

HISTORIC DENVER NEWS

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McNichols Civic Center Building in downtown Denver. Photo: Paul Brokering Photography

WHY HISTORIC PLACES **STILL** MATTER

By Annie Levinsky, Executive Director

Starting with the preservation of Larimer Square in the late 1960s and continuing over five decades, preservation of historic buildings and districts has been a core element of Denver’s evolution. Our landmarks and districts are links to the past — physical and symbolic reminders of where our city has been. Just as importantly, they are beacons for the future, shaping and defining what makes Denver, Denver. But the one abiding truth about preservation is that while the decision to demolish a building only happens once, the choice to preserve, protect and honor must be made over and over again by each generation.

So why do we continue to steward historic places? Why preservation? As this year’s municipal election approaches, with ballots due May 7, it’s a good time to remember the many benefits our well-protected historic building fabric brings to our city. As Donovan Rypkema, national expert on the economics of historic preservation, once noted, historic preservation is not the solution to every urban problem, but it is part of the solution for most.

Historic buildings are at the heart of Denver’s economic vibrancy. When Denver was struggling through the economic downturn of the 1980s, reinvestment in historic places led the way out, transforming a languishing downtown Denver into a vibrant, mixed-use core with residential, commercial, retail and cultural uses. Furthermore, a painstaking analysis in the 2017 state report about the economics of historic preservation explained, “Every \$1 million spent on historic preservation in Colorado leads to \$1.03 million in additional spending, 14 new jobs, and \$636,700 in increased household income across the state.” These numbers don’t take into account the increased local and state tax base that also results from rehabilitation and reactivation, nor the significant role heritage tourists – who spend more and stay longer in our communities than other types of visitors – play in Denver and statewide.

CONTINUED ON PAGE 3

ELECTION DAY IN DENVER IS MAY 7!

See p. 6 for candidate responses to our question:

“Neighborhoods across Denver are facing intense development pressure, and Denver’s population is expected to increase in the decades to come. What specific ideas do you have to balance new infill with our historic built environment?”

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ALL EYES ON LARIMER SQUARE:
ANALYSIS BEHIND THE RECENT HEADLINES

You may have seen the recent Denver Post headline, “Plans to change Larimer Square, Denver’s most historic block, entering next chapter” (Feb. 16, 2019), or the announcement by Larimer Associates and Urban Villages that they will no longer pursue any plan that includes demolition of any historic structures in Larimer Square.

While we applaud this clarifying announcement, we are still on the lookout for a commitment to the human scale, context, and design character of Larimer Square. These aspects go hand-in-hand with the historic buildings, and honoring them has made Larimer Square a vibrant and economically healthy place for nearly 50 years, even as the block has changed and evolved.

Larimer Square’s protections and design guidelines are not intended to prevent change and evolution, or to encase the block “in amber,” but to guide change thoughtfully and carefully so that the historic buildings and context remain intact. But amending the legal protections for Larimer Square or the adjacent Lower Downtown Historic District to allow much taller new buildings would not only forever alter the authenticity, scale and context of this irreplaceable historic asset, but also have dangerous policy consequences for hundreds of historic buildings and districts citywide.

To learn more about how Larimer Square can both evolve with new uses and spaces that meet the community’s current needs and desires — and retain its historic integrity and context — visit www.historicdenver.org. We’ve added new content and answered the most common questions we’re hearing.

CANDIDATE
QUESTIONNAIRE

Turn to p. 6 to see candidate responses to our question about balancing new development and historic buildings. Or visit our website at historicdenver.org to see a full list of questions and answers from our candidate questionnaires.

CORRECTION:

On p. 2 of our Winter 2019 edition of Historic Denver news, under “Preservation Briefs,” the photos for the properties at 1717 E. Arizona Ave. and 2288 S. Milwaukee St. were swapped. We have corrected this placement in our online version of this edition, which is available on our website. We apologize for the error.



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Culture for all.



Denver's Woodbury Library in the Highland neighborhood.
Photo: courtesy of Denver Public Library, Western History and Genealogy Department.

WHY HISTORIC PLACES **STILL** MATTER, CONT.

The National Trust for Historic Preservation’s “Older, Smaller, Better” study created a metric to measure urban planning activist Jane Jacobs’ theories about the role of old buildings in cities, and proved that “neighborhoods containing a mix of older, smaller buildings of different ages support greater levels of positive economic and social activity than areas dominated by newer, larger buildings.” The findings included evidence that such areas are home to a more diverse mix of residents, and host a significantly higher proportion of new businesses, as well as more women and minority-owned businesses, than areas of large, new development. Additionally, areas with a mix of building ages and size have a significantly higher proportion of non-chain restaurants and retailers than areas with new, bigger buildings.

The cover story in our last issue of the Historic Denver News explored another clear example, documenting how historic buildings and affordable housing are a symbiotic match. Such projects have been taking place in Denver since the 1990s, and right now there are affordable housing conversions underway in the long-vacant Tammien Hall at the former Children’s Hospital site; the severely deteriorated First Avenue Hotel; and Pancratia Hall on the Loretto Heights campus. Additionally, the Kuhlman Building at the former St. Anthony’s site in west Denver recently opened with 49 units of affordable housing, and the housing developer Gorman & Company announced its purchase of the Colburn Hotel in Capitol Hill, with plans to list the building on the National Register of Historic Places and rehabilitate the structure for continued use by those transitioning out of homelessness.

Another set of landmarks provides another set of benefits. Since the early 2000s, Historic Denver has operated a program focused on historic religious buildings, called Sacred Landmarks. The premise of the Sacred Landmarks program is that beyond the spiritual or congregational life of such institutions, the stewardship of the buildings creates myriad social benefits to our community at-large. This, of course, includes the irrefutable sense of place their architecture so often provides, but their secular uses are also significant, from soup kitchens to temporary shelters, community theater space to preschools and daycares. These historic buildings pack a powerful punch, serving Denver residents from all walks of life in locations that foster pride of place and dignity. The Althea Center for Engaged Spirituality is one of the many sacred landmarks with which Historic Denver works closely, and where we are managing a roof restoration project funded in part by History Colorado’s State Historical Fund. Historic Denver is also currently involved in restoration or rehabilitation efforts at First Unitarian Church, Trinity United Methodist, People’s Presbyterian Church, and North Highland Presbyterian Church. It is clearly not only possible, but powerful, when preservation works hand-in-hand to meet community needs.

Preservation is more than a tool to protect historic buildings and our city’s character; it is also a tool to preserve our sense of place, our sense of home, and connection to all generations. Last year, Tom Mayes, counsel at the National Trust and recipient of the prestigious Rome Prize, published “Why Old Places Matter,” seeking to augment all the data about the value of historic places by highlighting the many intangible reasons why saving them matters. He noted, “In a world that is constantly changing, old places provide people with a sense of being part of a continuum that is necessary for them to be psychologically and emotionally healthy.”

Denver will grow and evolve, but it is the historic places that we have so lovingly protected that serve as anchors and guides, providing us with opportunities to touch home, to study, re-evaluate and learn from our past, and to find ourselves reflected in the messy march of time.

Historic places bring us together as a community with a unique identity in which we are all invested, so we do not preserve merely for the sake of preservation, but as a means to all these ends, for the city we love. ❁



Walking Tour participants explore the interior of the D&F Clock Tower.

GRAB YOUR TICKETS FOR OUR 2019 WALKING TOURS



We are gearing up for another exciting season of Walking Tours! Tickets are on sale now for our classic tours, which include Lower Downtown, Larimer Square, Capitol Hill and Historic 16th Street, and our monthly specialty tours, including Five Points, Curtis Park and Mansions of Quality Hill.

Daily walking tours (90 minutes) begin on May 1 and run through the end of October. We are continuing our partnership with Clock Tower Events to periodically include access to the D&F Tower as part of our Larimer Square tours. Don't miss this unique opportunity to explore the fascinating Clock Tower space and take in stunning views of Denver. Access to the tower is included in Larimer Square tours on Thursdays and Saturdays at 2 p.m.

Our newest classic tour, Historic 16th Street, features a street that is heavily traveled, but often underappreciated. Come discover some of the wonderful architecture and history along 16th Street, which dates back to Denver's founding in 1858.

MONTHLY SPECIALTY TOURS:

- Historic Five Points**

In collaboration with the Black American West Museum, guide Terri Gentry will explore the history of the Welton Street Corridor, and share insights from her childhood in Five Points.
- Curtis Park neighborhood**

This year, we are fortunate to have Bill West, longtime Curtis Park historian and resident, join the tour for a few stops to share his knowledge.
- Mansions of Quality Hill**

We have launched a partnership with the Governor’s Residence at Boettcher Mansion to offer a glimpse of this home as part of certain tours. Check our website for details.

Our Walking Tours are led by experts who are trained through educational sessions, lectures from guest speakers and hands-on experience during practice tours. We were fortunate to train 12 guides this winter for our Capitol Hill and Larimer Square tours. Each trainee has been practicing their tour, and will begin certification this month. We are grateful to all of the experts who volunteered their time to ensure that our guides have access to the best scholarship and information.

TICKETS

Join us for one tour, or maybe a few!
Tickets sell out quickly, so sign up soon at **historicdenver.org**.
May 1 - Oct. 31
Ticket prices range from \$15-\$20/tour.

- DAILY TOURS:** LoDo, Larimer Square/D&F Clock Tower, Historic 16th Street, and Capitol Hill.
- MONTHLY SPECIALTY TOURS:** Five Points, Curtis Park, and the Mansions of Quality Hill.

PRESERVATION BRIEFS



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

PANCRATIA HALL’S SECOND ACT

In the fall of 2016, Colorado Heights University announced it would close its doors. Located on the historic Loretto Heights campus, CHU had occupied the site since 1989. With the announcement of the closure, questions swirled about the fate of this iconic and beloved campus.

Westside Investment Partners Inc. officially purchased the campus grounds last August, and began a community outreach process to understand what the community needs and wants in regard to the redevelopment of the historic Loretto Heights campus. First and foremost, the community has voiced a desire to see the historic buildings and setting preserved. The buildings most often noted by the community are the Administration Building, Chapel, Pancratia Hall, Machebeuf Hall, Bonfils Theater, and the Library.

The Administration Building is a visual landmark that can be seen from miles around. The historic Cemetery of the Sisters is less visible, but just as important. These campus elements and their setting represent the history of Loretto Heights and the development of southwest Denver.

Loretto Heights was the brain child of Mother Pancratia Bonfils (a cousin to the prominent Bonfils family), Superior of the Academy and alumna of St. Mary’s Academy, who sought to start a new school outside of the expanding downtown Denver area. Mother Pancratia and the other Sisters chose a hilltop site with a stunning panoramic view, approximately 7 miles southwest of Denver. The campus began with the construction of the Administration Building in 1890, designed by well-known Denver architect Frank Edbrooke. In 1911, an attached Chapel was added to the Administration Building, also by Edbrooke. In 1928, the Sisters commissioned Harry Edbrooke (nephew of Frank Edbrooke) to design the first free-standing dormitory, named Pancratia Hall after the academy’s founding Mother. Other significant buildings were added in the 1960s, including Machebeuf Hall (1960, John Monroe), the Library (1961, Musick), and the May Bonfils Stanton Theater (1961, Musick).

Pancratia Hall is in position to be the first building on the Loretto Heights campus to have a new life through adaptive reuse – in this case, as workforce and affordable housing. This will be accomplished through a unique partnership between the owner of the campus, Westside Investment Partners Inc., and Jim Hartman and Susan Ely of Hartman Ely Investments. Hartman Ely has worked on a number of redevelopment properties that utilize historic buildings for adaptive reuse. Their recent work includes the successful Lowry Town Center District, as well as the Fruitdale School Lofts.

Hartman Ely will redevelop Pancratia Hall, in partnership with Grant Bennett of Proximity Green and with the help of William Brummet Architects, into housing that will be known as the Pancratia Hall Lofts. The project will use several forms of tax credit financing to fund its transformation, including historic tax credits. The partners will pursue National Register designation for the building in order to make it eligible for these tax credits.

Historic Denver is serving on a 17-member steering committee that is helping to guide the city’s Loretto Heights Area Plan, a community-driven public vision for the 72-acre campus. The steering committee identified Pancratia as well-suited for adaptive reuse into housing from the outset. As plans move forward, Historic Denver will continue to work with the community and the developers to ensure the history of Loretto Heights is preserved for future generations as the buildings are adapted to modern-day purposes. Stay tuned to our Facebook page and website for updates about the Loretto Heights campus.



“Our Lady of Guadalupe,” a mural that is located in a closet at Our Lady of Guadalupe Church. Photo by Shannon Schaefer Stage.

UNCOVERING DIVERSE STORIES: HISTORIC DENVER’S LATEST ACTION FUNDS

Last fall, Historic Denver selected two new Action Fund projects that honor stories that reflect our city’s diverse heritage. The Action Fund program is designed to catalyze innovative neighborhood and community projects that enhance the city’s unique identity, promote and maintain authentic character, and honor cultural heritage as reflected in the built environment. Through this fund, Historic Denver selects one to three community or neighborhood projects each year. Projects receive technical assistance, staff support and direct financial investment from Historic Denver, ranging from \$2,500 to \$10,000. Projects are selected through a competitive application process. Details are available at www.historicdenver.org.

First, the Chicano Mural Preservation project will focus on two murals: “La Alma” in Lincoln Park on the La Alma Recreation Center, and “Our Lady of Guadalupe” at Our Lady of Guadalupe Church (1209 W. 36th Ave. in Denver). The goal of this project is to assess cost and conservation methods for each mural. For instance, the church mural currently exists inside of a small closet; digital techniques could potentially replicate the mural to make it accessible to the public online. This project will also equip the community group with techniques and tools to continue their project into the future, safeguarding Chicano murals across the Denver metro area and beyond.

Second, a project in Congress Park contemplates a historic district designation for the 1200 block of Jackson Street. This block in particular reflects a unique part of Denver’s history and culture for its association with the Jewish community and the local builder, Herman Kortz. The 1200 block of Jackson has a high concentration of homes built by Mr. Kortz that are worthy of historical and architectural recognition.

These Action Fund projects highlight unique aspects of Denver’s history and culture, and help bring awareness to distinctive sides of Denver’s heritage – ultimately demonstrating why preservation is important.

NEXT ACTION FUND DEADLINE

Applications are due by 5 p.m. on Aug. 1.

Visit the Neighborhood Resources section of our website for application instructions and forms.

CITY COUNCIL CONSIDERS CHANGES TO HISTORIC DESIGNATION PROCESS

Today, as it has since 1967, Denver’s Landmark ordinance begins with this affirmation, “It is hereby declared as a matter of public policy that the protection, enhancement, perpetuation and use of structures and districts of historical, architectural or geographic significance...is a public necessity, and is required in the interest of prosperity, civic pride and general welfare of the people.”

Just over a year ago, the Denver Community Planning and Development Department convened a group of stakeholders to discuss improvements to the Landmark legislation; in particular, the process for historic designations that result from the demolition review/notice process established in 2006. The Task Force was comprised of 16 members representing different sectors: preservationists, developers, realtors, contractors, neighborhood representatives and commissioners serving on the Landmark Commission or the

Lower Downtown Design Review Board, Councilperson Robin Kniech and Councilperson Kevin Flynn.

The group’s goal was to reduce the amount of tension that arises in some designation proceedings, to improve the quality of decision-making, and to remove barriers to more proactive designation as well as preservation and recognition of diverse historic resources.

While the conversations were robust, at the end of 12 months the Task Force reached consensus on a set of changes to the process, some implemented in the language of Chapter 30 of the Revised Municipal Code, and others through rules and regulations or other internal city processes. Key outcomes include a new timeline and “pause” structure during contentious individual landmark designation cases, a new process for gathering input on historic district proposals, and adjustments to the designation criteria to be more inclusive of culturally significant resources so that our landmarks and historic districts reflect the full diversity of Denver’s heritage.

The city will host several community meetings this spring before moving the recommendations forward through the City Council process. 🌱

HISTORIC DESIGNATION INFORMATION
Specific information on the proposal is available on the City of Denver website at denvergov.org
(Business>Community Planning and Development>Landmark Preservation>Ordinance Update 2018-19).



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ASSIGNMENT 2019 PHOTO CONTEST

LANDMARKS OF TODAY AND TOMORROW

OUR PHOTO CONTEST BEGINS MAY 1!

IN HONOR OF HISTORIC PRESERVATION MONTH IN MAY, we are launching our 3rd annual photo contest, “Assignment 2019: Landmarks of Today and Tomorrow.” What current landmarks do you love most? What do you think are the landmarks of the future?

Send us your response to these questions in the form of a photograph! We’re calling for participation from all corners of our city and every neighborhood, from the most recognizable places to the unsung neighborhood favorites. Contest entrants have a chance to win the Grand Prize, a \$300 gift card, thanks to our generous Prize Sponsor, Mike’s Camera! We will share your submissions (with a photo credit) on Facebook, Instagram and Twitter during the month of May. Submissions with the most “likes” will receive the Fan Favorite Award!

From everyday cell phone camera users to professional photographers, we welcome a wide range of skill levels and imagery that capture Denver’s magic. Your photo could be an important community gathering space, unique architecture, a historic landmark, or a place that is special to you. What recognizable places in Denver can you frame in a new light? How do Denverites interact with historic places and neighborhoods?

In addition to a prize package, winners will be highlighted on our website, social media channels and with a spread in this publication, *Historic Denver News*. Follow along on Facebook and Instagram to see contest photos as they roll in throughout the month of May. **Submissions will be accepted from May 1-31 at ssstrand@historicdenver.org.**

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MUNICIPAL ELECTIONS SPECIAL SECTION



“Neighborhoods across Denver are facing intense development pressure, and Denver’s population is expected to increase in the decades to come. What specific ideas do you have to balance new infill with our historic built environment?”

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. This election cycle offers a big opportunity to raise awareness of historic preservation in Denver’s cultural, economic development and quality of life conversations.

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. We asked several questions of the candidates, but due to space we can only feature their answers to one question in this publication.

To see the full list of questions and responses, visit historicdenver.org and click on “Current Issues.”

Historic Denver does not endorse any candidates. We are committed to encouraging a fair and transparent election.

MAYORAL

Lisa Calderón

Neighborhoods have been promised a historic property inventory for more than 20 years. It was nearly impossible to deliver on that promise because of a lack of political will, as well as the sheer number of hours it would take to complete it using conventional methods. In the intervening years, technology has caught up and the full survey is attainable. However, the current administration has failed to act and take advantage of this opportunity. As Mayor, I will seek full funding of the Discover Denver program. Full implementation of the survey will help identify the character-defining features of our neighborhoods, and allow us to calibrate our zoning tools to protect and maintain that character even as the city grows and changes. For example, residents in the Harkness Heights neighborhood in North Denver used the Discover Denver survey results to inform standards for a residential conservation overlay district that will soon makes its way through the city’s review process.

Jamie Giellis

Cities are living things, and are healthiest when they grow and evolve over time. Changes should make our neighborhoods more livable, not less. As mayor, I will require that new growth in the city respect Denver’s people and its neighborhoods. Specifically, I will:

- Expedite neighborhood planning. Many of our neighborhoods haven’t had neighborhood plans for 20+ years. A few years ago, the City of Denver launched a neighborhood planning process, but the process isn’t expected to be complete for another 15-20 years. We must expedite neighborhood planning to ensure we understand neighborhood needs NOW.
- Implement design requirements citywide. I believe in protecting the fabric of historic neighborhoods, ensuring the past is alive in the present, and embracing the vitality of new construction in a way that supports it. Neighborhoods should have zoning and design support that respects their individual identity.
- Ensure developers give back via on-site benefits to the community via Community Benefit Agreements. Good, managed growth means requiring more out of developers when and where they do build. I will ensure we have good standards for community development agreements in place to ensure that developers pay their fair share to add to place, not take away from it.

Michael B. Hancock

The Denveright plans incorporate specific ideas that I am excited to implement. We’ll direct larger scale, new infill to areas best equipped to accommodate that change and relieve pressure from internal neighborhoods along major transportation corridors, downtown, and other emerging neighborhoods. In these areas, we will explore more pro-active partnerships to facilitate this reinvestment in a manner which preserves the integrity of the structures. We want to ensure new infill is worthy of preservation in 50 years, so we must raise the bar on design quality in our growth areas.

We’ll also accommodate more contextual solutions for greater variety in housing choices within existing homes and residential areas. The city will implement citywide regulatory improvements for small scale infill within our neighborhoods to improve

baseline requirements such as massing, height, and lot coverage. I am also eager to create more, easy to apply design quality tools to allow communities to capture unique design character

Finally, much of the tension is coming from the complete demolition of structures that have shaped our neighborhoods for centuries. If we find new and creative ways to accommodate jobs and housing within structures, we can do more to maintain the physical character of our neighborhoods.

Penfield Tate

When projects are presented to the city to develop in a historic environment, we should make certain that that the developer goes through another level of review, one that would include architects, neighborhood organizations, and city planners to ensure that residents will have an opportunity to weigh in on development before it takes place. By convening all stakeholders early in the process of approving development, we are able to make sure that the needs of the city, the neighborhood, and new residents are being met in an equitable way. We need more affordable housing and mixed use developments, but it cannot come at the cost of eliminating the history and unique character of our neighborhoods.

DISTRICT 1

David Sabados

As a member of City Council, I would encourage and facilitate engaging all stakeholders at the front end. This approach lends itself to promoting trust and surfacing concerns and possible solutions early.

Amanda Sandoval

I will continue to use the Council office whenever a CNHS notification comes to the office, to date CM Espinoza and I were able to save 9 structures from demolition. I will also use the Council office as a conduit for the community by being the applicant for any individual landmark structure or landmark district so the community does not have to endure the application fee. I will also leverage district money for Discover Denver neighborhood surveys to continue throughout District 1 and use district funds to pay for.

Michael Somma

As we look towards the future and lay plans for the expected growth, it’s important to stay rooted in the city’s history. I am not a zoning expert, but I would like to find a way for historic structures to remain preserved, while also playing an active role in their neighborhoods, through either new or mixed use projects. And, while we don’t want to stifle growth, I believe it’s reasonable to ask that new structures adjoined to or abutting historic structures make use of historic materials and forms. There are some interesting examples in downtown Denver of historic buildings with new additions built on top of the existing structure. If there is a reasonable way to achieve projects like that, without causing too much disruption to the underlying historic structure, I think it’s worth investigating that approach to adding density without disrupting our footprint.

Design or conservation overlays. Compatible design review is, in my opinion, one of the most useful tools to preserve character while adding some infill density.

DISTRICT 3

Density need not come with Demolition. Accessory Dwelling Units, the development of empty lots, and the conversion of single family homes to multi-family are all solutions that preserve the character of neighborhoods while adding density. Design review tools within the zoning code can also be used to help new development fit better into the character and context of neighborhoods.

Lincoln Park and Sun Valley must fight to keep its history alive. The explosion of Elitch's to South of the Broncos Stadium. All of that high-priced housing will only benefit the wealthy if the neighborhood doesn't fight. Hopefully we see historic representation at Brooklyn's neighborhood under W. Colfax.

I support design and overlay efforts like the one currently taking place along Santa Fe Blvd, a corridor that has both unique history and architectural identity that should be preserved while allowing height to be added. I would like to see a historic identity assessment implemented in new large site development and proposals on how it will be included in plans and engagement. A sense of community is created deliberately and thoughtfully, as we build, we have to prioritize a built environment with spaces that bring residents together rather than keep them separate.

DISTRICT 4

Every neighborhood and every opportunity are unique. I am in favor of preserving neighborhood character, but there are often situations when this is not possible. I support compromise, collaboration and balanced solutions. The Krisana Park overlay is an example of a great compromise that preserves a historic neighborhood, but also allows homeowners flexibility with their property. I'd like to see more creativity with overlays that will preserve neighborhood character. As a city we need to create more neighborhood plans NOW, not in decades, as we are losing neighborhood character every day in parts of my district and throughout the city.

DISTRICT 5

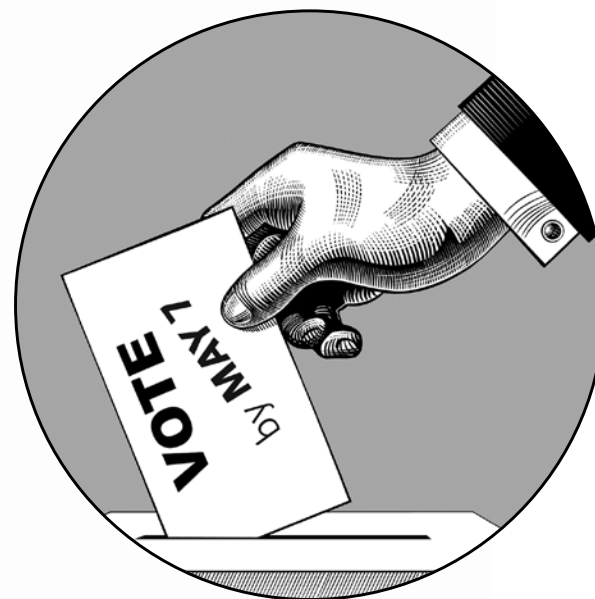
I don't see where ideas for balance are welcome with the current City Council. A midcentury modern was just torn down on 13th Avenue in District 5; it just needed a little TLC. I see a mentality of tear down the old and build the new with an any type of architecture plan. The history and character of one of the oldest areas in Denver is being erased. We who want to have a balance with preservation and new development are ignored. New houses/buildings could be built, keeping with the original design, instead random architecture is approved that sticks out like a sore thumb.

I believe that the character of our neighborhoods is extremely important, and we need to be more thoughtful about our development plans to maintain what makes them unique. Adaptive reuse is the most useful tool that would help balance infill while helping to preserve the historic look and feel of specific areas.

Whatever we do, we need to hold onto our identity. There are so many cities that look like other cities. There are only a few that have held onto their identity as singular and unreplicated. San Francisco, New Orleans, San Antonio, Charleston, Savannah, and others. Most in southern states in my experience. But the west has opportunities to hold on like these others do. We need to celebrate our history of the expanding country and the singular roles that Denver played. Where possible, I want to encourage the western town image of Denver, i.e. preservation of Larimer Street and others downtown. I'm hopeful the sales tax for parks that I worked on can be used to purchase spaces for preservation.

DISTRICT 6

It should always be a stated value that new development reflect the community's existing design palette as much as possible. I fully support the Discover Denver initiative to proactively identify and target important structures for preservation. Again, University Park is a great example of a community taking preservation into its own hands and working with neighbors to landmark individual properties.



CANDIDATE RESPONSES, CONT.

DISTRICT 8

Chris Herndon

It’s important that we balance the culture and integrity of neighborhoods with the need for new housing units as our population grows, so the city remains affordable. I support allowing more accessory dwelling units to help increase housing efficiency while mitigating impact in our existing neighborhoods.

Erik Penn

Denver has a history of attempting to re-write its landscape. From viaducts to parking lots, historic parks to industrial development, Denver has taken large overarching stances on development that have left communities and individuals behind, especially at times with codes and zoning. I believe in renovation as the first remedy to address development desires and with the right incentive we can keep neighborhood character and create economic revitalization.

Blair Taylor

Many of the corridors, like Colfax, which are identified as areas to redevelop to manage the expected growth, have buildings that are representative of Denver’s history and character. By including the commitment of the neighborhoods to see this restoration being paramount in our Neighborhood Plans, urban renewal with subsidies and commitment from city agencies to work with developers to make these projects both feasible and desirable. Areas of these projects like Right of Way improvements, maximum bulk height, materials and form based zoning can be integrated at the start of the project rather than reactively.

Patrick F. Thibault

We need to identify appropriate locations for infill projects through the East Area Plan. Our East Colfax corridor presents opportunities to preserve unique history and culture, while capitalizing on infill development that enhances our neighborhoods. I will also work to provide more opportunities for community input and review during demolition permit and zoning change applications, as well as projects that may not require community notice, but could potentially change the dynamics of a neighborhood.

DISTRICT 9

Albus Brooks

The Denveright process took more than two years and built on hundreds of community meetings and input from thousands of neighbors and stakeholders. Blueprint Denver now intersects with transportation, parks, etc. in a more holistic view of the city and its future growth. As the city grows, we must prioritize development around thoughtfully planned and designed transit hubs and our inner core. Preservation should be seen as a tool in the development toolkit. As our city grows, we must prioritize mixed-use density and new ways of building above, around, and within historic assets that shape the character and aesthetic of our city. If we don’t do that, we will lose our sense of place and what makes Denver’s identity unique. This means prioritizing the pedestrian experience and planning for the human scale, like preserving ground floor facades instead of complete demolition. This means intentional collaboration on important assets, like our work to breathe new life into the historic Rossonian. The process of preservation is important to building an inclusive city, and is a powerful way of transforming our identity.

Candi CdeBaca

I think we have to more intentionally focus on preserving the elements of our built environment that brought people here in the first place. There is great temptation to scrape all things small regardless of historical significance for the sake of generating more profit with less space available. I think this temptation will separate leadership that deeply loves Denver for who she is and leadership that loves what Denver can do for them and their pocketbooks. For example, we sacrificed so many historic buildings in the name of urban renewal of the 1960s. We demolished historic gems from the 1800s and even still fought fiercely for what remains and were fortunate to be able to stop the skyline freeway and all that it would have destroyed in the LoDo area we prize today. Many of the buildings in LoDo that survived characterize what we know and love as Denver today. Development must be cognizant of and honor the past. Infill is necessary to accommodate our new growth and we have a city that was never dense to begin with. Open parking lots, large lots with small homes, our city was planned more like a suburb. Design standards built around historic places make the most sense for balancing new and old while maintaining character. Setbacks and height restrictions are needed with new builds in historic areas. We should require development to invest into a fund for preservation if they are building in historic areas as well. There should definitely be more support for those who want to preserve historic buildings and this is a place where we can shift some of that burden to new development.

DISTRICT 10

Patrick Key

The District itself is pretty much tight & secure. They’re not too many open spaces, a lot of old residential apartment buildings are fairly living up to code, with increased improvements and amenities added. I’m not concerned about Gentrification in my district. There isn’t or ever was a vast Latino, African American, populus in just one area. And the further south you go, I find it hard to believe, that anything is going to come of selling, buying out, or tearing down multi-million dollar homes...yeah, good luck with that.

Wayne New

Where zoning allows, preserving and allowing historic homes for multi-residential and commercial use continues to be popular and attractive for specific neighborhood areas. Where commercial and residential use, such as restaurant and retail services, conforms with neighborhood character, has community support, and does not conflict with zoning, then it could be a way to increase residential housing and also provide neighborhood retail support within a historic structure. Also, where ADUs are allowed and fits on a historic property, it could be another source of housing.

Tony Smith

This is certainly the complex and extremely important collaborative process of involving all respective communities, businesses, developers, city entities & agencies. Denver currently has a myriad of plans (Denveright, Comprehensive Plan 2040, East Central Area Plan, etc.), and we must all come together for open and real discussions about moving these data-and-community driven plans forward with a balanced ear to Denver’s growth challenges, housing and public space needs, transportation, economic development, etc. – all while absolutely working diligently to maintain the heart and soul of Denver’s history.

DISTRICT 11

Stacie Gilmore

I would encourage ongoing dialogue and input from all interested stakeholders to move a development process forward that ensures the character of our neighborhoods is protected.

AT-LARGE

Robin Kniech

First, I believe in advocating for the preservation of resources vulnerable to redevelopment. Sometimes, like my vote in support of Beth Eden church, this is through formal designation. In other cases, like Loretto Heights, it is about helping to encourage or support owners/institutions to make preservation of key buildings a condition of sale.

Second, I believe in channeling as much new development to redevelopment areas like Elitch’s, the former hospital sites etc. to reduce pressure on interior neighborhoods where some of our most historic resources lie. I think there are a number of developers have proven the profitability of repurposing “old” spaces because they have character and draw people, so educating them on the market benefits is another key strategy.

Lynne Langdon

I believe it is key to keep Denver’s history alive. I will strive to see that future developments incorporate and protect any significant surrounding Historic spots into their plans.

Debbie Ortega

First, I firmly believe that the language used in the current draft of Blueprint Denver known as Denver Right; should continue to refer to “neighborhoods of stability” to ensure the city is not conveying a subliminal message that all neighborhoods are up for grabs for redevelopment. This does not mean that they won’t see some activity along business corridors and edges of traditional neighborhoods.

Denver has several large parcels going through various stages of CPD’s development/rezoning process that will equate to approximately 500 acres. These sites are along the I-25 Corridor from I-70 to Mississippi and are proposed to hold millions of square feet of high-density development. The city must look at the cumulative effect/impact to existing infrastructure (roads, all utilities, storm drainage, open space, affordable housing, opportunities for green buildings, etc.) as well as the adjacent communities. The growth should be kept within these new parcels. 🌱



Historical photo of voters at the ballot box. Source unknown.



THE NATIONAL TRUST FOR HISTORIC PRESERVATION CONFERENCE IS COMING TO DENVER!

This October, Denver will welcome more than 1,000 historic preservationists from across the country for the National Trust’s PastForward Conference. This premier educational and networking event will run Oct. 10-12, featuring keynote speakers, education sessions, networking events and TrustLive, a series of marquee presentations given by thought-provoking leaders and new voices. TrustLive is followed by a TalkBack segment, with additional topic experts contributing their ideas and experiences to engage attendees. The featured topics at this year’s conference are women’s history, and rural and urban revitalization strategies.

As this year’s host city, Denver will be the site of many of the conference’s Field Sessions, which offer conference attendees the opportunity to get out of the hotel and into Denver’s unique neighborhoods. Historic Denver has been selected to plan and facilitate an overview tour of the city. This comprehensive tour is designed to give attendees a good understanding of Denver’s varied communities and neighborhoods. We will also have the opportunity to highlight specific neighborhoods through the Field Studies portion of the conference. Historic Denver is organizing field studies in the Chicano community of La Alma Lincoln Park Neighborhood and at Denver’s significant women’s history sites, as well as a seasonal performance staged in a historic property.

We are looking forward to this opportunity to highlight Denver’s preservation stories, both successes and challenges! Denver has undergone significant change and growth since the city last hosted the conference in 2003. This conference will allow Denver to showcase its significant progress on the preservation front, as well as draw from the expertise of the attendees from larger cities for new ideas about how to preserve the places that matter.




LEARN MORE!

To receive updates about the PastForward conference, sign up on the National Trust’s conference website at pastforwardconference.org.



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MOLLY BROWN HOUSE MUSEUM

SUMMER EXHIBIT AT THE MUSEUM: “EVERYONE BUT THE BROWNS”

By Stephanie McGuire, Curator of Collections

Have you ever wondered who else lived in the home of the “Unsinkable” Margaret Brown? To honor the 130th birthday of the Molly Brown House Museum, we are pulling back the curtain on untold stories from the “mystery years” of the home with an exhibit titled “Everyone but the Browns: 1340 Pennsylvania St. Through the Years.”

On display May 8 – Aug. 26, this summer exhibit will tell the stories of people such as Elizabeth Perkins, who went to secretary school in the home in the 1920s, and who met both Margaret and J.J. Brown. You’ll see notes and drawings by Joe Taylor, a child in the 1960s who left his belongings hidden inside the home’s basement walls. We’ll honor Art Leisenring, the owner of the former boarding house at 1340 Penn and a founder of Historic Denver, who helped saved the Browns’ home from demolition. These are just a few of the people who left their mark on the House of Lions after the Browns stopped living in it full-time in 1910.

“Everyone but the Browns” unfolded from a mounting curiosity about the home’s mystery years, when it was everything from a rooming house for men to a Jane Addams Hull home for “wayward” girls, and later, offered as rooms and apartments for rent. As a museum, we focus much of our interpretation on the Titanic heroine, activist and suffragist, Margaret Tobin Brown. We know that Margaret and her family occupied the home full time between 1894 and 1910, but after 1910, the Browns often lived elsewhere and traveled abroad. When Margaret passed away in 1932, her children sold the Capitol Hill house. There were long periods of time afterward when many people came through the home’s doors before Historic Denver purchased the house in 1970.

Museum staff dug back into existing archives to find these stories, and also reached out to the community for new ones. In an effort to piece together the home’s past, we have recently been in touch with people like Tom and Tsulan Balka, who were married here decades ago, and former renter, Dorothy Wilson, who lived in one of the third floor bedrooms in the 1940s when it was a rooming house. Arlene Myles also came to the museum last year with her sisters to share her memories of the house. She lived in the basement in the 1960s, because the owner at the time was her uncle, Art Leisenring. Mr. Leisenring would soon help found Historic Denver, which assumed his mortgage in 1970 and began restoring the house to its Victorian-era splendor.

In 2015, the Museum acquired an invaluable artifact that belonged to Mr. Leisenring: a scrapbook collection of photographs, ephemera, and newspaper clippings he had compiled that were related to Margaret Brown. A few of these documents, including a letter and hand-drawn floorplan of the house by Helen Brown Benziger, changed what our visitors see on tours today. Photographs of the 1960s-era house, and articles about the founding of Historic Denver and the Museum’s early days, help us tell Mr. Leisenring’s story in “Everyone but the Browns.”

There are also articles in the scrapbook about a short time in the home’s history when Mr. Leisenring leased it to the city of Denver as a Jane Addams Hull House-type settlement. This program was meant to “prevent further delinquency” in teenage girls



caught for minor crimes; girls were housed in the home for “intensive group counseling, remedial education and work experience.” At the time, it was a new program for the Denver Juvenile Court. Our Museum volunteer (and teenager herself), Emma Davis, used these and other sources to compile information to help us tell the story of the “wayward” girls in our summer exhibit.

Thanks to these Leisenring archives, and Mrs. Myles’ oral accounts, photos of her uncle, and notes and letters written by him, we have vastly improved our understanding of the house we preserve. ✿

“EVERYONE BUT THE BROWNS:” 1340 PENNSYLVANIA ST. THROUGH THE YEARS



A historical photo of the parlor at the Museum, when Art Leisenring owned the house. From the Art Leisenring Collection.

MOLLY BROWN HOUSE MUSEUM SUMMER EXHIBIT OPEN MAY 8 – AUGUST 26

Included in museum general admission. As always, members are free!

Summer Hours at the Museum

June 3 – Aug. 18	Monday through Friday: First tour starts at 9:30 a.m. Last tour starts at 3:30 p.m.
Saturday and Sunday	First tour starts at 10 a.m. Last tour starts at 3:30 p.m.

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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.



FREE DAY
May 1

Enjoy a special free day at the Molly Brown House Museum, thanks to funding from the Scientific and Cultural Facilities District (SCFD).



DERBY HAT MAKING
May 2 ■ 6-8 p.m.

With the finish line around the next turn, make your own 1st place hat perfect for any Derby party. We'll provide the base hat, materials, and even mint juleps as our Triple Crown costume experts help you create a sure-fire winner!



SPECIALTY TOUR OF CURTIS PARK
May 18 ■ 10:30 a.m.

Join guide Kevin Henderson as he explores the past and present of Denver's first streetcar suburb. Bill West, Curtis Park historic and longtime resident, will join the tour for a few stops to share his expertise. A great way to explore Curtis Park!

HISTORICDENVER.ORG TO PURCHASE TICKETS.



Historical photo of the modernist conservatory at Denver Botanic Gardens.

RE(GARDING) DENVER MODERNISM: LOVE IT OR HATE IT
May 21 ■ 7-8:30 p.m. ■ Location TBD

Join us for a lively conversation around modernism that will tackle the big questions: Which modernist buildings should be saved? Is it okay to phase out some design elements? What are the best examples of modernist architecture in Denver? Stay tuned to historicdenver.org for location information.



1340 PENN/AFTER HOURS QUEER IN THE AGE OF THE QUEEN
June 6 ■ 7-9 p.m.

In an age ruled by repressed sexuality, take a look back at queer culture – both here and abroad – during the reign of Queen Victoria. Learn how the queen spoke about sexuality and how homosexual, transgender and queer culture grew from this time. Suggested for ages 21 and older; you must present ID to enjoy alcoholic beverages.



SPECIALTY TOUR OF FIVE POINTS
June 29 10 a.m.

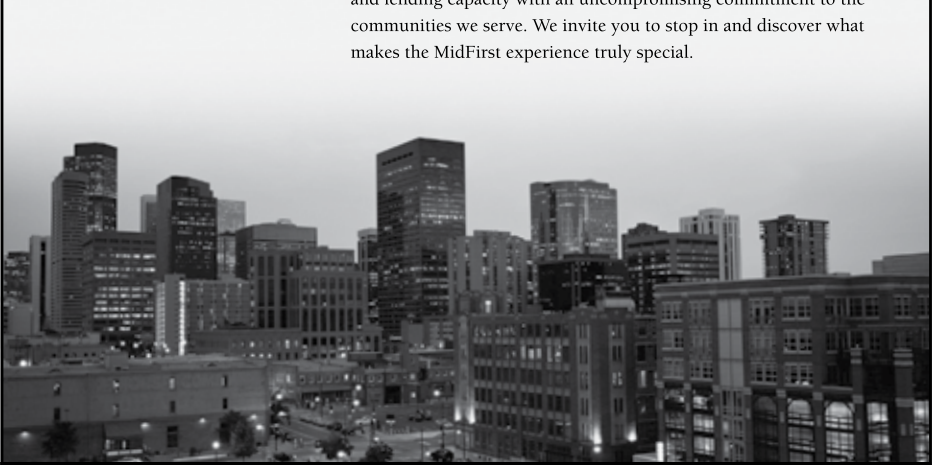
Join Terri Gentry as she explores the history of the Welton Street Corridor, and shares insights from her childhood in Five Points.

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