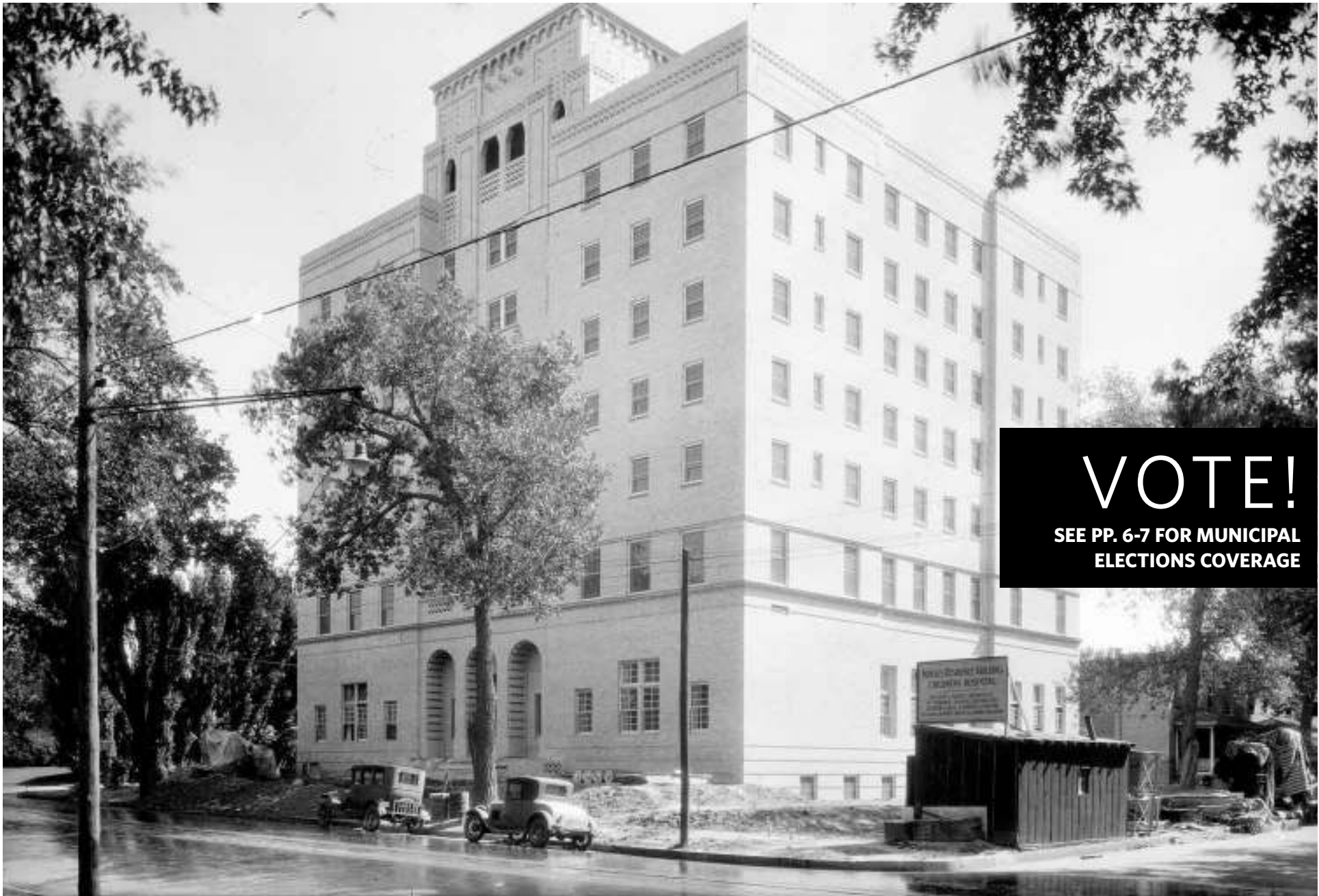


HISTORIC DENVER NEWS

EST. 1970 + VOLUME 48 + NUMBER 1 + WINTER 2019



VOTE!
SEE PP. 6-7 FOR MUNICIPAL
ELECTIONS COVERAGE

A historical photo of Tammen Hall. Courtesy of Denver Public Library

DOUBLE THE BENEFIT: LOCAL PROJECTS MATCH PRESERVATION & AFFORDABLE HOUSING

It may be hard to believe there was a time when living in central Denver wasn't seen as desirable. After World War II and well into the 1980s, there were few housing options in downtown. Only a few pioneers were living in LoDo and what we now think of as the Central Platte Valley. You might also be surprised to learn that historic buildings led the way back to urban living, as former banks, office buildings and warehouses were converted into condos and apartments. These early conversions marked the beginning of a long love affair between old buildings and affordable housing.

An early example is the Barth Hotel at 1514 17th St., which was converted to rooms for seniors displaced by downtown development in the 1980s. Built in 1882 as a warehouse that eventually became a hotel, this building underwent extensive renovations in 1983 and was dedicated as a single occupancy boarding house. The hotel maintains much of its former charm, with original windows, pressed tin ceilings, an oak mezzanine and steel columns. It is still a vibrant place today, currently housing 62 senior residents in affordable units, embedded in a community with great amenities, social cohesion and access to services that would be challenging to recreate elsewhere.

A number of other well-known downtown buildings followed suit in the 1990s, with affordable housing included in the Bank and Boston Lofts at 17th & Champa, the Denver Dry at 16th & California, and the Mercantile Square project at 16th & Wazee. The trend continues today.

The most recent announcement of this kind of adaptive re-use comes from the developers of the historic Loretto Heights campus. Westside Investment Partners Inc. will redevelop Pancratia Hall on the campus into workforce and affordable housing. The building, designed by Harry W.J. Edbrooke, was built in 1929 and named for Mother Pancratia Bonfils. Formerly a campus dormitory and classrooms, it will now be known as the Pancratia Hall Lofts. The project will use several forms of tax credit financing to fund its transformation, and the partners working on the effort will pursue National Register designation for the building in order to make it eligible for the tax credits. Historic Denver serves on a 17-member steering committee that is helping to guide the city of Denver's Loretto Heights Area Plan, a community-driven public vision for the 72-acre campus, and identified Pancratia as well-suited for adaptive reuse into housing from the out-set.

The news about Pancratia followed three more affordable preservation projects coming down the pike this year, including the redevelopment of Tammen Hall at the former Children's Hospital site, the First Avenue Hotel in Baker, and the Colburn Hotel in Capitol Hill.

TAMMEN HALL

Designated as a local landmark when Children's Hospital moved nearly 15 years ago, Tammen Hall is a 1930s art-deco building with buff-colored bricks and tall, tile-lined Roman arches. Designed by local architecture firm Hoyt and Hoyt, it has many art-deco

CONTINUED ON PAGE 2

Non Profit Org.
U.S. Postage
PAID
Denver, CO
Permit No. 756



DOUBLE THE BENEFIT, CONT.

flourishes, including metal-framed, glass entry doors set behind geometric metal grills, and decorative floral roundels.

The building stood vacant for many years before MGL Partners/Solvera Advisors bought it from St. Joseph’s Hospital in 2017. A combination of public and private resources made its adaptive reuse possible.

“When you can preserve an old building using historic tax credits, convert it to housing that’s affordable using low-income housing tax credits, then that’s the perfect marriage of two programs – it achieves what both programs were intended to do,” said James Rieker of Advantage Capital, an investor in the project.

According to MGL Partners’ development manager, Kurt Frantz, Tammen Hall’s new life as affordable housing is a game changer for the neighborhood, because it prevents displacement of its senior population. “Residents won’t have to move out of this area to find senior affordable housing,” he said. “They can age in place in their neighborhood.”

Applicants must be at least 62 and show income-need to qualify for one of the 49 units in Tammen Hall, which is scheduled to open in June.

FIRST AVENUE HOTEL

The First Avenue Hotel at 101 Broadway, a derelict building bought by Zocalo Community Development, is also using state and federal tax credits, including historic preservation credits – as well as city subsidies from entities such as the Denver Urban Renewal Authority – to create affordable housing. Last June, Denver City Council approved \$2.5 million in tax breaks for the project, which is creating more than 100 studio and one-bedroom apartments. A 5-story addition along 1st Ave. and 10,000 square feet of ground-floor retail and restaurant space is also planned.

David Zucker, CEO of Zocalo, said the tax credits make this kind of complex real estate development possible. “There’s nothing more complicated than the mixed-use, affordable, adaptive re-use and partial new construction of the historic single-room occupancy hotel,” he said. “Without [tax credits], the affordable project simply wouldn’t have happened and the building would have gone market-rate.”

Zocalo is renovating this 34,000-square-foot hotel in the Baker neighborhood, where rents have skyrocketed. Only tenants who make 60 percent or less of Denver’s median income (about \$38,000) can apply.

Completed in 1907, the hotel was designed by English-born architect William Quayle and his apprentice sons, Charles and Edward. Quayle designed many residences and apartment buildings in central Denver (unfortunately, many have been torn down), as well as the Pitkin County Courthouse in Aspen, Colo.

The four-story First Avenue Hotel is a good example of a finely-detailed Italian Renaissance palazzo, with pale yellow bricks and elaborate cornices on its Broadway-facing side, as well as a surviving “ghost sign” on the building’s red-bricked, northern facade. The interior still features its original “oak, double-door Broadway entry vestibule, and small octagonal-tile floor and geometric floral patterns,” according to the building’s historic designation. Most recently, the ground floor was home to the El Diablo restaurant, but the upper floors had been vacant and in disrepair for decades, demonstrating the hidden potential of vacant and underutilized buildings to help meet community needs. The building is expected to open in the fall.

THE COLBURN HOTEL

The Colburn Hotel at 980 Grant St., known as “The Hotel With a Personality,” is home to 92 residential units, Charlie Brown’s Bar & Grill, and Cynergy Chiropractic. Housing formerly homeless residents since 1990, it is a good example of a historic building that has been used for affordable housing over a long period of time – but it also demonstrates how each generation must make a commitment to keep it that way.

Completed in 1928, the hotel was designed by architect William Bowman, who also designed the Colorado State Office Building, among other landmarks. The 10-story hotel was Capitol Hill’s first high-rise building, modeled after the Fairmount Hotel in St. Louis, Mo.

Jack Kerouac and Neal Cassady reportedly spent time in the hotel’s bar and Allen Ginsberg is said to have lived there briefly, giving it an extra mystique that is cherished in Capitol Hill, which prides itself on its history and eclectic character.

In 1990, the hotel’s owners converted it into apartments for those transitioning out of homelessness. The 25-year Land Use Restriction Agreement placed on it at that time expired in 2015, putting its tenants at risk. Affordable housing developer Gorman & Company bought the property in August 2018 to ensure it would remain affordable and not displace its vulnerable tenant population.

“We believe in preserving affordable housing to our core,” said Kimball Crangle, Colorado market president for Gorman & Company. “Knowing that the property could have been sold to the private market necessitated our involvement.”

Crangle said there is an “unprecedented urgency” to preserving affordable housing in Denver. “If we don’t act now, we lose these apartment homes for our most vulnerable community members forever,” she said.

Gorman, which bought the property with bridge loans, plans to refinance it with 4 percent federal and state low-income housing tax credits. The company is also working to place it on the National Register in order to take advantage of federal and state historic tax credits so that the building can be upgraded and maintained. Project Based Vouchers administered by the Denver Housing Authority will also support 91 units.

This housing accommodates the homeless, as well as those with special needs. Gorman & Company plans to keep disruptions to a minimum during construction. Renovations on the hotel will start this spring.

The synergy between historic buildings and affordable housing demonstrates how historic preservation is not merely about holding onto the places of our past, but also is a strategy for building the community we want to see in the future. Using historic buildings for affordable housing makes sense environmentally, by reducing waste and energy consumption required to build new housing. The units are located in neighborhoods and communities that are well-established and provide access to services and amenities, often where residents have lived previously and built relationships. Historic buildings are also already connected to existing infrastructure, such as transit access.

There are countless opportunities across our city to continue this trend. Historic Denver relishes the role it plays in identifying buildings with potential for this type of reuse, spreading the word about the historic preservation tax credits, and sharing the successes of past projects to inspire others. 🌱



Pancratia Hall on the Loretto Heights campus. Photo courtesy of The Pachner Company.



HISTORIC DENVER, INC.

1420 Ogden Street
Denver, CO 80218
303.534.5288
historicdenver.org

BOARD OF TRUSTEES

Chair	Bob Bassett
1st Vice Chair	Georgi Contiguglia
2nd Vice Chair	Jesse Kajer
Treasurer	Rebecca Rogers
Secretary	Lucy Clark
Sarah Allen	Linda Moery
Stockton Baker	Heather Noyes
Cyndi Bush-Luna	Gary Petri
Dan Craine	Caitlin Quander
Haroun Cowans	Doris Rigoni
Michelle Malone Fries	Judi Roach-Tointon
Tom Hart	Susan Rutherford
Walter Huff	Ean Tafoya
Ellen Ittelson	Rich Von Lührte
David Leuthold	Steve Weil
Pat Miller	

HD CENTRAL OFFICE

Executive Director	Annie Levinsky x1
Deputy Director	John Olson x4
Director of Discover Denver	Beth Glandon x3
Director of Community Programs	Alison Salutz x5
Development Manager	Sigri Strand x7
Communications Manager	Lyn Berry-Helminger x9
Preservation Coordinator	Shannon Stage x6
Discover Denver Survey Coordinator	Leslie Krupa x2

MOLLY BROWN HOUSE MUSEUM

1340 Pennsylvania St.
Denver, CO 80203
303.832.4092
www.mollybrown.org

Director	Andrea Malcomb x15
Director of	Heather Pressman x17
Learning and Engagement	
Curator of Collections	Stephanie McGuire x12
Volunteer and Event Coordinator	Kim Popetz x16
Visitor Services Coordinator	Aileen Waski x13

HISTORIC DENVER NEWS

Managing Editor	Lyn Berry-Helminger 303.534.5288 x9
Graphic Design	Edgellworks
Printing	Publication Printers
Mailhouse	Direct Mail Concepts

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:
Editor, *Historic Denver News*,
1420 Ogden Street, Denver, CO 80218



Culture for all.

PRESERVATION BRIEFS

THREE LANDMARK DESIGNATIONS ON THE HORIZON

By Shannon Stage, Preservation Coordinator

We hope to see three new landmarks added to Denver’s list of protected buildings this spring. A year ago, three individual homeowners – two in East Washington Park and one in University Park on Observatory Park – sought our help to designate their homes. The homeowners already possessed some information and research on their homes, and Historic Denver provided the connection and financial assistance to bring Kristi Miniello of Miniello Consulting on board to write the designations for the homeowners. These three homes are in Paul Kashmann’s Council District 6.

WHILE THE HOMES SHARE SOME ARCHITECTURAL SIMILARITIES, EACH HAS ITS OWN UNIQUE STORY:



Photos this page: Shannon Schaefer Stage

1717 East Arizona Ave., East Washington Park (The Peet House)
Constructed: 1915
Architect: Jules Jacques Benois Benedict

BACKGROUND: This Italian Renaissance Revival style house is directly associated with the early development of the Washington Park neighborhood and J.J.B. Benedict’s architectural legacy in Denver. Jane C. Peet bought this land and commissioned the well-known architect J.J.B. Benedict to design a Tudor Revival style home. (A couple years prior, Benedict had designed the boathouse at Washington Park.) Mrs. Peet was a developing pioneer in this neighborhood where she saw great opportunity to buy and develop land, so she was only in this home for a couple of years. She then sold it and began to develop 1168 S. Gilpin St. The Peet House was owned by several different families over the decades, but the current owners, the Abmans, have owned it since 1990.

The Art of Urban Living.

DENVER'S CITY-LIVING EXPERTS LIVEURBANDENVER.COM 303.455.LIVE



1168 S. Gilpin St., East Washington Park (The Peet-Tatlock House)
Constructed: 1921
Architect: Jules Jacques Benois Benedict

BACKGROUND: This Italian Renaissance Revival style house is also directly associated with the early development of the Washington Park neighborhood and J.J.B. Benedict’s architectural legacy in Denver. The four lots of land were bought by Jane C. Peet, who at the time was living at 1717 E. Arizona Ave. Mrs. Peet was so pleased with the first house, she hired Benedict to design this second house on the block. After Mrs. Peet sold the home several years later, it had a few different owners until 1964 when the property was purchased by Richard and Margaret McKing, parents of its current owner, Laurie Tatlock. Laurie and her husband, John, now own and care for this East Washington Park gem.



2288 S. Milwaukee St., University Park property on Observatory Park (Jackson-Willard-Taylor House)
Constructed: 1902 | Architect: Glen Wood Huntington

BACKGROUND: The Jackson-Willard-Taylor House is directly associated with Dr. Edward A. Jackson, a well-known and highly celebrated ophthalmologist. Jackson hired Glen Wood Huntington to build his two-story brick foursquare University Park residence in 1902, where he lived until 1920. Dr. Jackson developed new techniques for examining the eye and is credited with popularizing the use of the retinoscope. The home sits directly across from Observatory Park, and has had many interesting owners. The current owner, Francis Taylor and her husband Erik, have been good stewards of it for 52 years. Fran has also been active in the preservation community for many years. 🌿





Photo: Shannon Schaefer Stage

THE SCHLEIER MANSION IS PROTECTED WITH A NEW EASEMENT

By Shannon Stage, Historic Denver Preservation Coordinator

HISTORIC DENVER kicked off 2019 with the announcement of a new preservation easement! We have accepted a protective easement from an investment fund managed by GBX Group LLC for the Schleier Mansion at 1665 Grant St. It was constructed on the corner of 17th Street and Grant Avenue in 1887 during a boom period in Denver. Early real estate developer George Schleier secured the land, and commissioned famed Denver architect Frank E. Edbrooke to design his mansion. The single-family home is primarily a Queen Anne style with an eclectic flair, including an onion dome. Some argue this is one of Edbrooke’s most elaborate homes, with intricate wood-worked details around the front porch and throughout the mansion. Known for his use of sandstone and intricate detailing, Edbrooke designed many significant buildings in Denver including the Brown Palace Hotel, Central Presbyterian Church, Denver Dry Goods Company Building and the Loretto Heights Academy building.

Schleier emigrated from Germany with his family at the age of six. His German heritage can be seen in the detailing throughout the house. Schleier was a savvy businessman who enrolled in a business course in Cincinnati early in his career, and honed his skills while working for a hat manufacturing business. In the 1860s, he made his way to Denver, where he invested in freight and farming for a short time. He eventually made the Mile High City his home in 1886, and became involved in real estate — his most successful business venture.

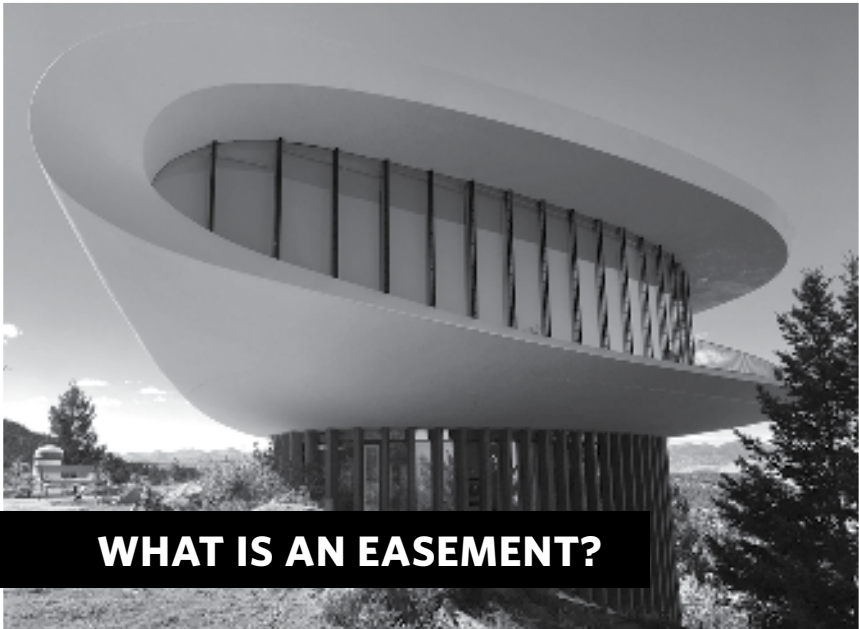


Photo courtesy of GBX Group LLC

Due to its ties to Schleier and Edbrooke, the mansion is considered historically and architecturally significant. It was listed on the National Register of Historic Places in 1977, when it was undergoing restoration. The home has since been converted into office spaces, yet it retains its original Queen Anne style and intricate details. Other features of note include the stained-glass windows, oak floors with geometric parquet borders, and oak closed-string staircase that pays homage to Schleier’s German heritage with gargoyles and Bavarian swans. Seven of the eight original fireplaces still exist.

The home had been well cared for by its previous owners since the 1990s, but was listed for sale in 2018, causing some concern about its long-term fate.

Fortunately, an investment fund managed by GBX Group LLC, which specializes in acquiring, preserving and operating historic real estate in the urban markets, acquired the home late last year. The company partners with investors to fund the purchase and preservation of historic real estate to generate community revitalization and economic growth. “GBX looks to invest in buildings that are both historically significant and serve as catalysts for community revitalization and future redevelopment,” said Antonin Robert, GBX’s President of Community Development. “We are excited to become a part of the dynamic Denver community while working with local partners to continue the area’s renewal.” GBX Group has completed more than 100 projects in 18 states since it was founded in 2001. The company donated the façade easement to Historic Denver, making it our 65th easement property.



WHAT IS AN EASEMENT?

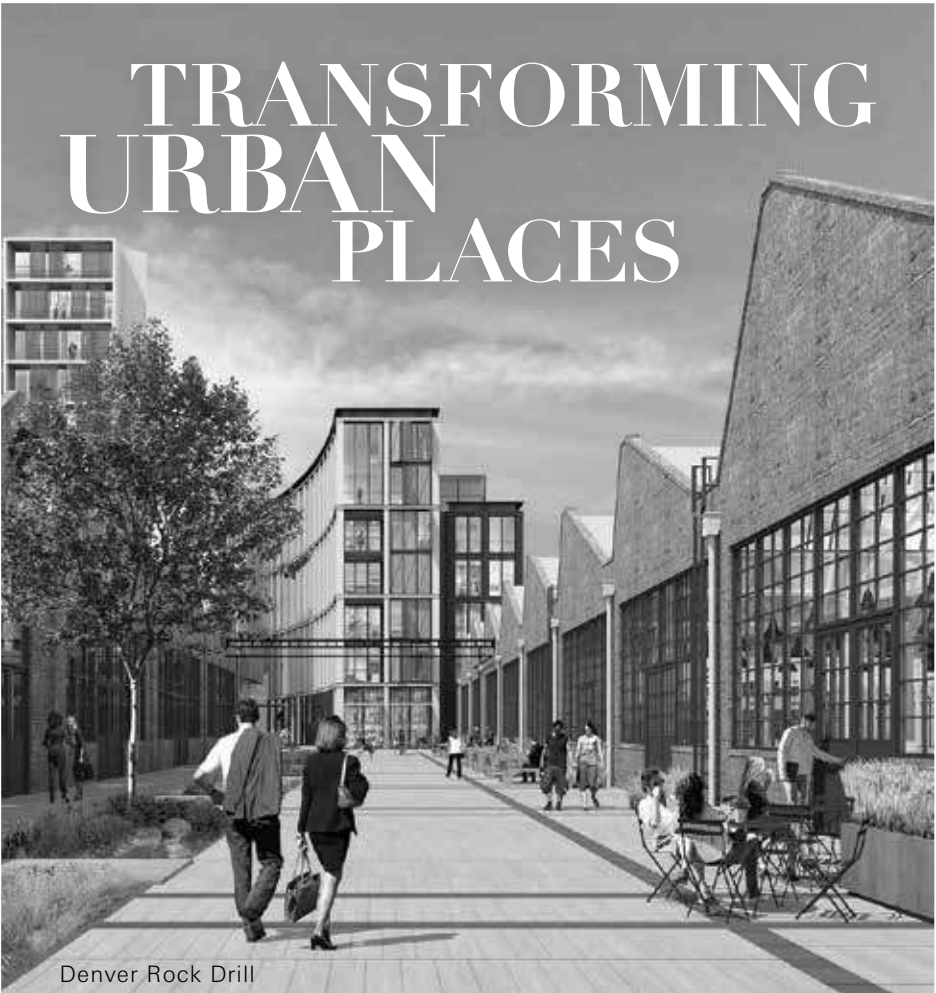
Photo: Shannon Schaefer Stage

An easement is a voluntary agreement between a property owner and a qualified easement holding organization (in this case, Historic Denver). Much like an open-space easement, the agreement gives the recipient organization the right to ensure that the property is not demolished or altered beyond recognition. As an easement holder, Historic Denver reviews proposed changes to the property, and monitors it regularly to ensure its careful stewardship. The majority of Historic Denver’s easements are façade easements, meaning only the exterior is protected.

Why would you choose to donate an easement? Most importantly, it is because an easement provides the most permanent form of protection for an important landmark. There can also be tax benefits for the donor, depending on the property’s specific circumstances. And, in some cases, an owner may be required to donate an easement after receiving significant Colorado State Historical Fund grants.

Historic Denver’s preservation easement program began in 1972 with the historic Richtofen Castle in the Montclair neighborhood. Our easements include a variety of buildings, from stately mansions and churches, like 430 Years Church of God in Christ, to downtown commercial buildings including the Equitable Building, and modern gems, such the Joshel House and the iconic Sculpture House in Genesee.

Historic Denver’s easement program is one of the larger programs that we oversee. Visit historicdenver.org to learn more about this important preservation tool. 🌱



TRYBA ARCHITECTS

UNIQUE HISTORIC DENVER EASEMENT:
EL JEBEL EVENTS CENTER AT 1770 SHERMAN ST.

By Shannon Stage, Preservation Coordinator

While less common, easements can protect both the inside and outside of a building. In 2003, Historic Denver accepted an easement on the El Jebel building at 1770 Sherman, which is well-known for its unusual exterior style, but even more noteworthy for its ornate and intricate interior. The interior of El Jebel is the only interior space protected by a Historic Denver easement.

The building, which became a Denver landmark in 1995, was listed on the National Register of Historic Places in 1997. This allowed it to qualify for state and federal tax credit programs that could support rehabilitation projects. For most of the last two decades, the building was used as an events center – but has not been substantially rehabilitated and remains in need of major restoration.

Over the last year, you may have noticed the construction fence around the building. Its new owner, Red Leaf Development LLC, is undertaking a large-scale restoration to clean and restore the masonry, as well as do a full window restoration, put on a new roof, fix moisture damage, implement safety and electrical upgrades, and maintain the historic integrity of the decorative details. Historic Denver reviews all work proposals for this project as part of the easement, and Denver’s Landmark Preservation Commission reviews all permits for exterior work, since the property is also a Denver landmark. The building will continue to have commercial and event uses, while a new development is constructed in the adjacent parking lot.

The 53,000-square-foot building stands five stories tall and is constructed with red brick. It features onion domes, finials, corner minarets, Moorish arched windows and terra cotta detailing. A large terra cotta Moorish arched door surrounds the front/west façade. The elegant interior is even more elaborate, with a Moorish two-story ballroom featuring ornate carving and polychromatic stenciling from the walls to the ceiling. The two-story theater on the fourth and fifth floors contains a horseshoe-shaped

auditorium with Egyptian-inspired motif. Many other decorative rooms of differing sizes and functions are located throughout the building.

El Jebel is historically significant because of its association with the Ancient Arabic Order of the Nobles of the Mystic Shrine (the Shriners), the fraternal organization that funded its construction in 1907. It was one of their first meeting halls in Denver. The Shriners outgrew this building in 1924 and sold it to the Scottish Rite Masons. The Shriners leased space from the Masons until their new building was completed at 50th Ave. and Vrain St. The El Jebel building’s various names included the Mosque of the El Jebel Shrine, the Rocky Mountain Consistory, and the Scottish Rite Temple. Designed by Viggio & Harold Baerresen, its Moorish Revival architectural style is just as intricate on the exterior as the interior.

Stay tuned to our website and social media outlets for more information about the continuing restoration of this beautiful building. ❁



Photos this page: Shannon Schaefer Stage

CELEBRATING

25

YEARS

PRESERVING

COLORADO'S LEGACY

1994 - 2019

HUMPHRIES POLI ARCHITECTS

Governor's Mansion Historic Renovation

1655 Grant Street, Denver, CO | HPARCH.COM

▼ MOSSADAMS.COM/REALESTATE

POSSIBILITY
RISES IN
THE WEST

Here, the sun rises on the excitement of a bright future. That's why we're committed to helping dynamic real estate companies transform the possibility of today into the prosperity of tomorrow.

RISE WITH THE WEST.



MOSSADAMS

Assurance, tax, and consulting offered through Moss Adams LLP. Investment advisory services offered through Moss Adams Wealth Advisors LLC. Investment banking offered through Moss Adams Capital LLC.



MUNICIPAL ELECTIONS SPECIAL SECTION

This May, Denver will hold a general election to choose 13 city council members, a mayor, an auditor, and a city clerk and recorder to serve for the next four years. Ballots for this all-mail-in election will arrive in your mailbox around April 15.

The stakes are high in these municipal elections because our elected officials have extraordinary power in establishing a vision, setting policy, appointing people to regulatory boards and commissions, making zoning and land use decisions, and allocating resources. Issues around growth, development and changing neighborhoods will be front and center.

Denver’s most recognized historic landmarks — the Molly Brown House Museum, Larimer Square, the D&F Tower, Lower Downtown, City Park Pavilion, the Mayan Theatre, and Union Station, to name just a few — were protected and revived only after lengthy and imaginative hard work, including painstaking study, analysis, relationship-building and case-making built up over long periods of time. Our city’s 54 historic districts were the results of grassroots organizing, resulting in city council action to establish the protections that have upheld beloved neighborhoods for decades.

This election cycle offers a big opportunity to raise the profile and awareness of historic preservation in Denver’s cultural, economic development and quality of life conversations. Everyone needs to pay attention, study, analyze and build relationships leading up to Election Day, and beyond.

Though Historic Denver doesn’t endorse candidates, we take our responsibility to educate candidates about issues that affect historic preservation very seriously. In turn, we are committed to communicating their positions on these issues to our members and stakeholders.

Stay tuned to our website and enewsletters for updates and more information.

KEY ISSUES AFFECTING THE PRESERVATION COMMUNITY IN THIS ELECTION CYCLE:

FUTURE OF LARIMER SQUARE: Larimer Square’s owners have broadcast their desire to amend this historic district (Denver’s first, created through a city council vote in 1971) and pursue redevelopment opportunities. A six-month long advisory process convened by the owners concluded in December with no consensus or direction, but the owners’ concerns about the buildings’ conditions and repairs means that the conversation will continue. Ultimately, any revisions to Larimer Square would need to be approved by the Landmark Preservation Commission, but larger redevelopment proposals involving efforts to amend the legal ordinances that protect Larimer Square’s scale, design and building envelopes would need to be approved by city council and the mayor.

NEIGHBORHOOD PRESERVATION OPPORTUNITIES: Denver’s historic preservation pipeline remains active, as buildings and places throughout the city’s landscape continue to move through the analysis and review processes to gain status as historic landmarks. This work is more important than ever as Denver continues to grow and evolve, and community members across the city work hard to sustain the unique culture of our changing neighborhoods. Council and the mayor will have a strong influence in cultivating and sustaining this activity, and finding the right balance among competing interests.

DISCOVER DENVER SURVEY: City council and the mayor provide critical funding for the Discover Denver survey project, a partnership with Historic Denver that identifies the buildings that help tell Denver’s story. This effort to document buildings, research their histories, and collect stories from members of the community is essential to good, long-term and proactive preservation planning. Check it out at www.DiscoverDenver.co.

BLUEPRINT DENVER: The next council will have the responsibility of implementing Blueprint Denver, which is our city’s land use and transportation guiding vision. The new version of Blueprint, which is an update on the original plan approved in 2002, has a number of preservation recommendations and strategies that are key to ensuring our historic places remain a part of our city’s future.



**WATCH FOR
CANDIDATE
STATEMENTS
ON OUR WEBSITE
IN MARCH**



DENVER GENERAL ELECTION: TUESDAY, MAY 7

Historic Denver is taking steps to engage in this election cycle and use it as an opportunity to educate both candidates and voters. In the weeks ahead, we will collect responses to a preservation-focused questionnaire we sent to all candidates for city council and mayor. We will post the responses on our website in mid-March. We'll also devote space in our regular Historic Denver communications and on social media to raise awareness about the upcoming elections.*

Election Hopes: What We're Hearing



"I'd like to see the candidates for Mayor and City Council describe their vision for expanding preservation into parts of the city that don't have many recognized landmarks. Whether it's the mid-century modern areas, or parts of Globeville, Elyria, Swansea, each neighborhood has a story to tell."

Bob Bassett, Board Chair
Historic Denver, Inc.



"Denver is full of rich cultural and architectural history. I'd like to see our city's leadership creatively expand the preservation tools for neighborhoods with strong cultural heritage, like my own, La Alma Lincoln Park."

Fatima Hirji
La Alma Lincoln Park
Resident



"I'd like to see more discussion about incentives for preservation so that Denver can keep pace with what other cities are doing to proactively encourage preservation, historic designation and adaptive reuse."

Dennis Humphries
Former Chair
Denver Landmark Commission



"It's critical that our elected officials affirm our city's commitment to the historic places that have defined our success for two generations — including Larimer Square and Lower Downtown — which were and still are ground-breaking historic places that have drawn residents and investment into our downtown."

Ramona Martinez
Former City Councilwoman



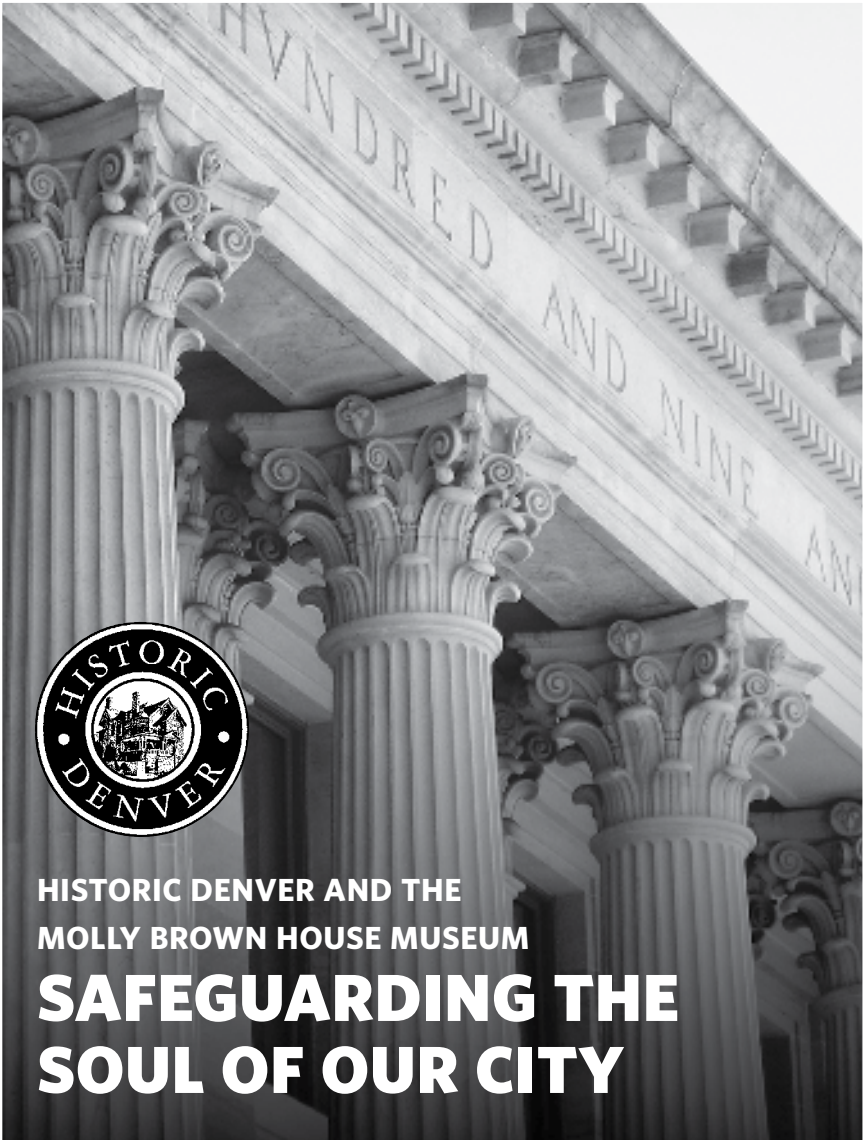
"I hate to see old houses with good materials sent to the landfill, which is happening all over my Platt Park neighborhood. I'd like our elected official to explore policies that encourage a more sustainable approach, whether it's discouraging demolition or requiring the reuse and recycling of demolition debris, like what has been done in Portland."

Ryan Archibald, Member of the
Platt Park Action Fund Committee



"I am really glad to see the Discover Denver survey project underway, and I'd like to see more funding and an expansion of the project so that those of us who work in real estate, and love old houses, know more about what buildings are out there waiting to be saved, restored and loved."

Ryan Rose
Owner of a Denver Landmark
Local Realtor



BECOME A MEMBER!

Did you know Historic Denver and the Molly Brown House Museum are the same organization? Become a member to support the work of both, and get discounts on Walking Tours, events, and in our museum gift shop, among other great benefits.

VISIT OUR WEBSITE TO SIGN UP TODAY!

2019 MEMBER EVENTS

While we’re working to save our city’s cherished places, we manage to have a great time! Become a member today to take advantage of these special members-only tours and events. Members-only pricing is also available on many of our special events.

MEMBERS-ONLY SPECIAL TOURS

FREE SPONSORED BY CAPITAL ONE CAFÉ
APRIL 30 AND JUNE 26 AT 5:30 P.M.

Join our expert docents for a private tour of Denver’s storied Lower Downtown (LoDo). On these special tours, members will get the inside scoop on the places Historic Denver has championed. Meet other members, mingle at a reception, and fall in love with your city all over again!

TINY MUSEUM CONCERT SERIES

SEPT. 19 AND DEC. 12 7-9 P.M. \$15 MEMBERS

The real Margaret Brown loved music an enjoyed performing. She sang, she acted, she played zither and guitar, and she yodeled! Spend a lively evening in her home with local artists who will once again fill the house with music.

MEMBERS-ONLY VICTORIAN HORRORS

OCT. 17 6 P.M. AND 7 P.M. \$18 MEMBERS

Join your fellow Historic Denver members at the Molly Brown House Museum for opening night of our popular immersive theater experience. Victorian authors such as Edgar Allan Poe with “rise from the “grave” to chill you with their tales of Gothic terror!




NATIONAL TRUST CONFERENCE

COMING TO DENVER, OCT. 10-12!

We are looking forward to hosting the National Trust at their “PastForward” Conference in October! This educational and networking event will include marquee presentations by thought leaders; day-long, skill-building trainings; in-depth educational sessions; and power sessions with quick impactful overviews (30 mins) of a particular pressing preservation issue. Featured topics include women’s history, and rural and urban revitalization. The conference will culminate in the National Preservation Awards, which honor individuals and organizations that have given new meaning to their communities through the preservation of architectural and cultural heritage.

Historic Denver is involved with the conference in a number of ways, including offering tours of the city to participants. For more information, visit savingplaces.org.

HISTORIC PROPERTIES *deserve an* EXPERT



CASEY MILLER
DENVER’S HISTORIC HOME EXPERT

Successfully Selling Denver’s Historic Homes

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

LIV | Sotheby’s
INTERNATIONAL REALTY

Casey Miller 720.201.2755
casey.miller@sothebysrealty.com
CaseyMillerProperties.com



2019 HISTORIC DENVER
PHOTOGRAPHY CONTEST:
LANDMARKS OF TODAY AND TOMORROW

As we plan for 2020 — our 50th anniversary as a historic preservation and advocacy organization — our conversations have yielded some important questions: What are the landmarks of tomorrow? Which buildings or places in our city do Denverites love most?

We know you have answers! Show us the places and spaces that make Denver the unique city that has charmed us all. It could be an important community gathering space, special architecture, a historic landmark, or just a place that is special to you. What recognizable places in Denver can you frame in a new light? Your creativity might win you an exciting prize package — or even the Fan Favorite prize!

Submit your photos to ssstrand@historicdenver.org between May 1 and May 31. Follow us on Facebook and Instagram to see the submissions as they roll in throughout the month of May. You can also see last year’s winning photos on our website, and the entire photo album of submissions on our Facebook page.


We look forward to your photos! Last year’s submissions from photographers of all skill levels gave us wonderful perspective, and a deeper appreciation for our city’s architecture and the ways we all interact with historic places and neighborhoods. ✿




2018 Grand Prize Winner: Armando Geneyro, Under I-70 in Swansea featuring members of the Compass Colorado Car Club

Your Choice for Historic Denver


the
BOYER Group
Remax Central Alliance



Bonnie Boyer 303-870-5440



Theo Boyer 303-748-6944



Scott Boyer 303-931-2119

The Boyer Group, with over 40 years of experience, specializes in historic Denver real estate. They welcome your call if you are seeking a smart investment or if you would like to know the current value of your property.



‘THE HUT’ IN PARK HILL IS SEEKING A SAVE!
CAN YOU HELP?


1980 Albion St., also known as ‘The Hut,’ is one of the oldest homes in Park Hill. Once the home of prominent Denver business and civic leader, Charles Alfred Johnson, it was the site of many festive social gatherings in its heyday. Johnson was one of Park Hill’s early developers, and later built what is today the Cherokee Ranch and Castle. The Park Hill “Hut” is featured in Historic Denver’s Park Hill Guidebook, and it is distinctive for its craftsman stylings, large lot and many windows. Theodore Boal, architect of the Grant-Humphries Mansion and other Denver landmarks, designed the 1901 home, with later additions by his partner, Harnois. Unfortunately, the home fell into disrepair over the last two decades as its owner aged. Park Hill neighbors have expressed concern about the potential loss of the house and, following a series of conversations and negotiations, the current owners and a group of neighbors — with Historic Denver support — are exploring options to restore and repair the home. If you are a preservation-minded buyer with the resources and experience to bring this unique Denver home back to life, call us at 303-534-5288. ext. 1. ✿



Proudly sponsoring
the Molly Brown House
Museum restoration.

SPECTRUM
GENERAL CONTRACTORS

giving back



Brownstein Hyatt Farber Schreck is committed to the community and proud to support a variety of nonprofit organizations, including Historic Denver and the work they do with property owners, neighborhoods and communities to safeguard the places that make our city unique.

build connections, work together
strengthen community

Brownstein Hyatt Farber Schreck
Learn more at bhfs.com

MOLLY BROWN HOUSE MUSEUM

Attention to Inclusivity and Accessibility Shape 2019 Programming at the Museum

By Andrea Malcomb, Museum Director

With our recent restoration, the Molly Brown House Museum offers an inclusive and accessible destination, steadfast in our dedication to learners of all ages. Through Margaret’s story, we foster her sense of civic engagement. She fed those impacted by homelessness in Leadville, actively protested for labor rights that protected all members of the working class, and worked to establish the nation’s first juvenile justice system with Judge Ben Lindsey. Each year, through onsite and outreach programs, the Museum models civic activism to an average of 10,000 elementary students and more than 50,000 visitors.

When not in daily use or set aside as a private space for school groups, our new Natural Resources Education Center acts as the setting for community programming. Designed to illustrate the role natural resources and mineral wealth had on Denver’s growth and development, this space highlights the diverse stories of those lured West by natural resources, including J.J. Brown.

Piloted in the spring of 2018, our **Free Community Programs** held in this space allow those who face barriers to visitation, such as cost, to experience the Museum through a unique approach. In tandem with our increased accessibility options for learners at every level, such as Sensory-Friendly Mornings and SPARK!, these programs are open to everyone.

You can also sign up for a free pass through your local library, if you have a library card in good standing. Participating libraries include Arapahoe Libraries, Denver Public Library, Friends of Longmont, and Aurora Public Library. Or you can visit on an **SCFD Free Day**, thanks to funding from the Scientific and Cultural Facilities District.

Another program we are debuting this year is **Scout Saturdays**, which will introduce Cub Scouts and Girl Scouts to local history. Programs feature hands-on activities, a tour of the house, and even a traditional tea! Paired with the Scout badge system, Junior Girl Scouts earn their “Playing the Past” badge, and Bear Cub Scouts meet their requirements for “Paws to Action,” as well as “Bear Elective Adventures,” “Bear Picnic Basket” and “Marble Madness.”

We know that our usual guided tour format doesn’t always work for individuals on the autism spectrum. The Museum now invites individuals on the spectrum and their families to participate in **Sensory-Friendly Mornings**, a self-guided experience followed by hands-on activities. This programs is offered during a time when the Museum is normally closed to the public and more conducive to low-sensory needs.

A visit to the Museum complements classroom learning on local history and historic

preservation. This year we have added **Homeschool Days**, which offer non-traditional students a unique opportunity to experience the Museum. This program includes a specialized tour and hands-on activities themed around a particular topic, such as servants’ lives or historic preservation.

The Museum also continues to welcome life-long learners. Last year, we successfully launched **SPARK!**, a free program for people experiencing mild memory loss (early stage Alzheimer’s or a related dementia), and their family, friends and guests. SPARK! educators and guides engage participants in lively discussions, art-making, social engagement and other hands-on, multi-sensory activities.

In its second year, the Museum’s free **Salon Series** is partnering with the Denver Women’s Press Club to pair community service organizations with a current headline relevant to social activism, transitional justice, and community involvement. Using safe-space guidelines, we listen, share and seek to understand the issues that affect us today, and similarities to those that affected Margaret Brown and her contemporaries 100 years ago.

To share our love of reading, Western history, and women’s stories, the Museum has launched a new **Community Book Club** with the Center for Colorado Women’s History at the Byers-Evans House Museum. Upcoming titles include “In the Company of Like-Minded Women” by Elaine Russell and “On Colfax Avenue” by Elizabeth Young. The books will be available at our Museum store; mention the Community Book Club and receive 20 percent off your purchase! Visit “Adult Programs” on our website to see a list of book club dates and titles.

With restoration behind us, the Museum can now focus on what it does best – serving the community, and telling the story of the Browns and their long-time home in ways that are relevant to today’s modern audiences. We look forward to seeing you this year! ❁



Girl Scout troop posing with Janet Kalstrom as Margaret Brown. Photo by Heather Pressman.

Free Community Programs for Kids and Families	April 17, June 14, Aug. 7; Oct. 4 and Dec. 18
SCFD Free Days	Feb. 23, May 1, Aug. 1 (Colorado Day), Sept. 27, and Nov. 12 Free general museum admission is good for residents of Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas, and Jefferson Counties with ID.
Scout Saturdays	2019 Bear Cub Saturdays: March 2, July 13, and Nov. 9 Junior Girl Saturdays: May 11 and Sept. 7
Sensory-Friendly Mornings	April 7, July 14 and Oct. 6
Homeschool Days	May 14 and Sept. 25
SPARK! Programs for people experiencing mild memory loss	1:30-3:30 p.m. March 18, Sept. 30 and Dec. 16 Family SPARK! April 28 and Nov. 17
Salon Series	March 7, May 9, July 11, Sept. 5 and Nov. 14
Community Book Club	April 14, June 9, Aug. 11, Oct. 13 and Dec. 8

Thank You
TO HISTORIC DENVER'S
NEW AND RENEWING SUPPORTERS
October 2018 - February 2019

France Addington-Lee	Don and Carolyn Etter	N.E. Langland	Jill Rodriguez
Terry Amicone	Martha Eubanks	Tedd Langowski	Andrew Rogge
Gail Anderson	Ruth Falkenberg	John LaPorta	Stacey Ronczy
Jennifer Apel	Mary Jane Fischer	Patricia Leonard	Bob and Nancy Ross
Mary Beth Armbruster	Ellen and Fred Fisher	Dianna Litvak and Brian Winn	Nathan Ross
Fiona and William Arnold	Douglas Fogler	Barbara Lombardi	Phil Ruschmeyer
Keith Baker	Cushman & Wakefield	Catherine Lombardo	Linda Sands
Charlotte Neitzel and Stockton Baker	Tish Gance	Martha Lord	Diane Sanelli and Timothy Redmond
Donita Banks	Alan and Sally Gass	Betty and George Luce	Mr. Robert Sarlo
Mark Barnhouse	Kristi Gay	Teena Luehrsen	Cynthia Schuele
Forrest and Paige Bassett	Wes and Barbara Geiselman	Brenda Lujan	Chris Schutzenberger
Lora Bauder	Cornelia and George Gibson	Sarah Macsalka	Jimmy Seidel
Carolyn Benoit	Sue Glassmacher	Pamela Mahonchak	Dominick Sekich and Scott Van Vleet
Kay Berenbaum	Sandra Glick	Rachel Marion	Ira Selkowitz
W. Bart Berger	Monika Goozen	Robin L. Marshall	Cindy Sestrich
Kai and Lyn Berry-Helminger	Steve Greco	Shane Martin	Melanie Short
Terry Bezouska	Julia Haddad	Mary Mathews	Margaret Sillstrop
Ginger Bihm	Kara Hahn	Thomas and Kristen Matthews	Katharine Smith-Warren
Diane Bishop	Margie Hahn	Lisa May	Marilyn Starrett
Gabrielle Bourne	Erin Hailey	Tom McCahill	Arianthe Stettner
Kathleen Brooker	Elizabeth Hallas	Carla McConnell	Grant Stevens
Charles Brown	Joseph W. Halpern	Nancy McCurdy	Sigri Strand
Hugh and Lynne Brown	Susan Halpern	John McIntyre	Timothy Stroh
Nancy Brueggeman	Sarah Hargrave Hite	David McMurtry	Stephen Subber and Chris Huggett
Linda Bukszar	Duke and Pam Hartman	Patricia Mead	Margaret Summers
Edith Conklin and Peter Bulkeley	Karen Harvey	Jill Marie Metzler	Vincent Szafranko
Cyndi Bush-Luna	John Paul Havrilcsak	Pierre Mews-Rapier	Paul Tamburello
Karin Buxton	Iris A. Hawkins	Casey and Rebecca Miller	Dennis Thompson and Patti Antonio
Buzz Calkins	Robert F. and Connie Hayes	LIV Sotheby's International Realty	Michael Tomlan
Pamela Campos	Roberta Heisterkamp	Kristi Miniello	Jamie Trent
Penelope Carlevato	Carol Hill	Sherry Moon	Tina Marie and Thomas-James Trump
T.J. Carvis	Jessie Hillebrand	William and Kara Moon	David and Stephanie Tryba
Abbey Christman	Bev Hiller	Kim and Chris Moore	Alexandra Tune
Nathan Church	Barry and Arlene Hirschfeld	Bob and Jackie Mullan	Julie Van Camp
Paul Cloyd and Joan Bolduc	Jay B. Homstad	Ron Naeve	Jacob Vanderslice
John Coniff and Wayne Thrash	Donna and Larry Hoppe	Sharon Nichols	Randall Vetter
Robert and Georgianna Contiguglia	Barbara Hughes	Tommy Nigro	Erica Vincent
Sherdyne Cornish	Dennis Humphries	Holly Norton	Rich Von Lührte
Tamara Cosner	Jim Hunt	Raymond Ollett	Hans Von Mende
Steven Craddock	Aaron Jacks	Steve and Angela Penrose	William Wall
Dan Craine	Froya Jesse	Steven and Denise Perkins	Cameron Webster
Dana Crawford	Jay Johnson	William Pincus	Steven E. and Wendy Weil
Ann Cuthbertson	Jamy Jones	Catherine (Casey) Pitinga	Jason Wells
Judith Delein	Dr. E. James Judd	Fred Powell	Bill and Marlene Wenk
Denver Art Glass	Allyson Junker	Jonathon and Jennifer Pray	Donald Whiteley
Original Roots Design+Build	Jesse Kajer	Carol S. Prescott	Linda and Mark Wilson
Becca Dierschow and Elliott Ross	Janet Kalstrom	Harry and Janet Pritchett	Julie Winger
Jess and Yvonne Dinsmore	Jean C Kane	Sheri Kelly Rabolt	Cindy Wolf and Jim Borgel
James Dirienzo	William Keenan	Diane Rabson	Elsa Woolley
Martyanne Donovan	Laurie Kepros	John Ratray	Capitol Heights Presbyterian Church
Noreen Doyle	Alex Khandelwal	Jerry and Roma Rehkow	Michael and Emily Zoellner
Carolyn Elliott	Alexis Kittner	Linda Klingenberg	
Lynn Emery	Barbara Knight	Jayne Reiter	
Jan and Dennis English	Arun and Sarah Kottoor	Robert Renfro III	
	James and Joan Kroll	Patricia Richard	
		H Christine Richards	
		Charlotte Rocha	



SUPPORT HISTORIC DENVER /
MOLLY BROWN HOUSE MUSEUM
THROUGH THE FOLLOWING MEMBERSHIP OPTIONS:

MONTHLY KEYSTONE MEMBERSHIP

☐ \$5/mo ☐ \$10/mo ☐ \$20/mo ☐ \$100/mo

YEARLY MEMBERSHIP

Senior discount is \$10 off the following membership levels

- ☐ Individual \$45/yr
- ☐ Dual \$65/yr
- ☐ Family \$80/yr
- ☐ VIP Associate \$125/yr
- ☐ VIP Contributor \$250/yr
- ☐ I would like to make an additional donation of \$ _____

Name(s) to appear on membership card(s): _____

Address _____

City _____ State _____ Zip _____

Phone _____

Email _____

___ Check Credit Card: ___ Visa ___ MasterCard ___ AmEx ___ Discover

Card Number: _____ Exp. Date: _____

Verification #: _____ Total: \$ _____

Signature: _____

Please make all checks payable to Historic Denver, Inc.
Historic Denver is a 501c3 organization and a portion of your contribution is tax deductible.
Please visit historicdenver.org/support to learn about the benefits at each membership level.

URBAN
VENTURES

URBAN VENTURES, LLC
SUPPORTING THE PRESERVATION OF
IMPORTANT BUILDINGS IN DENVER

What’s brewing
in Denver?
A refreshing new way to bank.

Come visit our Capital One® Cafe
Union Station LoDo • 1550 Wewatta Street



Cafés do not provide the same services as bank branches, but have ATMs and associates who can help you. Visit a Café for details. Banking products and services offered by Capital One, N.A., Member FDIC. Food and beverages provided by Lifeworks®. ©2018 Capital One.

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.



INSIDER'S TOUR MARGARET BROWN: ON BEING FEMALE

March 13 ■ 9-10:30 a.m.
General Admission
From corsets and ball gowns, to harsh laundering chemicals and lead in your makeup, how dangerous and restricting was it to be Margaret Brown?



TEA WITH MARGARET BROWN

March 16 ■ 3 p.m.
\$30 Members ■ \$34 Nonmembers
Thanks to the work of a relative, we have Margaret's own recipes at our disposal for creating a true Victorian tea. With Margaret on hand you'll get to sample these treats popular with her friends 100 years ago.



MARCH RE(GARDING) DENVER

50 years after the West High Walkout Tuesday, March 19, 7-8:30 p.m.
Su Teatro Cultural & Performing Arts Center, 721 Santa Fe Drive
1969 was a tumultuous year in Denver's history, especially for the Hispanic community. A series of events created a sense of panic, which led to the student walkout of West High School on March 20, 1969. We will hear from a panel that includes individuals who took part in the walkout, speakers who understand how the events at West fit into a larger story of disrespect and neglect of Denver's Chicano citizens, and how it all connects to preservation efforts today.



STEERAGE CLASS TITANIC SHINDIG

April 13 ■ 6-9 p.m.
\$40 Members ■ \$45 Nonmembers
With more than 20 different languages spoken on the Titanic, music bound those in steerage together. Join us as we kick up our heels to that universal language, while we recreate one memorable evening aboard the world's most famous ship – sharing good food, drink and company. Suggested for ages 12 and older. 21+ must present ID.



REALTOR SEMINAR: UNDERSTANDING AND SELLING DENVER'S HISTORIC HOMES

April 17 ■ \$70
Our popular Realtor Seminar cover topics such as Denver architecture, neighborhoods with specific styles, historic designation, and tax incentives. Stay tuned to our web-site and Facebook page for location details.



STEAMPUNK GHOST HUNT

April 26 ■ 7-9 p.m.
\$13 Members, \$16 Nonmembers
Victorians and spiritualism went hand-in-hand. Come in your steampunk finest for a Victorian ghost hunt! From knocks to dowsing rods and pendulums, we will investigate how Margaret may have gone looking for what went bump in the night!

Van Camp's
QUALITY HARDWOOD FLOORS

303-871-8377 www.DENVERHARDWOODFLOORS.com

Real wood floors... Beauty that lasts a life time...

INDICATE
CAPITAL

COST FUND
COLORADO SHORT TERM FUNDING

Colorado-based private lenders providing financing for commercial and residential real estate investors and owner operators.

✓ CREATIVE APPROACH

✓ MINIMAL HURDLES

✓ SURETY OF CLOSE

✓ FINANCIAL SECURITY

WHERE PRIVATE LENDING MEETS OPPORTUNITY

303.567.6334 | www.IndicateCapital.com

The Bartholomew
1352 Pennsylvania

The "Wannatah"
1255 Pennsylvania

The Beers
1261 Pennsylvania

The Penn Residences
1251 Pennsylvania

"As CoFounder of the Pennsylvania Street Historic District, Preservationist and Developer, I encourage everyone to protect and preserve Denver's architectural history, beauty and heritage for future generations. If we don't do it, who will?"

Daria Castiglione

CASTLE LION DEVELOPMENT, LLC
1251 PENNSYLVANIA ST. #2
DENVER, CO 80203

WWW.CASTLELIONDEV.COM
CASTLELIONDEV@AOL.COM
(303) 587-5471