denver-based GM Development saw an opportunity to get involved and purchased the building in December 2017, intending to bring it back to life and reactivate it for the community. "What we'd like to do is ... bring it as close as we can to how it was when it was built," Marketing Director, Shelly Danowsky said. Historic Denver has been speaking with GM and referred consultants to help prepare historic designation materials and tax credit applications for Colorado's state preservation tax credit, as well as conduct a window assessment so that restoration can be planned in detail. Historic Denver is looking forward to continuing our work with GM as plans progress, and we are grateful for their willingness to invest in this important Uptown structure. 🌿



VOLUNTEER TRAINING!

The Molly Brown House Museum is looking for volunteers to assist in a myriad of capacities. Whether you're a people person or prefer working alone we have something for you! Positions include docents, event volunteers, greeters, bakers, or work in the archives. Our next training will take place on March 3rd from 9am until 3:30 pm. Attendance at the training is required regardless of volunteer position. Ready to get started? Go to mollybrown.org/support-us/volunteer/ to complete our online application.

QUESTIONS?
Contact Kim at kpopez@mollybrown.org or call 303.832.4092 extension 16.

MOLLY BROWN HOUSE MUSEUM



Molly Brown House Museum's stair landing stained glass window removed on Monday, January 8th for the first time since its installation over 100 years ago, Photo left: Shannon Schaefer
Photo below: History Colorado Archives

STAINED GLASS WINDOW RESTORATION AT THE MOLLY BROWN HOUSE MUSEUM

BY STEPHANIE MCGUIRE, CURATOR OF COLLECTIONS

The Molly Brown House Museum's historic stained glass windows on the north façade are being restored! These windows, seen clearly in historic photographs from 1910, are in need of repair in order to prevent any risk of collapse and to preserve them for years to come. Since their installation in the early 1900s, or possibly earlier, they have never been repaired despite years of age and weather. Deteriorated sections will finally be stabilized and soldered, broken and cracked glass will be repaired, and support bars will be added to ensure a rigid frame. When the stained glass is reinstalled, it will be structurally sound and preserved for many decades.

This restoration will not only ensure conservation of these valuable original windows, but it will protect the rest of the house and its collections by providing a tighter seal against weather and a thermal layer for UV and light protection. This work is part of a larger project to rehabilitate many of the house's historic window casings and install storm windows that will block out harmful light radiation which could endanger the Brown family's house and their belongings. The window rehabilitation project will also improve visitors' experiences by reducing extreme temperature fluctuations within the house and creating a brighter, lighter environment to better view the historic artifacts. With storm windows in place, we will now be able to open all window shades that were previously used to block these UV rays.

Work on the landing stairway stained glass windows is being completed by Watkins Stained Glass, a family company that has been crafting stained glass since 1761. Watkins began business in Denver in 1868, and did most of the window work for architect William Lang who built the Molly Brown House in 1889 as well as hundreds of other buildings in Denver. Although we do not know for certain, oral histories have suggested that Watkins may have made these original stained glass windows. We will be able to confirm whether or not the windows were Watkins' work during this restoration process.

We do know for sure that Watkins has worked on the Brown family home at 1340 Pennsylvania Street over the years, including restoration work on another original stained glass window in the Sunroom of the house and some repair work on the kitchen windows in the 1980s. When Historic Denver began restoration in the 1970s, a modern window took the place of what originally had been two stained glass windows on the west side of the house, in the Sunroom. The crew was lucky enough to find thirty usable original pieces of this stained glass in the basement of the house, in the boiler room. They enlarged a historic photograph of this window to life size, and Watkins was able to replicate the windows using the original thirty pieces.

Monday morning, January 8th, both stained glass windows from the landing

were removed from the house and transported to Watkins' studio in Englewood, Colorado. Since the windows have never been removed or worked on since their installation, they will rest in the studio before work begins. Historic Denver and the Molly Brown House Museum will document the restoration process, so keep an eye out for updates on our Facebook, Instagram, and Twitter pages. Come by the museum this spring to view the newly restored windows! ✨





2017
HISTORIC DENVER ANNUAL DINNER AND AWARDS PROGRAM

BROWN PALACE HOTEL AND SPA
WEDNESDAY, NOVEMBER 1

On the evening of Wednesday, November 1st, 2017 almost 450 people joined Historic Denver to celebrate preservation in Denver for the 47th Annual Dinner and Awards Program at the Brown Palace Hotel and Spa. The program honored a diverse set of individuals and projects — including our Re-Mix Award in its second year, which honors a successful mix of old and new architecture, awarded to Shift Workspaces - Bannock.

The inspiring 2017 Community Preservation Awards video was shown at the dinner, and this year featured our Award Winners in a roundtable discussion together. Visit historicdenver.org/programs/annual-awards-dinner/ to view this video featuring interviews with the Preservationists behind Stanley Marketplace, the Bosler House, the Krisana Park Conservation Overlay District, Shift Workspaces - Bannock, and the Goddard School at Steele Gymnasium. Our Individual Award winners included: The Keystone Award Winners: The Nelson/Falkenberg Family, The Ann Love Awardee: Susan Powers, and our Molly Brown Award Winner: Charleszine “Terry” Nelson, offered wisdom from a lifetime of preservation work. We are so grateful to honor these projects, these people and all of their efforts.

We held our first ever Live Auction of unique historic experience packages to the end the evening, which turned out to be a lively and exciting fundraiser for Historic Denver. We felt the love from our community, and are excited to honor what makes Denver, Denver in 2018!

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Top: Molly Brown Award Winner: Charleszine “Terry” Nelson, Senior Special Collection and Community Resource Manager of the Blair Caldwell African American Research Library, with Molly Brown House Museum Director, Andrea Malcomb

Bottom: Executive Director of Flightline Ventures and Stanley Marketplace developer: Lorin Ting



JACQUES BENEDICT, DENVER ARCHITECT, CONTINUED FROM PAGE I

Washington Park Boat Pavillion. Photo: Denver Public Library, Western History and Genealogy Department

Once he was certain about becoming an architect, Benedict chose first to attend the Massachusetts Institute of Technology (MIT) in Cambridge, MA, where he graduated with a degree in structural engineering and a solid understanding of how buildings remained upright. From there, he chose to study at the esteemed L'Ecole des Beaux Arts in Paris, the most prestigious architectural school in the world at the time and the intellectual center of the Beaux Arts movement. The 300+ year old school, which also taught painting and sculpture, was extremely difficult to get into, and produced such notable alumni as painters Pierre-Auguste Renoir, Edgar Degas, Mary Cassatt and Thomas Eakins; designer Hubert de Givenchy and architects Richard Morris Hunt, David Adler and Julia Morgan. Sculptor Auguste Rodin allegedly tried three times to get into the school and never succeeded.

Benedict thrived at the school, producing grander and more elaborate designs during the monthly charrettes or design competitions. He also thrived in Paris, developing a reputation as a “boulevardier” who loved the crowded streets and cafes, the night life and the elegant women.

Graduating in 1905, Benedict immediately was offered a prestigious job in New York by the firm Carrère & Hastings, whose name partners were also L'Ecole alumni and who kept a close watch out for exceptional graduates. Benedict was given the job of a lifetime right out of school. He settled in as a field architect, supervising the construction of the New York Public Library (NYPL). He was assigned design work for the upcoming Frick Mansion and performed some work for the Henry Flagler estate in Florida. He also contributed to designing the approach and western entrance to the Manhattan Bridge.

But despite his challenging job and a salary that afforded him a comfortable life in Manhattan, Benedict gave it all up just four years later and rode a train out to Denver. He left the high life of New York's Fifth Avenue and, in Denver's Capitol Hill neighborhood, settled into a one-bedroom apartment at 1119 Pennsylvania Street with his younger brother, Herbert, an engineer. What motivated him to make such a remarkable change in his early but prestigious career? Was he fired? No, according to a letter signed by John Carrère, who wished him good luck...“If I was your age, I'd move west the same as you,” he wrote encouragingly.

Although definitive evidence has yet to be uncovered (but with certainty that it exists), the best guess as to why Benedict moved to Denver had to do with an architectural challenge made to him in New York that appealed dramatically to Benedict's outsized ego as well as his classical training.

In Manhattan, Benedict had been introduced to a wealthy entrepreneur, John Brisben Walker, who at the time was best known as the publisher of *Cosmopolitan Magazine*. He was also a real estate developer in West Virginia, as well as a land speculator in Colorado. Walker owned the land surrounding the red-sandstone hog-back formation on the Front Range, extending roughly from the cut for I-70 south through Red Rocks to Mt. Falcon west of Morrison.

Walker believed that Washington, D. C. was too hot for the President of the United States to live and work in the summers without air conditioning, that Colorado offered a cool, clean alternative, particularly in the mountains, and more particularly in the foothills which Walker owned. He proposed building a Summer White House on his land, with an elaborate home for Walker nearby.

In Benedict, Walker found a young, highly gifted architect looking to make a name for himself, with the classical training and boundless ego which fit a project of this scale quite nicely. Benedict, while working on the NYPL, entered a design competition for the proposed Madison Square Garden, a design he finished but never submitted. It was that kind of an attitude from which Walker sensed, correctly, that Benedict was a man who would welcome the challenge of designing such a large and unconventional, even heretical project.

Benedict accepted the commission and moved to Denver to design this grandiose project. Feeling no constraints, Benedict patterned the Summer White House

after “Mad” King Ludwig's castles in Bavaria. To be built on a promontory of Mt. Falcon, overlooking Denver and the plains to the east, the enormous structure would have one wall rising 800 feet above a ravine (illustration seen on page 1). Its dining room could seat an army. A Yule marble cornerstone was laid in August, 1911, and construction of the stone walls began during President Taft's first term (see photo on page 1).

The questionable project was underfunded from the start and soon construction came to a halt in search of more money. School children across the country were urged to contribute a dime each to the President's new summer home. A year later, construction resumed but lightning soon hit the wooden scaffolding holding the unsupported walls and the stonework collapsed. Even Walker, by now, had run out of energy and the project was abandoned. The stone ruins can still be visited on Mt. Falcon, approachable from the east by Morrison or from the west near Idledale.

Once construction of the Mt. Falcon project began, Benedict opened an office in Denver and his architectural practice soared. His first commission, from a wealthy investment banker, was to design a house whose grounds covered an entire block in northwest Denver. Before his first year had ended, he was commissioned to design the iconic Central Savings Bank at 15th and Arapahoe streets (demolished).

Benedict dazzled the community with his knowledge and talent. He maximized the advantages of a building site, then created buildings of proper scale and perfect proportions, decorated with tasteful ornamentation and accentuations that charmed even the toughest of clients.

Denver's movers and shakers immediately recognized his talents. Soon he was receiving commissions from the Phipps, the Coors, Weckbaugh, Evans, Mayo, Reed, Cranmer and Bonfils families. His signature homes began springing up throughout the Country Club District, along 7th Avenue, in the Botanic Gardens neighborhood (including the garden's administrative building) and in the Broadmoor district of Colorado Springs for the Maytag family and others.

As the mass-produced Chryslers and Model-T Fords began showing up in dealerships along Broadway, families now could travel to the foothills for the weekend. Mayor Speer tapped Benedict to design stone shelters and picnic stops throughout the Denver Mountain Parks in the foothills, including the Chief Hosa Lodge and the Echo Lake Lodge. Soon, he was creating elegant mountain homes for prominent families with clever designs using only materials found within a quarter-mile of the building sites. The American Institute of Architects praised Benedict for this ingenuity and invited him to give the keynote address to the AIA's 1922 national convention.

Benedict was capable of designing almost anything and his portfolio was varied, including office buildings, numerous churches, chapels, the Graland School, Littleton City Hall, two Carnegie libraries, a Chrysler dealership now known as the Sports Castle at 10th Avenue and Broadway, the Washington Park Boat Pavilion and two elegant water fountains still operating today, one of which is in a public park near Logan Street and 20th Avenue, which the city named for Benedict.

Benedict's work slowed during the Great Depression, except for several large commissions from the Catholic Church for the St. Thomas Seminary and the Holy Ghost Church and from the super wealthy such as the Bonfils-Stanton Mansion in Lakewood. He had become wealthy himself and began to travel extensively in the late 1930s. After acquiring a substantial art collection, he donated it all to the Denver Art Museum. In the 1940s, he remained a much sought-after dinner guest and continued to charm and entertain his numerous friends until his death in Mercy Hospital in 1948.

A total of 80 Benedict designs were built, 60 of which are still standing and some are protected with local landmark designation or honored with National Register of Historic Places designation status. Historic images and drawings of Benedict's buildings that were realized or not, can be found at the Denver Public Library today. ❖



2017 - ANOTHER SUCCESSFUL YEAR FOR WALKING TOURS

The fourth year of Walking Tours for Historic Denver continued to build upon past successes. We added another tour, increased the number of tours offered each month, and continued to draw locals and visitors alike to our excellent guided experiences. In 2017 we offered over 250 tours to more than 1700 guests. This year the most popular tour was our Capitol Hill tour, however our tours of Lower Downtown and Larimer Square with the Daniels and Fisher Tower were not far behind in terms of tickets sold.

We also launched a new tour this year that explored the architecture and storied past of the 16th Street Mall. This tour takes visitors through the history of downtown Denver, the early retail hub of Denver and its continued role in Denver today. In addition to the new 16th Street tour, we worked with the Clock Tower Events to offer holiday tours, and sunset tours. The sunset tours were very popular and sold out almost immediately. We hope to offer them again in the future, as the view at sunset from the Daniels and Fisher Tower is quintessential Denver.

One of the highlights of our tour program is the one-on-one attention from our expert guides. This year 24 trained docents gave over 650 hours of tours as part of this program. In addition, they volunteered their time training new docents, researching, practicing and helping to make our tours a memorable experience for guests.

In the coming year we plan to add some specialty tours that are offered on a monthly basis to give us the opportunity to continue to expand the number of neighborhoods that we highlight through our tours.

If you would like more information on these tours, visit our website at www.historicdenver.org, under the tab “Tours & Events.” You can also schedule group tours (8 or more people) in the off-season for any of our tour offerings. The regular Tour season begins again in May 2018. ❁



This Berkeley bungalow was built with a full theater in its basement. Over the years, the theater was known as the Bungalow Theater, Gaslight Theater, and the Victorian Playhouse. The original owner of the house, George Swartz, presented all of Shakespeare's plays in the theater.

DISCOVER DENVER UNCOVERING STORIES ACROSS THE CITY

Have you ever wondered about the history of that fantastic house at the end of your street? Denver's neighborhoods are filled with buildings that have stories to tell! In City Park West, there is the house once owned by Zoe Zeonetti, a former trapeze artist known for performing her act in high heel slippers. In the Berkeley neighborhood, one of the many bungalows housed a basement theater where you could watch Shakespearean plays for a nickel. The former Globeville Day Nursery, now a residence, cared for children whose parents worked in the nearby smelters and packing houses. In Jefferson Park, piano merchant Angelo Onofrio raised his family just a few blocks away from the homes of Cesare and Felicito Frazzini, owners of the Italian American Bank. The congregation of the Pilgrim Congregational Church, founded originally in a tent across the street from the Grant Smelter, still worships in the same building it has occupied in the Elyria neighborhood since 1890. And in the Virginia Village and Swansea neighborhoods, farm houses, remnants of a bygone era, can still be found among a sea of mid-century houses.

These are just a few of the stories uncovered by Discover Denver, an effort to identify buildings throughout the city having historical, architectural, or cultural significance. A partnership between Historic Denver, Inc. and the City and County of Denver, the project is funded primarily by the State Historical Fund. Dedicated project volunteers document buildings throughout the city and conduct historical research on selected buildings in each neighborhood.

Interested in helping to document Denver's past? No expertise in a particular subject area is required to volunteer with us. If you love old buildings, love our city's history, or just want to learn about Denver's unique neighborhoods, we need you! To learn more about Discover Denver and about how you can get involved, visit www.DiscoverDenver.com or contact Beth Glandon, Director of Discover Denver, at 303-534-5288 x3. ❁

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On Colorado Gives Day 2017, our community really showed how much they love Historic Denver and our city! We are endlessly grateful for the support we received this year and every day. Thank you!

**some supporters chose to remain anonymous.*

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NOTEWORTHY HOMES



This month we are sharing with you two stories of noteworthy homes, one home that we may lose this year and one that will be saved.

2145 SOUTH ADAMS STREET

2145 South Adams Street, historically known as “Ormleigh” or the Iliff House, will be protected for future generations through the efforts of the long-time owner, Rita Hill. Rita moved into the grand south Denver home with her husband in 1967 and have been its caretakers for more than fifty years. The Hills purchased the home to accommodate their large family, and embraced its historic character, changing little over the years. She has long hoped to see it protected from demolition, which is becoming increasingly common in the University Park Neighborhood. When former Historic Denver board member Rosemary Stoffel authored an article about the designation for the neighborhood newsletter, Rita reached out and Rosemary connected Rita to both Historic Denver and the University Park Community Council. With financial support from UPCC, Historic Denver hired consultants to write a designation application using research Rita and her daughter previously collected, as well as conducted additional research. The application was submitted in late 2017 and will be reviewed by the Landmark Commission at a public hearing on February 20 at 1 pm at the Webb Building.

The substantial home was constructed in 1899 for William Seward Iliff and Alberta Bloom Iliff. In the early days of Denver, the Iliff family owned much of the land in University Park around the Iliff House, until the 1950s when they began selling off parcels for new development. William Iliff was an early supporter of the University of Denver (formerly Colorado Seminary) and the affiliated Iliff School of Theology. Mr. Iliff donated funds to help build Iliff Hall in 1891 in honor of his father, an early Denver cattleman and pioneer. William helped shape not only the University campus but also the early development of South Denver and its University Park subdivision, through investments, leadership in the community and with the construction of his home at 2145 South Adams Street, which was his main residence until his death in 1946. His wife, Alberta, died in 1967, shortly after it was sold to the Hills, meaning the 199-year-old home has had only two owners.

Rita, now in her nineties, recently commented “I am delighted to have the Iliff House designated as a Denver Historic Landmark. I also want to ensure that the Iliff family story is told again and preserved with the house’s landmark status. I want to make sure there is a good caretaker and steward of this home for the future, but I also want to secure its preservation right now, through this Local Landmark designation.”

Historic Denver and the University Park neighborhood are deeply grateful to Rita for her passion for the home, and her persistence in finding ways to protect it over the years. Members of the public are welcome to attend the designation hearings, and we will remind the public of those dates on our Facebook page. We anticipate the designation process to be complete by April 2018.

Above photograph courtesy of Square Moon Consultants, LLC



2813 LAWRENCE STREET


2813 Lawrence Street is a modest structure with a big story. The small home in an undesignated section of Curtis Park was constructed in 1886. This home reflects the evolving story of the Curtis Park Neighborhood from its earliest settlement through the decades, and the great diversity that has been a hallmark of Curtis Park for over a century. The first directory lists its occupants as John and Frieda Trankle, living in the home with their daughter Clara and son Louis. John Trankle moved to Denver in 1860 with his family, and they opened and ran the old Western Hotel at Twelfth and Larimer Streets. Later, John became an early Denver alderman while living at 2813 Lawrence Street. In 1899 Edward Keating and his mother Julia moved into the house. Mr. Keating first worked as a Denver auditor, and then as a reporter for the Rocky Mountain News, eventually becoming the editor for the paper and the president of the Denver Press Club. In 1901, Julius Aichele purchased 2813 Lawrence Street. Aichele became involved with the political scene in Denver while living in this home, and continued to be involved with politics after he moved out in 1905.

In the next few decades, the house was sold to a number of individuals involved with early Denver industries and was often rented. In 1944 the home was purchased by Moses Marquez and his wife, and two other family members lived there with them, possibly his brother and sister-in-law. In 1948 Harry G. Matoba and his wife Matsuno purchased this property and lived there until 1958. Matoba immigrated to the U.S. in 1914 and settled in Washington State where he worked the hop yards, lumber mills and railroad to earn money for school. He went to a business college where he learned to become an accountant. After the U.S. entered World War II, Matoba and his wife were forced into an internment camp in Idaho because of their Japanese heritage. In 1945, when they were released they lived and worked in Brigham City, Utah for a while. They were visiting their son at Fitzsimmons Army Hospital after he served overseas, and decided to stay in Colorado and purchased 2813 Lawrence Street. Matoba was very active in Colorado’s Japanese American community. Matoba sold the house in 1958 to Adeline Valdez and then the home went through many different owners through the next several decades.

While the house does have some potential for designation as a Denver Landmark as determined by the city’s Landmark Preservation staff, it is not located within one of the designated Curtis Park historic districts and therefore falls in an unprotected area. The home’s most recent owners have filed for demolition and while Historic Denver has contacted them to determine whether the home could be saved, there has been no response and saving the home without the cooperation of the owners is unlikely. Although the house is not the only one of its kind in Curtis Park, it does provide an in-depth story of Curtis Park’s evolving nature and cultural diversity, and even if it is not saved, Historic Denver believes documenting and sharing its story as representative of our City and its citizens over the last century and a half is important. 🌱

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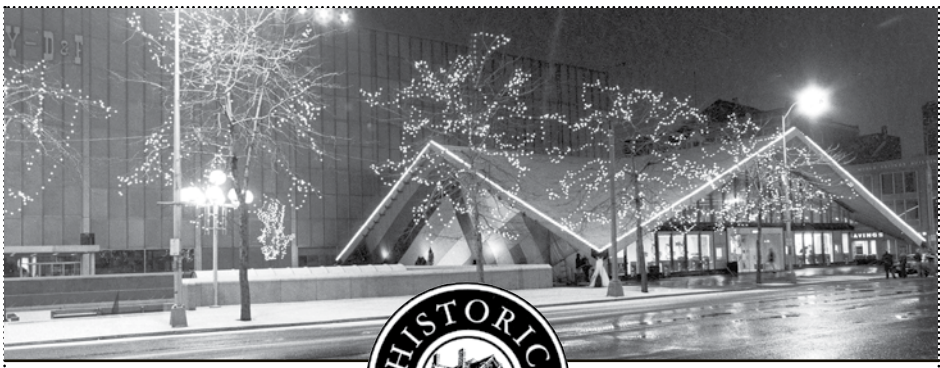

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Pictured Above: The Richthofen Castle in Montclair, Sold by Casey in 2012.

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Events are held at the Molly Brown House Museum, 1340 Pennsylvania Street, Denver.



SALON SERIES:
NEVERTHELESS SHE
REPRESENTED

THURSDAY, MARCH 15
7:00 – 9:00 pm Free

Margaret Brown believed women should have an equal say at all levels of our democracy. Join our speakers in a safe space for a roundtable discussion that will explore the changes in voting rights, women as elected officials, and laws that specifically affect women. How can we ensure our vote counts and our voices are heard?

RE:DENVER COLFAX
GRIT AND GLORY

TUESDAY MARCH 20
7:00 pm | Location TBD
To learn more visit: historicdenver.org

Join us to define Colfax’s unique character, discuss the impact transit has had on the street historically and currently, and how to preserve its identity as it changes. Co-hosted by the Colfax Business Improvement District.

NAUGHTY
KNICKERS TEA

SATURDAY,
FEBRUARY 17

1:00 pm, 3:00 pm
\$24 Members
\$26 Non Members

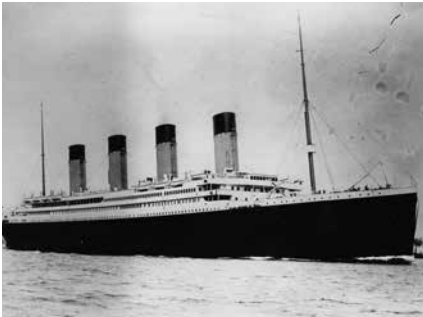
A true high society woman in the Victorian era would wear the finest of clothes, right down to her knickers. Come to learn about the many layers of underwear required to give women the perfect shape while enjoying delicious treats. Suggested for ages 12 and up, per parental discretion.



MARGARET & THE
IRISH TEA

SATURDAY, MARCH 17

1:00 pm, 3:00 pm
\$24 Members | \$26 Non Members
Margaret is very much a part of the American story, but did you know that her parents were part of the massive wave of Irish immigrants that came to America in the mid-1800s? Join Margaret for tea and learn about the Irish immigrant story, her parents place in it, and the ways she honored her heritage. Suggested for ages 6 and up.



STEERAGE CLASS
TITANIC SHINDIG

SATURDAY, APRIL 14

6:00 – 9:00 pm
\$36 Members | \$40 Non Members
Kick up your heels and have a memorable evening as we recreate the experience of a Third Class passenger aboard the Titanic. Dining Saloon fare, a rollicking band, and a fine pint await you as you step back to a time of simple pleasures and great expectations. Suggested for ages 12 and up, per parental discretion. 21+ must present ID.

A FIRST CLASS TEA

Saturday, April 21 1:00 pm, 3:00 pm
\$24 Members | \$26 Non Members

Join Margaret and her friends sailing on the Titanic for tea. While you sample the delicious menu, you’ll have the chance to talk with the ladies from the Titanic and ask them what they think of their place on this historic voyage, as well as its grim aftermath. Suggested for ages 12 and up, per parental discretion.

THIRSTY THURSDAY SPEAKEASY NIGHTS



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

Suggested for ages 21-45. All 21+ are welcome and must present ID. Just \$15 per person!

Scandal, Mystery, and Love for Sale: Moulin Rouge

Thursday, February 15 6:00 – 8:00 pm



Explore the sultry side of the Moulin Rouge at the turn of the 20th century. Dine with Toulouse, dance with a can-can dancer, and find love for sale with French courtesans. Feed your red light desires as you try delectable cocktails and forbidden foods.

The Mystery of the Nile

Thursday, April 19 6:00 – 8:00 pm



Keep your eyes straight ahead as you stroll the markets of Cairo to explore the mysterious side of Egyptian art and culture. Meet with a fortune teller who will divine your fate and beware the mummy’s curse as you feast on treats and embalm all senses with libations.



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