

HISTORIC DENVER NEWS

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Larimer Square - Denver Historic District #1, 1971

Photo: Shannon Schaefer

FOCUS ON LARIMER SQUARE - AGAIN

BY ANNIE LEVINSKY, EXECUTIVE DIRECTOR &
SHANNON SCHAEFER, PRESERVATION COORDINATOR

Larimer Square is a legendary accomplishment in the art of place-making. It is the birthplace of Denver’s preservation movement, a national success story that demonstrates how historic places can revitalize our urban centers. It is Denver’s oldest collection of buildings, our city’s first protected historic district designated in 1971 in the face of pervasive demolitions that erased entire blocks of Denver’s historic fabric. All this makes Larimer Square more than a block of old buildings, more even than a typical historic district.

In February, Historic Denver’s board learned of a surprising new proposal to redevelop Larimer Square from its owners, Larimer Associates and Urban Villages. The proposal includes two towers—one as tall as 450 feet on the downtown side of Larimer Square, and the other up to 120 feet on the LoDo side. These new structures would be built behind and on top of existing buildings, necessitating the partial demolition of several of the block’s historic buildings that date back as far as the 1870s. The two new buildings would include a hotel, luxury condos and apartments, parking, and retail.

First, Larimer Associates and Urban Villages must seek Denver City Council and Landmark Preservation approvals to amend the designating ordinance, eliminate the 64-foot height limit, and alter other established design criteria.

Simply put, Historic Denver is deeply troubled by the proposal. The prospect of partial demolition of buildings; the upending of the district’s nearly 50-year old legal protections; the Pandora’s box impacts on Denver’s hundreds of other designated historic buildings and districts—the combined effects are serious. To better understand why the proposal is so problematic for our city’s oldest street, we must remember Larimer Square’s story, and how it has anchored a new vision for how downtown Denver would grow and change over time.

St. Charles Town Company settled and built the first log cabin in Denver between 14th and 15th Streets. General William H. Larimer jumped their claim by moving into a cabin where the Granite Building (home to Comedy Works) now sits. Unlike other settlers, General Larimer came to Denver not in search of gold, but to build a city. He laid out the city grid following the direction of Cherry Creek and the South Platte River, and enticed the Leavenworth & Pike’s Peak Express Company to set up a stagecoach line. The 1400 block of Larimer became the center

CONTINUED ON PAGE 3

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FROM THE DIRECTOR



May is Historic Preservation Month and this issue of the Historic Denver News is full of stories and events that remind us why we do the work we do but we hope this issue will also encourage you to take preservation action of your own because Denver can't continue to be Denver without your help. So, what can you do this spring to support the preservation of places that matter to you? Here are my top ten suggestions:

1) Make Sure You're a Member of Historic Denver

Historic Denver membership isn't just about raising money, it's also an important opportunity to show you value our City's heritage. Plus, the larger our membership the larger our voice is on the critical issues you care about. Members are in-the-know about what's happening in our City, and receive great benefits including this newsletter, invitations to special events, discounts and more. Information is available at historicdenver.org.

2) Participate in the What Makes Denver Denver Photo Contest

Check out page 9 to read more about this year's Photo Contest and to learn how to submit your image. The winner will receive a gift card to Mike's Camera, and photos will be featured on our social media pages, including the Historic Denver Facebook page. Snapping photos of the places that make Denver Denver helps spread the word about the importance of authentic historic places in our everyday lives.

3) Submit a Historic Place to DiscoverDenver.co

Did you know Historic Denver manages the Discover Denver Citywide Survey project with the City of Denver? You can share a picture and a story about a place that matters to you on the project website, which helps the field surveyors and the research volunteers identify special places that are worthy of community consideration. You can also peruse the submissions of others, and see what our team has found in diverse neighborhoods from Harvey

Park to City Park West! You can also find out how to volunteer to support Discover Denver.

4) Call or E-Mail Your State Representative to support the reauthorization of the Colorado State Tax Credit. Historic Denver and our partners have been working for several months to have both the commercial and residential tax credits reauthorized so that preservation projects have the support they need. Historic preservation tax credits are among the only tax credits that ultimately pay for themselves through impressive economic impacts, and recently the credits have also been used to repurpose historic buildings into affordable housing- a win-win for our City. Read more about this effort on page 7.

5) Call or E-Mail Your City Councilmember and tell them why preservation matters to you, and share a place you want to see endure, whether it's Larimer Square, City Park or the homes on your block. You don't have to wait for a preservation crises to express your thoughts about the value of historic places. With several citywide planning initiatives underway, including Blueprint Denver and a task force studying Denver's Landmark Ordinance, preservation is a relevant and important topic.

6) Invite Your Friends and Family on a Historic Denver Walking Tour
Our 2018 Walking Tour season starts May 5 and takes you into some of our City's most enduring, and most exciting, urban neighborhoods. Stroll LoDo, trek through Capitol Hill, or take in the view from the Daniels & Fisher Tower while seeing the City with new eyes and the expert guidance of our dynamic docents. Tickets are available at historicdenver.org. Members enjoy a discount!

7) Talk to Your Neighbors about preserving the unique history and character of your community. Almost all preservation efforts start with a grassroots conversation among friends and neighbors. If you have ideas about how your neighborhood can honor its heritage, whether it's through interpretation, supporting your local businesses, or something more formal, getting everyone engaged is the first step. And, don't forget that Historic Denver offers support for grassroots activities through our Action Fund. The next deadline is June 1.

8) Protect Your Home or Building
If you own a special home or building the best thing you can do is take action to protect it today. There are many ways to ensure that your property remains intact long into the future.

If your building meets Denver's designation criteria you can pursue local landmark status. You can also explore National Register listing, deed restrictions, covenants or easements. Historic Denver is happy to answer your questions about these tools. Don't own the building you most love? Take a few minutes to find out who does and give them a call to ask whether they'd consider any of these options.

9) Thank the Owner of Your Favorite Historic Place. Preservation relies on great stewards who are willing to restore, rehabilitate and reinvest in the places that make Denver Denver. It's important to remember, and be grateful for the many places that are lovingly cared for and that serve as irreplaceable resources in our community.

10) Visit a Historic Site, including our own Molly Brown House Museum
Connecting with historic places can refresh the spirit, engage the mind, and remind us of the value these places bring to our City. We hope you'll stop by to see our recent restoration work at the Molly Brown House Museum, or visit one of our partner sites, including the Black America West Museum, Four Mile House, Byers Evans House (now the Center for Colorado Women's History), or the newly reopened historic studio at the Kirkland Museum.

Each generation must commit to preserving the places that give our City meaning, character and diverse culture. Taking these actions during Preservation Month will show your commitment, and help Historic Denver renew the City's commitment to maintaining, celebrating, and identifying the places that make Denver Denver.

Annie Levinsky

Annie Levinsky
Executive Director
Historic Denver, Inc.



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Historic Denver News welcomes your letters, contents of which may be edited for length and clarity. Please include your name, address and telephone number in correspondence to:
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Culture for all.



East side of Larimer Square

Photo: Shannon Schaefer

CONTINUED FROM PAGE 1

of commerce, transportation, and entertainment, and ultimately became the young city’s main street.

In the early 1900s, businesses began leaving Larimer and moving to the rapidly developing 16th and 17th Streets, and near the booming Union Station area. After the Great Depression, Larimer Street declined into Denver’s Skid Row.

The 1960s ushered in urban renewal and a massive wave of demolition-- including the Larimer Street corridor from 15th to 20th Streets--wiping out much of the city’s original downtown. Dana Crawford, a local developer-preservationist who was inspired by Gaslight Square in St. Louis and Ghirardelli Square in San Francisco, saw the potential of the still-intact 1400 block of Larimer Street and sprang into action, acquiring the buildings along with several investors.

In 1967, the City of Denver created the Landmark Preservation Commission and initiated individual landmark and district designations to protect the city’s historic buildings. The 1400 block of Larimer Street became Denver’s first historic district by City Council approval on July 26, 1971. Three years later, the city reaffirmed Larimer Square’s uniqueness by adding design guidelines to the designation that reflect both the importance of each individual historic building and their shared context.

As the city’s first historic district, Larimer Square became a successful case study for the historic preservation movement. Dana Crawford continued to own and operate Larimer Square with partners through the 1980s, before selling in the early 1990s. Jeff Hermanson and Larimer Associates acquired the block in 1991.

Larimer Square, like all our historic districts, has evolved and changed over time. Since the 1990s, three new buildings have been built on vacant parcels in the district, and a new publicly- financed parking structure sits behind Larimer Square on Market Street. The district is not sealed in amber. It has evolved, carefully guided by design, scale, and context.

This approach has had a strong influence on other historic districts across Denver, and particularly in Lower Downtown. Larimer Square’s height standards guided those of the Lower Downtown (LoDo) Historic District. Property owners and developers in LoDo have supported these guidelines through more than 30 years of building rehabilitation and infill development. If the proposed towers and demolitions for Larimer Square are approved, it would present a threat to legal protections in LoDo, and create significant uncertainty for all of Denver’s protected districts and landmarks.

Among the reasons provided by Larimer Associates for altering the district in such dramatic fashion is a long list of deferred maintenance and rehabilitation needs. Historic Denver is ready and willing to work with the owners to identify resources necessary to care for the existing fabric. This could include the use of tools such as historic preservation tax credits, as well as new tools and uses, and even the redevelopment of Larimer Square’s non-contributing properties to create new opportunities. All this can be done within the district’s framework.

In 2007, the Downtown Area Plan noted that “the combination of Denver’s rich history, well-protected historic building fabric, population growth, public infrastructure, and cultural assets uniquely position Downtown Denver at the forefront of the 21st century urban West.” We agree—with an emphasis on “unique.” Historic Denver knows that Denver is growing and evolving, which means that protecting our unique historic landmarks like Larimer Square—which show us who we are and where we’ve come from—is more important than ever. ☘

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Gallup Stanbury building,

Photo: Shannon Schaefer

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re:DENVER

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Our next re:Denver forum will take place on:
Tuesday, May 15, 2018 at 7:00pm.
This event is free to the public

RE:DENVER —
RECAP AND UPCOMING LECTURES

On March 20th Historic Denver hosted re:Denver Colfax Grit and Glory. This forum was designed to explore the characteristics of Colfax, and discover some of what makes Colfax, Colfax. We were fortunate enough to partner with the Colfax Avenue Business Improvement District. They helped us refine the ingredients that make up the street, and bring in presenters and collaborators which helped to develop the content of the program. Our speakers included Amy Zimmer, architectural historian and librarian, Brad Segal, President for P.U.M.A. Consulting, and Jamie Perkins, candidate for RTD Board in District B. Each panelist helped to unpack the unique characteristics of the street.

Amy Zimmer’s presentation featured wonderful historic photographs that helped explore the many different iterations of Colfax, from a street with many prominent mansions, to a business district that served the street cars, and a highway to the mountains. Brad Segal explored main street zoning, its intention, and how that has impacted development along Colfax. He also explained some of the findings of a recent economic study his company undertook that compared reinstalling the streetcars to installing Bus Rapid Transit along Colfax. The economic study revealed Bus Rapid Transit was the most cost effective way to reach the goals of the project. Jamie Perkins continued the conversation on transit and transportation. She challenged us to question whether we currently move people effectively on Colfax, and how we can improve the rider experience. Each speaker paired their remarks with a polling app that allowed them to post questions to the audience and get live feedback on the screen. This allowed our speakers to understand that our audience primarily thinks of Colfax as a neighborhood business district, and that they would like to see new development along Colfax balanced with retaining the pieces that make Colfax unique. Audience members also revealed that their favorite era of Colfax history is midcentury modern, followed closely by Victorian mansions. The polls were a great way to have the audience’s voice contribute to the conversation. We rounded out the night with a Q & A session of the panel. Moderator, and Historic Denver’s ED, Annie Levinsky led the conversation which aired anxieties surrounding change on the street, questions about how to get involved at the local level in the planning conversations currently taking place, and addressing how Denver’s growth overall has impacted Colfax. The event was very well attended and we are so thankful to our partners, sponsors, panelists and audience members for making this a dynamic forum.

Our next re:Denver forum will take place on Tuesday, May 15, 2018 at 7:00pm. This program will tackle the concept of Community Land Trusts. Jane Harrington will help us to understand what Community Land Trusts are, and explore how they are being used as a tool for preserving communities. We are lucky enough to have Duffie Westheimer joining us from Flagstaff, Arizona. Duffie spearheaded the development of a community land trust in her neighborhood when she noticed the historic housing stock being lost to accommodate additional housing for a local university. She gathered her neighbors together to save and restore homes in the area, and rent those homes at affordable rates to community members. We will round out the evening with Nola Miguel who has been working on a community land trust for Globeville Elyria Swansea. She will discuss how they are rallying the community, what their goals are, and their current progress. The event will take place at Hirsch Hall at Holy Transfiguration of Christ Cathedral located at 349 East 47th Avenue Denver, Colorado 80216. ☼



Denver Public Library, Rocky Mountain News Photo Archives. Photo: Steve Peterson

IN MEMORY OF
BARBARA BALDWIN 1936 – 2018

Historic Denver was saddened by the passing of Barbara Helen Becker Baldwin on February 24, 2018, a former board member of Historic Denver, a long time preservation leader, as well as a recipient of our Keystone Award in 2008. Barbara was born in Minneapolis, Minnesota in 1936. Her family moved to Denver, Colorado where Barbara graduated from South High School. She attended the University of Colorado Boulder for a while and then finished her degree in Business Administration from Regis University. Her love of Colorado and Denver grew each year, and as an adult she became highly active in many organizations in Denver. She was passionate about Historic Preservation and was involved with Four Mile Historic Park, the National Trust for Historic Preservation, as well as Historic Denver and the Molly Brown House Museum. Her involvement with Historic Denver began in the early 1980s as a Board Member, and her preservation influence could be seen throughout the decades, including her involvement to save the Mayan Theater in Denver in the 1980s. Barbara also served on the initial advisory committee for the recent Capital Campaign, which raised over \$2 million dollars. While on the board of HD, she was a strong advocate for the Molly Brown House Museum, helping to support the preservation projects during her tenure. She was also a trustee for Denver Botanic Gardens for 12 years during which she was particularly attracted to Denver Botanic Gardens - Chatfield Farms and its preservation. She saw the Chatfield Farms location as both a historic homestead site as well as an area evocative of the natural landscape and historical purpose, wanting to preserve that for generations to come.

When Barbara and her husband, Dennis Baldwin received the Keystone Award in 2008, during her interview, she said, “I love old buildings, they really speak to me.” She went on to say that “they put us in a cultural context. The language of the neighborhoods tell us a great deal of who we are and why we are, and certainly where we are. So preserving these buildings is very important.”

Our condolences to Barbara’s husband Dennis and all her friends and family who will miss her dearly. We are deeply grateful for the contributions she made to making Denver the city we love. ☼

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MOLLY BROWN HOUSE MUSEUM

“DECORATING A FEW ACRES OF THE ROCKY MOUNTAINS”

BY ANDREA MALCOMB, MUSEUM DIRECTOR



Stained glass being reinstalled at the Molly Brown House Museum by the Watkins Stained Glass Studio

Restoration work continues at the Molly Brown House Museum, even as we’ve welcomed thousands of visitors over the weeks of Spring Break. In March you may have seen in the news the dramatic re-installation of the stained glass windows which had been out for restoration since January. Watkins Stained Glass and Spectrum General Contractors both ensured they were returned safely and smoothly to their rightful place on the north side of the house. Restoration attention has now turned to the remaining windows in the house. Last month, windows from the third floor returned after a month of restoration by Phoenix Window at their Pine, Colorado shop. The second floor windows are now out for restoration to be followed by the 1st floor in the coming month.

As the windows and frames are being worked on, you may notice that the new paint color applied to the windows and the trim repairs is much darker than the current terracotta color on the wood. You may have also noticed that, since replacing the carriage house roof two years ago, the cupola is also a much darker color. Why this color you ask?

In anticipation of a full trim repainting of the house this summer, Staff and Board convened a meeting in late 2015 to revisit what exactly is an appropriately historic paint color for the 1889 home. The group included architects, historians, and restoration experts who analyzed three separate paint analyses undertaken in the early 1980s, the early 2000s, and the most current done in 2015. The group also reviewed historic images of the home beginning with the first 1890 image through the 1910 era front porch images and all the way through the 1970s and even current images.

Based on the evidence found, it was determined, from the time the house was built in 1889 until at least 1910, the house trim was painted black. Analysis also determined that the window sashes and frames were always painted the same color and gutters and downspouts always matched the trim. Paint evidence found on the brick back exterior porch, that windows, screens, and doors were also painted black, as well as the basement windows.

It seems evident in the paint history that it was not until sometime after 1910 when Mrs. Brown started renting the home and no remaining Brown family lived

here, that the house received its first coat of Red/Brown or Terracotta color. A few years earlier the Browns had completed extensive renovations to the home that included creating the front porch on the home today, adding the tile roof, and extending the home’s back porch. It is believed that this Terracotta color was chosen to match the Manitou sandstone and the roof tiles. Since receiving its first coat of that Red/Brown, the house has been painted a Dark Brown, a Light Terracotta, a Dark Brown/Magenta, and the Light Terracotta (Salmon color) of today.

After discussion, the group unanimously chose to go with the historic Black color. The group determined that this is the color most consistently found on both structures (house and carriage house) for the period of interpretive significance which is 1895-1910. This Black was a commonly used color for the time period and is believed to have existed concurrently to the front porch, back porch, and roof alterations. It also provides a strong contrast to the Manitou and roof tile color allowing those stone elements to stand out. To further enhance the Reddish-Orange stone and tile, the group decided it was best to go with a historically used Black color with green undertones rather than a Brown, Blue, or Grey, as this would again enhance the red tones.

As restoration has progressed since 2015, evidence found supports this decision. We have found this color on the ceiling beam and upright supports of the front porch, in the cupola louvers, and tucked up in eave and window trim. And now, as we restore windows and doors that have not previously been removed, all have this Black/Green as the historic color, albeit under several layers of paint.

Built of the very materials of Colorado itself, Castle Rock Rhyolite and Manitou Sandstone, and further enhanced by the craftsmanship put into the stained-glass by previous Watkins artisans, with its black trim and red stone, the black paint enhanced a truly magnificent home in its day. Margaret and JJ Brown were quite proud of their home overlooking the State Capitol with a west-facing vista of the mountains. Margaret certainly felt that her home should serve as backdrop for the arts and cultural treasures she was discovering on her travels around the globe. It served also as a backdrop for performances, plays and musicals, either undertaken by her, her daughter or her nieces.

As we finish these restoration projects we plan to celebrate over the summer this beautiful backdrop, these treasures, and these performances with an exhibit titled “Culture Knows No Boundaries,” open May 18th – August 18th, 2018. Our summer exhibit brings to life a quote by Margaret Brown on her performances in the roles of the famous French actress Sarah Bernhardt. In a Paris newspaper from January 20th, 1929, she stated:

“Some people find it strange that an American woman should aspire to play the roles of Bernhardt. I recall, too, that some people smirked when I brought home ancient statuary from Egypt and decorated up a few acres of the Rocky Mountains for my home, but I am sure that those who know the place will agree that culture knows no boundaries and that fine arts are international.”

To Mrs. Brown, arts and culture spanned across the seas, and her eclectic taste is evident in her home décor, her fundraising efforts, and in her own personal artistic achievements. In this exhibit you will see the Browns’ souvenirs brought back from their travels abroad. You will travel to the gold mines with JJ to learn how silver and gold financed Denver’s arts and culture scene. You will go to Hollywood with son Larry’s career in the early film industry. And, you will experience the remarkable artistic talents of Mrs. Brown, her daughter Helen, and her nieces Grace, Helen and Florence.

The opening of “Culture Knows No Boundaries” will showcase this beautiful back drop as well as the accomplishments of the Brown Family and provide incentive to see the restoration first-hand. Follow us on Facebook and Twitter, and visit our website, www.mollybrown.org, to learn more! 🌸



PRESERVATION BRIEFS



John Henderson in the living room of the home he built in 1963

Photo: Paul Brokering

JOHN HENDERSON’S HOUSE – HISTORIC DESIGNATION – SKYLAND NEIGHBORHOOD

BY SHANNON SCHAEFER, PRESERVATION COORDINATOR



Councilman Albus Brooks visits with John Henderson and his son Lynn Photo: Shannon Schaefer

Historic Denver recently began working on an individual landmark designation of John Henderson’s house with the support of Councilman Albus Brooks. John Henderson is the first African-American licensed architect in Colorado since 1959. He designed his mid-century home in 1963 and still lives in it today. The home is located in the Skyland/North City Park neighborhood.

Mr. Henderson has a fascinating life story beginning in Wichita, Kansas where he was born in 1921. Growing up, he knew that his interests would lead him on a different path than most; he studied English and Sociology at Friends University in 1948. After graduating he realized he did not enjoy teaching. Inspired

by the graduation commencement

speech, he went back to school for what he truly loved – architecture. In September 1948 he enrolled in the School of Architecture at Kansas State University and graduated from KSU with an architecture degree in 1952. Job opportunities were limited in Kansas, so Mr. Henderson applied for jobs all over the country. He landed a job in Youngstown, Ohio as a Junior City Planner and remained there until 1955 before taking a job with Konarski and Chambers Architects in Akron, Ohio. After three years of experience as an architectural draftsman he took the exam to become a registered architect, officially becoming an Architect in Ohio on June 25, 1958. With these accomplishments, John decided to further his education and applied for admission to Illinois Institute of Technology under the leadership of Ludwig Mies van der Rohe whom he admired and respected tremendously. He was accepted for the September 1959 semester. In March 1959 John found out that van der Rohe had given up his directorship to concentrate on his private practice. This ended John’s dream of studying with him.

Now that John would not be going to Illinois and disliking the weather and climate of Ohio, his wife and he decided to relocate to another place. John’s wife had lived in San Francisco, and they were on their way out to California for a visit, when he

decided to visit a friend from KSU who lived in Denver. While in Denver, John wanted to see what architecture jobs were open in the City. When he arrived in Denver he looked in the phone book, starting from the bottom of the architecture firms he began to call them one-by-one. He landed an interview with Fisher and Davis & James Sudler Associates, and was asked to begin work immediately. At the time, the firm was working on the Federal Courthouse and office building on 19th and Stout. At the beginning of his career in Denver, he visited other architectural firms where he met Casper Hagner who was also on the Architectural Registration Board. Mr. Hagner suggested that John apply for registration in Colorado, so he did and on October 7, 1959 John Henderson received his Architect license.

Mr. & Mrs. Henderson were settling into Denver and looking to buy a home. They were disappointed in what they found, so Mr. Henderson decided he would begin drawings on his family home. He was inspired by his role model, Mies van der Rohe, and created a one-story mid-century modern home

complete with a wall of windows on the south, facing City Park Golf Course. Their neighbors nicknamed it the “Glass House” and it became a prominent structure along the busy East 26th Avenue in the Skyland neighborhood. Mr. Henderson said “I am most proud of my home.” With all the new development spreading throughout Denver, he wants to make sure his home is preserved for future generations to enjoy just as much as his family has for the past 55 years.

We look forward to sharing more of his story with you as this process progresses, so please follow our Facebook page as well as our monthly emails for more information.

CITY PARK MASTER PLAN UPDATE



City Park Open House, Summer 2017

BY ANNIE LEVINSKY, EXECUTIVE DIRECTOR

Progress is being made to complete an update to the City Park Master Plan, and the creation of design guidelines for the Park, this summer. This project is the result of conversations that began in July 2014 when Historic Denver convened a group of community stakeholders, including Parks & Recreation, to talk about City Park, and to explore questions about what the park’s past means for its future. The group ultimately recommended an update to the 2001 Master Plan, including the development of City Park-specific design guidelines. After taking the time to find

the funding for this project, the master plan and design guideline effort began in 2017, led by Denver Parks & Recreation and Historic Denver, and supported by a stakeholder working group that includes neighbors of the park, park user groups, representatives of the Zoo and the Museum and at-large community members.

The final community meeting for the Master Plan took place in mid-April, and materials are available on-line for public comment and consideration. The updated plan reaffirms the park’s essential character, as noted in the plan “the Park’s distinct spatial patterns of large open meadows and lakes are defined by mature forested groves, curving park roads and paths, and allees of trees. Living collections and gardens, gateways, monuments, and building and structure strategically define entries, views, and park experiences, adding to the Park’s grandeur.”

The Master Plan includes an overview of the park’s history and contributing features, as well as a series of recommendations that provide a multi-year strategy to guide the long-term physical improvement, use and management of the 320-acre park. The recommendations include the protection of historic and environmental resources, including the urban forest. Highlights include recommendations to reinforce historic planting patterns that restore and sustain the canopy, improvements to circulation and wayfinding, and community uses for existing historic structures that are currently not fully accessible by the community, such as the Elephant House.

The design guidelines will serve as a companion to the Master Plan recommendations. The guides provide a vision for the preservation and improvement of the Park. Along with the Master Plan, they provide a comprehensive planning and decision-making framework to guide the long-term physical improvement, use and management of the Park. The guidelines provide criteria for evaluating proposed improvements or modifications, and will inform the design of all improvements proposed for City Park, including projects initiated by city agencies.

The project has been funded by Denver Parks and Recreation and a State Historical Fund Grant from History Colorado, with contributions from the Denver Museum of Nature & Science; the Denver Zoo; Historic Denver; City Park Alliance; City Park Friends & Neighbors; and dozens of individual donors.

HELP PASS HB 1190 -

the reauthorization of Colorado’s Historic Preservation Tax Credit

Colorado’s preservation tax credit makes preservation possible across the Denver metro area, from the Stanley Marketplace to Union Station, from Tammen Hall to the Fruitdale School, and in your neighborhood! In 2014 Historic Denver worked closely to improve Colorado’s program and it passed with overwhelming bipartisan support. It is now time to reauthorize the program as HB 1190 and we are again working with our partners to make sure this valuable preservation tool continues to serve our communities. Since the program went into effect, tax credit recipients have used the credit to kick start 52 commercial projects across the state. The program has proven to be valuable in spurring economic development in communities big and small.

In early 2018 several Legislators, including Representative Esgar and Representative McKean, along with Senator Tate and Senator Garcia, introduced the reauthorization bill. Over the last few months the bill has made its way through the legislative process and with only a few weeks left in this year’s session Historic Denver and our partners are working hard to ensure passage.

The 2018 reauthorization effort includes continuing the credit at \$10 million annually, with \$5 million for small projects and \$5 million for larger projects, additional incentives (35% credit) for projects in rural areas, adjustments to current qualifiers for the program to remove obstacles for small projects and replacing a complicated formula to determine ‘qualified rehabilitation expenditures’ with a flat

amount. The new bill will also separate the residential and commercial tax credit in statute to provide clarity to taxpayers and offer technical program changes to increase efficiency and reduce the cost of the program.

Since making the 2014 improvements to Colorado’s credit, tax credit recipients have used the credit to kick start 52 commercial projects across the state. Tax credit projects span the state from Trinidad to Telluride, Greeley to Walsenburg, and across the Front Range. The economic impact from the \$18.8 million in credits reserved by applicants to date includes:

- \$170 million in rehabilitation costs
- 808 new full-time jobs with \$34 million payroll added
- \$13.2 million in total sales tax (in addition to the sales taxes generated by the economic activity of these revitalized buildings).

In the Denver area the tax credits have also been coupled with several affordable housing projects, including the Fruitdale School and Tammen Hall, adding a double-benefit to our City and showing how preservation supports the needs of our communities.

Visit historicdenver.org and follow our Facebook page for information about how you can help and for updates on the outcome of this important effort.

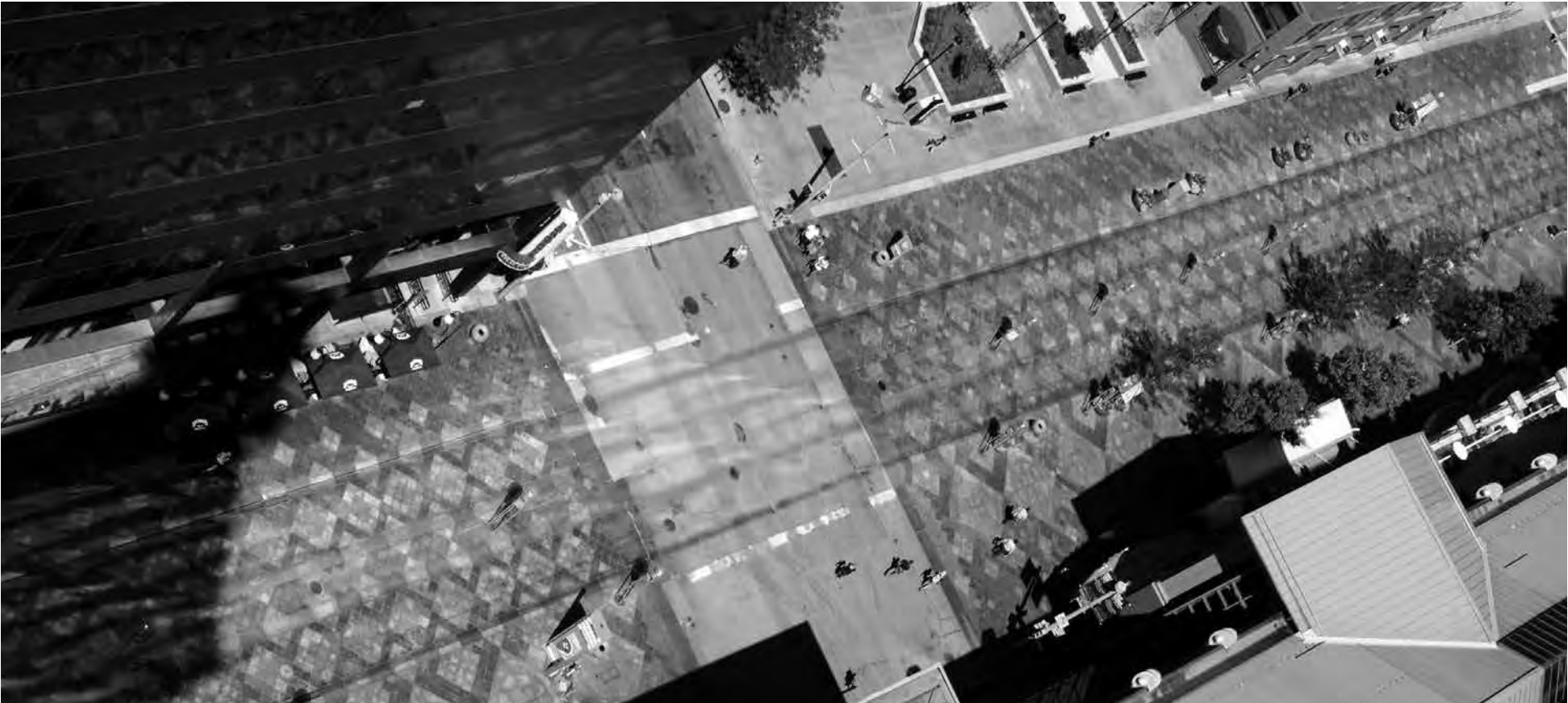
16TH STREET MALL

BY JOHN OLSON, DEPUTY DIRECTOR

Over the last year the City and County of Denver and the Regional Transportation District (RTD) have continued the process to explore methods of rehabilitation or redesign for the 16th Street Mall. The project lead partners, which also include the Downtown Denver Partnership, plan to use available TIF (Tax Increment Financing) Funds, scheduled to sunset in 2022 if not utilized. This has accelerated the movement to land on a solution. Historic Denver has kept pace by meeting with the City, RTD, and their consultant teams about the proposed designs. We’ve been focused on how to achieve the City and RTD’s goals while still honoring the iconic modernist landscape by Henry Cobb, I.M. Pei, and Laurie Olin, which acts as one of our city’s most vital connectors and important public spaces. Historic Denver has been able to effectively participate through a federal consultation process known as Section 106, intended to encourage dialogue on minimizing harm to historic resources that may be impacted by projects involving the federal government.

As a result of this process, a preferred alternative for the Mall has recently been presented by the City and RTD. The new concept is to retain the elements of the Mall that Historic Denver has emphasized as critical to the design integrity of the space, namely the granite pavers and pattern, the allee of trees, and distinctive light poles. However, the alternative currently on the table also involves redesigned aspects, including a changed alignment of the transit function, bringing the bus lanes together, thus shifting the trees and lights further apart. This eliminates the existing medians, which will be most noticeable on the blocks that are currently arranged in a symmetrical layout. In addition, because of the re-design, it is anticipated that all existing trees will be lost and replaced with trees that will inevitably be smaller.

Historic Denver will continue to participate in the further refinement of the alternative, seeking to ensure that all the aspects of the original design that can be saved are incorporated. We encourage our members and the general public to make their voices heard as well. There are opportunities to do just that at public meetings facilitated by the City of Denver and RTD, which we will advertise on our website, and also through contacting your local and state representatives. We can all work together to make sure the 16th Street Mall remains a special civic space with distinct Denver character. 🌳



View of 16th Street Mall from Daniels & Fisher Tower.

Photo: Shannon Schaefer



UPDATE: DISCOVER DENVER

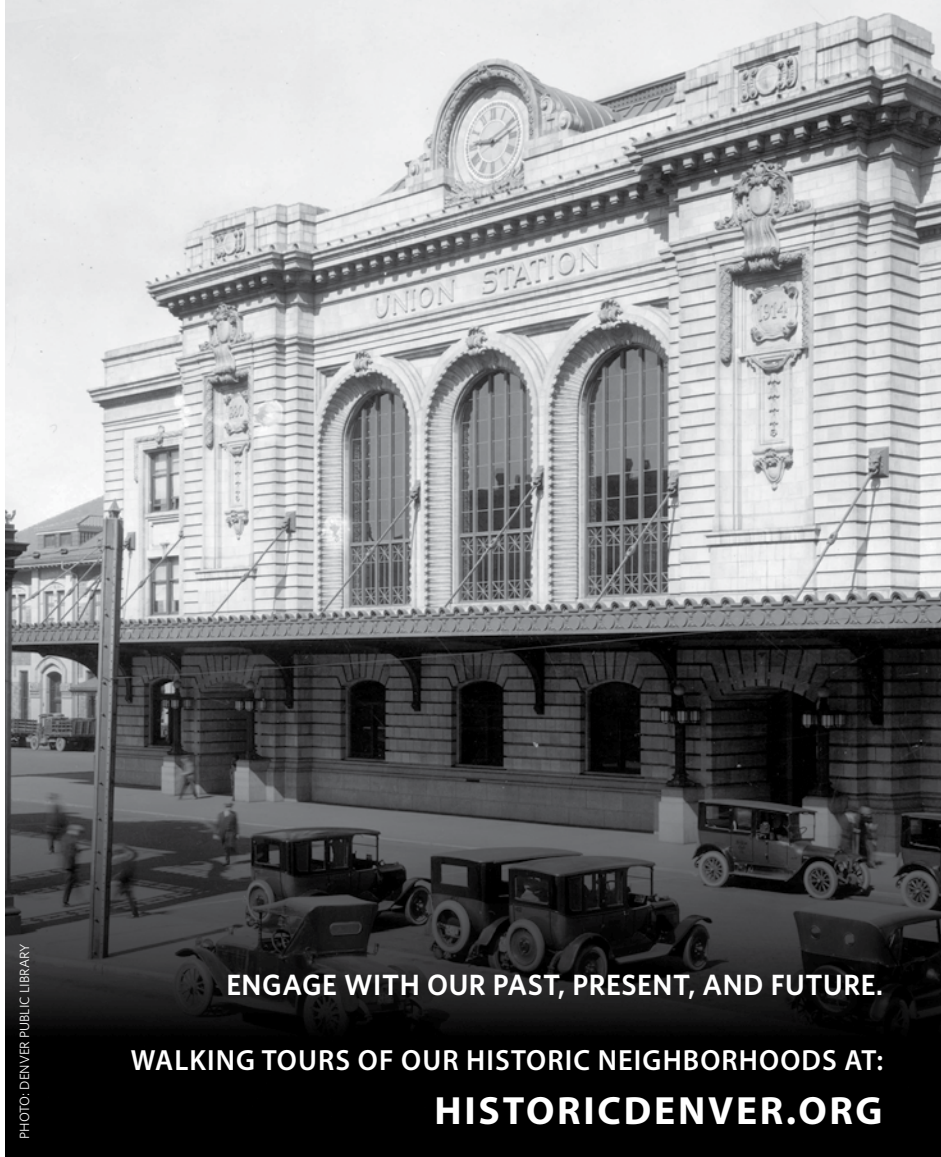
The Discover Denver team is currently in the Capitol Hill-West Cheesman area of central Denver, and expects to complete work there in late May. Located in one of the oldest parts of the city, Capitol Hill-West Cheesman contains an eclectic array of buildings. Grand mansions dating from the 1880s sit next to mid-century apartment buildings, making this one of the most fascinating areas in Denver.

Discover Denver is a project focused on identifying buildings throughout the city that have 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 perform 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! Volunteer trainings are ongoing. To learn more about Discover Denver and about how you can get involved, visit www.DiscoverDenver.co or contact Beth Glandon at 303-534-5288 x3. #

WALKING TOUR PREVIEW



ENGAGE WITH OUR PAST, PRESENT, AND FUTURE.

WALKING TOURS OF OUR HISTORIC NEIGHBORHOODS AT:
HISTORICDENVER.ORG

THE WALKING TOUR SEASON will begin again on Saturday, May 5th. This season we are welcoming 16 new walking tour guides who just completed their training on the Lower Downtown tour. Our intensive training process highlights history, architecture and storytelling, making our walking tour guides the best in the city! This season will offer four classic tours in Capitol Hill, Lower Downtown, Denver's Main Street and Larimer Square.

We will also be offering several specialty tours on a more limited basis. These tours offer us the opportunity to expand into new neighborhoods, and offer unique experiences. Our specialty tours will highlight the mansions of Capitol Hill, walking tours of Five Points and Curtis Park neighborhoods. Each of these tours is a fascinating look at Denver's past, as well as a look at how our neighborhoods have changed over time.

Information about our tours can be found at our website www.historicdenver.org, under the tab "Tours & Events." We always recommend purchasing tickets in advance so you are guaranteed a spot on your preferred tour. Also, members receive discounts for tours, so make sure you are renewed for this coming year, there will be a lot of wonderful tours for you to take. #



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IN HONOR OF NATIONAL HISTORIC PRESERVATION MONTH, Historic Denver is presenting their second annual photo contest for the month of May, 2018.

Show us the places and spaces that make Denver the unique city that has charmed us all, whether they are designated historic, important to your community or just special to you!

This year marks Historic Denver’s 48th year as an advocate for the places that make Denver unique. To honor the places that are already recognized, as well as the hidden gems, the contest asks photographers to highlight a favorite historic place, landmarked or not. Amateur and professional photographers can submit their photo entries to Historic Denver via email to sstrand@historicdenver.org between May 1-31.* Submissions will be featured on our Facebook page throughout the month of May. A jury consisting of Historic Denver board members and staff will select the Grand Prize Winner who will receive a \$100 gift card to Mike’s Camera.

A Facebook Fan Favorite will receive a group walking tour.** Grand Prize, Fan Favorite, and honorable mentions will receive publication in the organization’s print newsletter and promotion on social media. ✿

**NOTE: By emailing Historic Denver you grant us the right to use the photograph on social media and for promotional purposes. Owner retains rights to their image and Historic Denver will give photo credit to the creator of the image whenever possible.*

***excluding D&F Tower tours.*



Photo: Robert Riester, Larimer Square, 2017 Fan Favorite winner



Photo: Tina Pino, 19th St Bridge 2, Winner of the Assignment 2017



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NOTABLE HOMES FOR SALE



420 EAST 11TH AVENUE, DENVER - HISTORIC PATTERSON INN

Nestled in the heart of Capitol Hill, the 1891 Patterson Inn was originally constructed for Thomas Croke in a stunning Châteauesque style. This magnificent structure is a Denver Landmark and a National Register listed property, and housed many important Denver residents over its years. These residents include Mr. Croke who became the “Father of Irrigation in Colorado” and was a significant merchant at the Daniels and Fisher Department store. The subsequent owner was Thomas Patterson who owned the Rocky Mountain News, was the first Colorado Senator, and he was a prominent lawyer in town. The mansion was first converted into a Bed & Breakfast in 2012, and it still retains much of the original detail, inside and out. The Patterson Inn is one of Denver’s elite lodgings and historic landmarks. Newly restored original stained-glass windows and stately mahogany main staircase and trim showcase its rich turn-of-the-century history. The mansion contains richly decorated, well-appointed suites, each with their own unique theme and modern amenities. The large carriage house is attached and contains a beautiful event space. Elevator allows for ADA accessibility. This is an incredible opportunity to own an enchanting piece of Denver history!

Price: \$2,900,000.
Realtor Contact: Alicia Cavallaro | PorchLight Real Estate Group
303-887-8228 | alicia@porchlightgroup.com

3329 VALLEJO STREET, DENVER, CO



In the heart of Lower Highland awaits an exceptional property, where generations of Denver families have made their home, left their mark, and where local lore says that one of Denver’s stagecoach stops was located along the historic Overland Trail. This is the property at 3329 Vallejo Street, built c. late 1880s, as one of the original homesteads in the Lower Highlands. Eventually the Herschel Rhyno Family purchased this property in the 1930s, and made it the Rhyno Garage. The Rhyno family’s mechanic shop remained a fixture in the Highlands neighborhood for decades to come. In more recent years, the property has been completely renovated, with the farmhouse receiving a modern facelift and addition, and the Rhyno Garage being converted into a chic guest house, all while saving such historic details as the original barn doors and original garage pulley system. Several pieces of the guest house furnishings were built out of the lumber and other salvaged items from the garage’s working days. Step inside the original farmhouse to find the perfect blend of historic and modern details, with original wide plank pine floors underfoot and beautiful, wood beamed ceilings overhead in the expansive kitchen. Upstairs you will find 3 generously sized bedrooms, including a private master ensuite, and a welcoming loft. Seize your opportunity to be the next privileged owner of this notable and unique historic property, and embrace your next adventure in Colorado living.

Listing Price: \$1,800,000.
Realtor Contact: Amy Berglund
RE/MAX Professionals
amyberglund@me.com | 720-560-6674 | www.LoveWhereYouLiveDenver.com

2401 NORTH GAYLORD STREET, DENVER

This magnificent circa 1896 Victorian three-story home, has flawless new age updates, and is for sale! The home retains impeccable original detail on the exterior and interior features, including a grand entry with stained glass windows, historic staircase composed of cherry/oak woodwork & vintage chandeliers. Charming dentil crown molding is seen throughout the home & solid oak pocket doors with original hardware are still functional. A formal dining room is complete with original wood detailing and antique Victorian fireplace. The rest of the rooms also contain original wood details and the study even has a pressed tin coffered ceiling. This home boasts and unrivaled master suite with a city view! This home sits on an expansive corner lot, just 1 block from City Park. This is an extraordinary chance to become the next stewards of this classic Denver home.

Price: \$1,285,000.
Realtor Contact: Jaden Hanson
New Era Group - Your Castle Real Estate
303-910-2243 | jaden@milehighlifestyles.com



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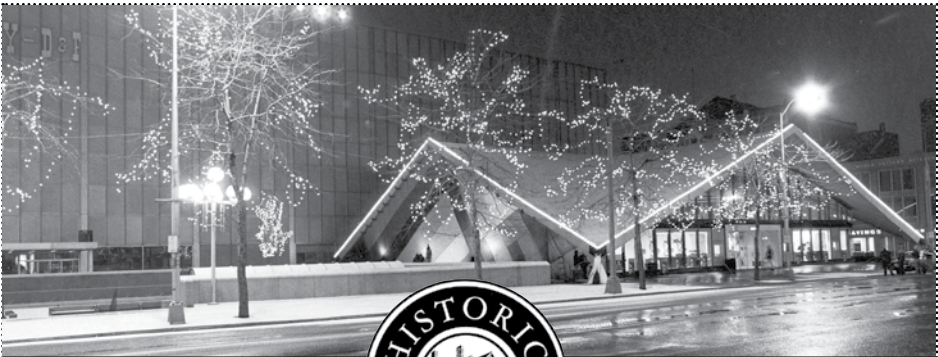
Pictured Above: The Richthofen Castle in Montclair, Sold by Casey in 2012.

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Thank You
TO HISTORIC DENVER'S NEW AND
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France Addington-Lee	Walter Huff	Nicole Pearson
Margy Anderson	Nick Iovino	Carla McConnell and Jim Perlberg
Mary Beth Armbruster	Alexandra Iseman	Catherine (Casey) Pitinga
Darrell Arndt	Lane and Ellen Ittelson	Caitlin Quander
Fiona and William Arnold	Phil Nash and Bob Janowski	Carole Quint
Curt and Donna Barner	Jim Johnson	Diane Rabson
Gordon and Gerri Baron	Mindell Johnson	Donald Rae
Bob and Diane Bassett	Stephanie and David Johnson	Darrin Revious
Kay Berenbaum	Stephanie Johnson	Monica Richards and Matthew Hendrix
W. Bart Berger	Vicki and Mike Johnson	Nancy and Gene Richards
Ann Bermant	Ann L. Jones	Van Dora and John Richards
Marilyn Bernier	Dr. E. James Judd	Doris Rigoni
Terry Bezouska	Thomas and Judi Jump	Douglas and Sheila Robinson
Jim Bick	Allyson Junker	Jill Rodriguez
Gail Bieber	Rita King	Rebecca Rogers
Ginger Bihm	Diana Kinsey	Andrew Rogge
Paul Cloyd and Joan Bolduc	Jaala Kirkley	Bob and Nancy Ross
Bill and Cynthia Braden	Alexis Kittner	Chuck Saxton
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Bradley Cameron	Kathy Knight and Richard Hughes	Sandra Scherer
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Penelope Carlevato	Sarah S. Krause	Ken Schroeppe
Thomas Carlisle	Sally Kurtzman	Chris Seydel
Michael Carr	Chris and Lindsey Lane	Jamey Shelton
Daria Castiglione	Patricia Leonard	Arnold and Marlene Siegel
Merle Chambers	David Leuthold	Jeffrey Skallan
Barbara Chapman	Julian J. Lineham	Elizabeth K. and John W. Smith
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Katherine Cornwell	Mary Logan	Beth and Matt Spohn
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Dana Crawford	Hon. Adam Espinosa and	Arianthe Stettner
Gayle Deane	Ashley Mains Espinosa	Rebecca Stevens
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James Dosen	Craig Mare	Ray Sylvester
Robert Dressler and Rosann Messere	Jenifer Marom	Vincent Szafranko
Carolyn Elliott	Byron and Judy Matson	Christine Talley
Victoria Eppler	Grant McCargo	Brian Taylor
Vivian Epstein	Monique Germone and John McCullough	John Coniff and Wayne Thrash
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Richard Graca	Sherry Moon	William West
Rachel Griffin	Beverly Muraglia	Donald Whiteley
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Judith Headley	Jackie Noble	Joan Weinstein
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___ VIP Contributor ~ \$250; Senior ~ \$225

___ I would also like to make an additional donation of \$_____.

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Please visit historicdenver.org/support to learn about the benefits at each membership level.



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CALENDAR OF EVENTS

To purchase tickets to upcoming events at the Molly Brown House Museum, visit mollybrown.org.
Events are held at the Molly Brown House Museum, 1340 Pennsylvania Street, Denver.



DERBY HAT MAKING

May 3, 6-8 pm
\$40 member | \$49 Non Members

Have plans to attend a Kentucky Derby party this year? You're going to need a hat--and not any old hat, but something fabulous! We'll help you make a first place confection with the help of our costume experts while you sip on Mint Juleps or lemonade with friends. We'll provide the base hat and all decorating materials. *Suggested for ages 12 and up, per parental discretion. 21+ must present ID.*



RE:DENVER: A NEW PATH TO HOME OWNERSHIP

May 15th, 2018 | Free Event
Doors at 6:30, Program at 7pm
Hirsch Hall at Holy Transfiguration of Christ Cathedral
349 East 47th Avenue, Denver, 80216

As concerns grow about the availability of affordable housing, Community Land Trusts are becoming a popular solution. This forum will unpack the topic of community land trusts, what they are, how they work and how they help keep communities together.

Hear about the amazing work in Flagstaff Arizona, and Denver's Globeville Elyria-Swansea neighborhood, and how community land trusts and historic preservation work together.

Speakers:
Jane Harrington, Executive Director
Colorado Community Land Trust
Nola Miguel, GES Coalition Director
Duffie Westheimer, Executive Director,
Flagstaff Townsite Historic Properties
Community Land Trust

SPONSORS:



SALON SERIES #2: GLASS CEILINGS/ GLASS SLIPPERS

May 17, 7-9 pm
Free—registration required

Join us for the second in our Salon Series where we tackle tough issues that Margaret struggled with 100 years ago and still affect us today. In May we'll focus on equality in the workplace with an eye toward the evolution of women in the workforce. Engage with our speakers in a roundtable discussion using safe space dialogue guidelines. *Suggested for ages 12 and up, per parental discretion.*



DENVER AFTER DARK

June 8, 7-9 pm
\$16 Members | \$20 Non Members

Discover Denver's seedy past as we explore who haunts Mrs. Brown's Capitol Hill neighborhood in the second of our new After Hours/After Life series. Learn about such sinister characters as Jack the Strangler and the Cap Hill Thug. The murder-filled past of the Mile High City is more than enough to keep you up at night!
Suggested for ages 16 and up, per parental discretion. 21+ must present an ID to enjoy spirits.



HAPPY BIRTHDAY MRS. BROWN GARDEN PARTY

July 19, 6-8 pm
\$18 Members | \$20 Non Members

Help us celebrate Margaret's 151st birthday at an intimate Edwardian era garden party. Share in the festivities with live music from Central City Opera, traditional lawn games, birthday cake and punch, both spiked and safe. Margaret Brown and her friends will be so glad that you've decided to join them!
Suggested for ages 12 and up. 21+ must present ID.



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PHOTO: DENVER PUBLIC LIBRARY

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