



**Historic Denver, Inc.**

**2019 Municipal Candidate Questionnaire**

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CANDIDATE NAME: Chris Hinds, District 10

**1. Do you have a personal connection with historic preservation?**

I grew up in Nacogdoches, Texas, nicknamed “the oldest town in Texas.” Evidence of settlement in Nacogdoches dates back 10,000 years, and the earliest settlers of the town that would become Nacogdoches are the Caddo tribe called the Nacogdoche which came around 800 A.D. The area was settled by the Spanish around 1700, and numerous historic buildings still exist that attract visitors from around the world. The only university building chartered by the Republic of Texas that still stands is in Nacogdoches. Beyond indigenous inhabitation, 9 flags have flown over Nacogdoches: French, Spanish, Gutierrez-Magee, Dr. James Long, Mexican, Fredonia Rebellion, Republic of Texas, the Confederacy, and USA. I attended middle school in a building over 100 years old, and the house my mom still lives in is almost that old, too.

Nacogdoches as a city is a living, breathing place that also serves as a window to our past. Its historic buildings show us where we came from and help us remember who we are and why we’re here. Being around such rich history in my formative years has shaped who I am today.

**2. What is your favorite example in Denver (or in your district) where historic preservation, economic redevelopment and strategic reinvestment were successfully combined to create something new?**

I served on the board of CHUN for several years as the neighborhood 1 delegate. Uptown Tavern, located at 17<sup>th</sup> and Pearl, is in restaurant row and along the historic 17<sup>th</sup> Avenue trolley line. In 1904, the location was a general store, and that area still reflects how the line looked over 100 years ago. So, when Southern Land Company (SLC) purchased that plot and planned to demolish the building, CHUN and I got involved. We organized a community meeting where SLC attended, heard the concerns from residents, and ended up spending 6 months redesigning their plan to incorporate the look and feel of that general store. Construction is underway now, and this plot will

have economic development, create additional housing to address our housing shortage, and will maintain the façade of the general store that has existed in that location for more than 100 years.

**3. 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?**

67% of Denverites live in single family housing. The majority of the rest live in large scale high-rises. We should provide additional zoning flexibility to what urban planners call "the missing middle" – ie duplexes, four-plexes, etc. The Capitol Hill neighborhood provides an example for many other neighborhoods in the city. Specifically, many beautiful, historic homes have been converted from 5,000 sq/ft buildings with 1 residence to (for example) 5 residences of 1,000 sq/ft each. This is a great way to allow for additional density while maintaining the outer appearance and neighborhood character.

Of course, this also means 5 times as many cars, so we must also address our transit needs while we add density. This means fixing our busted sidewalks, installing a protected bike lane network, and increasing access and frequency to mass transit.

Another approach is increasing zoning access for ADUs. This can provide housing proximity for loved ones, provide rental income to offset property taxes, or a number of other solutions.

**4. Identify the most critical historic preservation challenge/opportunity in your district. At-Large and Mayoral candidates: you can pick anywhere in the city.**

Denver's District 10 has a wealth of historic buildings and districts, yet it is also close to the urban core. This means there's a temptation to scrape historic buildings because, as real estate agents would say, the "location, location, location" means it could be more profitable to scrape than preserve. The challenge is to ensure our government represents the people, not developers. We've seen it again and again that homes have been demolished and replaced with McMansions that don't reflect the neighborhood's character, don't promote community and walkability, and don't give neighbors anything to show for the redevelopment. Let's make sure government works for us, the people, not just maximize profits for developers.

5. **Please finish this sentence: “I believe historic preservation in Denver can be strengthened by...”**

I believe historic preservation in Denver can be strengthened by ensuring development happens FOR the people, not TO the people, and that we consider that every time we consider any zoning change.

6. **Extra & Optional:** We think historic preservation is most authentic as a personal and visual experience. **Show us in 1 or 2 images (no more than 2, please) what historic preservation means to you.**