
HISTORIC DENVER NEWS

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Sacred Heart Church, 2760 Larimer St., Photo: Jay Homstad

HIDDEN HISTORY, DENVER'S ANGEL OF CHARITY, JULIA GREELEY

By Fr. Blaine Burkey, O.F.M.Cap.

Julia Greeley's life and legacy is relatively unknown in Denver. Even the building where she rested her weary body from 1903 till 1916 is now in a commercial area that hasn't been residential for sixty years. Historic Denver's 50 Actions for 50 Places Campaign is helping to raise awareness of this special story—and demonstrating how diverse places and spaces hold the history of our city.

Julia Greeley was born into slavery near Hannibal, Missouri sometime in the decades before the Civil War. She said no one ever told her when she was born. Evidence of her years of enslavement and mistreatment was her blinded right eye, which often oozed, an untreated injury from a slave master's whip.

After serving as a domestic servant for nine years in St. Louis following emancipation, Julia moved to Denver in about 1878 and worked for the family of William Gilpin, the first territorial governor of Colorado. With the guidance of Mrs. Gilpin, she joined the Catholic Church at Sacred Heart at 28th and Larimer in 1880 and became thoroughly involved in the activities of that parish.

After leaving the Gilpin's employment, Julia spent the rest of her life in domestic service wherever she could find employment, mostly in Denver, but also in Wyoming, Southern Colorado and New Mexico.

Whatever funds she had in surplus, after providing for her own needs, Julia dedicated to providing food, fuel, clothing, and whatever was needed by the poor residents in her neighborhood, the area now often called River North, and consisting of the western blocks of Five Points. As a result of the intense prejudices of the time, she distributed her alms at night and through dark alleys so as to avoid offending anyone that might be embarrassed to be seen receiving help, particularly from a Black woman.

Julia had a special love for the firefighters of Denver. All but one member of the all-Black company at Station No. 3 in the Five Points neighborhood was killed in the St. James Hotel fire of 1895; and Julia began to visit every fire station in Denver on foot once a month to encourage the men there to keep themselves prepared for a sudden death by maintaining a good relationship with God.

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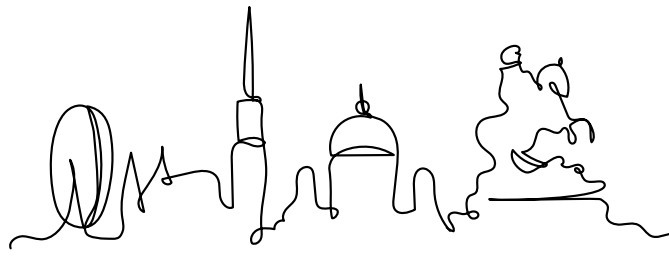


Julia Greeley, Courtesy of Julia Greeley Guild

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Current Issues

A Letter From Our Executive Director

In 2021 I TOOK A HIATUS FROM WRITING THIS QUARTERLY COLUMN because we had so much other important content to share with you each issue, but as I write we're seeing the first substantial snow fall of the winter- at the end of December. With the snow comes relief and also reflection on all that has transpired during the second year of the COVID-19 pandemic. 2021 was filled with the uncertainty that has characterized the last 21 months, with the elation of vaccines, the pain of continued losses, the joy of returning to some in-person activities, and very real Zoom fatigue. And tragically, along with the end of the year came two terrible events in our greater community, the violent rampage by an armed gunman that resulted in the death of five, including local artists and community connectors, and the Marshall Fire that destroyed nearly 1,000 homes in Boulder County. It's hard not to feel unmoored by these tragedies and the challenges our community faces in recovering from the collective toll. As we seek solid ground we can find common footing in the places and spaces that connect us and make Denver our home.

Over the holiday break I watched episodes of a series on Apple TV aptly titled "Home." It felt like a concept fitting for the year when so many of us spent ample time in our own homes and as our city struggled to meet the needs of the unhoused. The series explores creative approaches to the concept of home from around the globe. The episode featuring Chicago artist and urban planner Theaster Gates most caught my attention, as Gates is known in preservation circles for his innovative work to restore buildings on the southside of Chicago for community use. In listening to his words about his own motivations it was clear that his concept of home extended far beyond his own creative front door, but down his block, around the corner, and throughout his neighborhood. He sought to reclaim neglected spaces as an act of community-building. His is not just a concept of place-making in the ubiquitous sense, but more connected to a sense of beauty, of rootedness, of renewal and of repurposing. He noted, "its bigger than the word home. My buildings constitute a love investment." I found it a reminder that the work of preservation must extend far beyond the bones of a building, it is an act of and self-care on a community-wide scale.

Through our work in 2021 we witnessed this happening on several occasions — demonstrating that both the process and act of preservation strengthens individuals and community. It was palpable in the chambers when City Council unanimously approved the designation of La Alma Lincoln Park as our city's first historic district recognizing the Chicano/a movement. It infused warmth into the reconnection between old friends and neighbors in the new East 7th Avenue Steele Street Extension District as Judge Raymond Jones revisited his 40+ year home on the cusp of its inclusion in the district. It is evident in the careful rehabilitation of Pancratia Hall, where countless details pay homage to the community of the Sisters of Loretto as the building is lovingly transformed into more than 70 units of affordable housing.

In December we dedicated our social media accounts, specifically our popular Find it Friday series, to the theme of being home for the holidays. Whether it's in a classic Denver Bungalow like the one where jazz musician George Morrison lived, the old Colburn Hotel where Jack Kerouac once spent time and which is now restored affordable housing, a classic Victorian Cottage that welcomed Denver's transgendered community with a sense of home and belonging in the 1980s, or the Barth Hotel — one of Denver's longest-operating affordable housing projects, homes take many forms. Our historic buildings infuse a wide range of housing types with a special sense of place, connection, and pride. Historic Denver will continue to explore opportunities and support policies that foster this tradition, ensuring flexibility and adaptability of our buildings so they are "love investments" and can meet the needs of all our neighbors.

As we make our New Year's resolutions, and gird ourselves for more change, transition, and healing, let us continue this work, caring for our buildings, for our city, and our community. Best wishes to all our friends and supporters in the New Year. ❁

Annie Levinovsky



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In that era the boundaries of Denver extended west to Barnum, northwest to Highland and Berkeley, south to Washington Park and Platte Park, east to Park Hill and Montclair, and north to Five Points, Globeville, Elyria and Swansea. When her body was exhumed in 2017, forensic scientists found her bones covered with arthritis, indicating that her treks to the fire stations were a very painful gift.

Julia's extensive charity was well-known in her neighborhood, and countless people had stories to tell about her loving heart, but it was only at her death in 1918 that the significant impact she had on the city finally came to light. On the morning of June 7, Julia left her room at 2821 Walnut Street and headed to Sacred Heart Church, just a block away, a journey she had made every morning for years. That morning as she neared the church, she felt ill and went to the home of a friend across the street from the church. From there she was later taken to old St. Joseph's Hospital, where she died at midnight.

At this time it was typical to hold funerals at home, however, because she lived in a rooming house, her pastor had her laid out in a small chapel the parish owned at 2536 Ogden St. Without the benefit of radio and television, much less email or tweeting, the only public announcement of her death was a four-line notice in the local papers.

This made it all the more surprising that, when her body was laid out in the Ogden St. chapel, thirteen blocks from her boarding house, huge crowds from all walks of life arrived and queued up to pay respects. For five hours they passed by her body, quickly morphing the perception from her having "an ordinary wake" to "her lying in state." Sizeable front-page articles in both the Denver Post and the Rocky Mountain News, as well as the Denver Catholic Register, soon let all of Denver know the heroic nature of Julia Greeley's religiously inspired philanthropy.

Recent efforts to seek canonization have brought the story of Greeley's life to many corners of the world. The archdiocese began her cause for canonization in 2016, spending several years gathering all that could be found about her before sending the information on to the Vatican in Rome where it will be studied further. Meanwhile, the Church honors her as a Servant of God, a title given to individuals to describe a person believed to be exceptionally virtuous in her faith tradition. As part of the official process, Julia's body was exhumed from Mt. Olivet Cemetery and re-entombed in the Cathedral Basilica of the Immaculate Conception at Logan and Colfax streets, where she is the only person buried. The building nominated for the 50 Actions for 50 Places campaign, 2913 Walnut, is her former boarding house. City Directories show Greeley residing at this address from 1903-1916. Today the building is in a commercial area, and has changed significantly on



Upper Left: 2913 Walnut was a boarding house when Julia Greeley rented a room there from 1903-1916.

2536 Ogden, the chapel where Julia Greeley's wake was held.

Photos: Jay Homstad

both the exterior and interior. So it is not surprising that its connection to Julia Greeley's story has only recently been made to both this building and Denver history. By sharing her life with the greater Denver community, awareness of her life and her devoted years of charity will continue to grow.

For more about her, see juliagreeley.org and a book entitled *In Secret Service of the Sacred Heart: The Life and Virtues of Julia Greeley*, which can be obtained using a form available on the website. ❁

In 2021 Historic Denver launched our 50 Actions for 50 Places campaign, a crowd-sourced list of places, sites, and stories that matter to Denver and warrant preservation attention. With over 100 submissions, we had to make difficult choices about which places to select, keeping in mind our goal to highlight unheard stories that reflect the depth and diversity in our city's story. The commercial building at 2913 Walnut, which today houses Plan-O-Matic, is the former boarding house of Julia Greeley, a well-known figure 100 years ago, known for enduring hardship and her charitable acts. Historic Denver is working with Father Blaine Burkey and the building owner to develop an interpretive sign to share Julia's story more publicly. More 50 Actions updates can be found on page 4 and in each issue of this newsletter.



ENJOY HISTORIC DENVER'S WALKING TOURS IN 2022

We're so excited for our 2022 Walking Tour season. This year we are offering select public and private tours throughout the winter and spring. Then in May we will return with some of our most popular tours, including Potter Highlands, Five Points, Historic 16th Street and Larimer Square. We will also be adding five new guides to our corps, they will be working with us over the winter to learn about Denver history and architecture and begin to craft their versions of our tours.

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Judge Raymond Jones (left) and son greeting a former neighbor on Steele Street.

50 actions 50 for places UPDATES

IN 2021 DENVERITES NOMINATED DOZENS OF SITES FOR HISTORIC DENVER'S 50 ACTIONS FOR 50 PLACES CAMPAIGN, designed to identify the places our communities cannot imagine Denver without, especially those that have been under-recognized in the past and those that reflect the full depth and diversity in our city's story. After the submission period, the list was narrowed to fifty sites for which we've been actively working with community members and property owners to develop preservation actions of all kinds, from research projects, to interpretive plans, to publicity efforts, to local and National Register designation applications. As actions get underway or are completed we'll report the news in these pages and on our social media accounts.

JUDGE RAYMOND JONES HOME DESIGNATED AS PART OF NEW HISTORIC DISTRICT

On December 13 City Council unanimously created the East 7th Avenue-Steele Street Extension Historic District, a small district with only 19 homes — one of which was the longtime home of Judge Raymond Jones, nominated to 50 Actions by Capitol Hill United Neighborhoods. As a 50 Actions site, Historic Denver provided technical assistance to the residents of the district in preparing the nomination, including conducting an oral history with Judge Jones in June 2021.

Jones owned and resided at 780 Steele Street for more than forty years, and was a well-known personality on Steele Street and a respected figure. Born in Pueblo, Colorado Jones studied political science at Colorado College, one of only five African American students in attendance in 1964. During his college years Jones worked for Colorado Congressman Frank Evans, including time spent working in Washington D.C. and on Evans' campaigns. This gave Jones an appetite for politics and the law, and after graduating from Colorado College Jones went on to earn a law degree from Harvard University in 1971. He then worked in New York City on Wall Street but was lured back to Denver to clerk for the Chief Justice of the Colorado Supreme Court, Justice Edward Pringle.

In 1988, he became the first African American appellate judge in Colorado. He served as a justice for 32 years; half of this time was spent on the Colorado Court of Appeals where he wrote 1,400 opinions, with only three opinions overturned. As he stated in his alumni profile in the Colorado College Bulletin in 2013, he believed that it is "incumbent on all of us to help others to know that what is similar in all of us outreaches that which is different." This philosophy steered his life's work and provided a roadmap to "resolve disputes and bring peace around the world."

Jones helped form the Sam Cary Association of Black Attorneys, and Cleo Parker Robinson Dance Theatre (CPRD), the home of the modern dance ensemble. He was inducted in the Colorado Black Hall of Fame in 1990. He received the Dr. Martin Luther King, Jr. Humanitarian Award in 2012. In 2016, Judge Jones reported that he had attended every single Martin Luther King Day Parade since its beginning. The restaurant at the City Park Golf course (Links) named a sandwich for Judge Jones as a light-hearted gesture of love and recognition of his contributions to the community.

While Jones no longer lives on Steele Street, instead residing with family, he attended the public hearing to support the designation with his son. You can read the full designation application at denvergov.org/preservation. #



HOT OFF THE PRESS!

The January 2022 issue of Preservation Magazine, the award-winning publication of the National Trust for Historic Preservation, features an article about the 2021 designation of the La Alma Lincoln Park Historic Cultural District — and the innovative partnership among neighbors, former residents, community organizations, Historic Denver, and the Denver Landmark program that led to its success. This national attention highlights the value of this work, and the impact Historic Denver's Action Fund is having on preservation in our city five years after it launched. Issues are available at Historic Denver's office in the Emerson School and all members of the National Trust will receive their copy soon.

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Denver Buddhist Temple, 1947 Lawrence St., Photo: Jay Homstad

HISTORIC AMERICAN BUILDING SURVEY TO DOCUMENT SAKURA SQUARE BEFORE POSSIBLE DEMOLITION

By Michael Flowers, Director of Preservation Action

The Tri-State Buddhist Temple at 1947 Lawrence St. applied for a Certificate of Demolition Eligibility in December as part of a plan to redevelop Sakura Square. The Temple, Sakura Square LLC and Sakura Foundation have been in discussions about a redevelopment project for the Lower Downtown block, which is located outside the historic district and within the former boundaries of the Skyline Urban Renewal Project. For several years Sakura Square has been exploring options for the future, and while the project has not yet been designed, the vision currently includes demolition of the existing structures and a new mixed-use development to serve Denver’s Japanese American community.

Sakura Square tells the story of the Japanese American experience in Denver. The redevelopment plans will be the next chapter in a cultural story that includes displacement, imprisonment, and resilience by Japanese Americans. Japanese Americans have had a presence in Denver since its earliest days, with an earlier Buddhist Temple located in the former Mattie’s House of Mirrors building, located at 20th and Market, in the early 20th century. More Japanese Americans moved to Colorado after interment and displacement at the hands of the U.S. Government during World War II. A major reason was Colorado’s Governor Ralph Carr, who publicly opposed interment and welcomed Japanese Americans to Colorado at the end of the war. A Japanese community was established in Denver near the blocks bounded by Larimer, Lawrence, 19th, and 20th Streets. The Denver Buddhist temple reorganized as the Tri-State Buddhist Temple, and in 1949 constructed a new building, designed by Temple Buell, in the current location.

The community was again threatened by displacement due to the Skyline Urban Renewal project in the 1970s. The Denver Urban Renewal Authority (DURA) slated large areas of downtown for redevelopment, including a nine-block area where Japanese American businesses were concentrated. Japanese American community leaders and the Temple came together to purchase the city block where the temple was in order to maintain their foothold downtown and develop the site to serve their community, especially its senior members, or Nisei.

Sakura Square had to follow the design parameters of Skyline Urban Renewal, and the complex included the residential Tamai Tower, commercial space, a parking structure, and the Buddhist Temple. The temple was renovated to meet DURA’s standards for the Skyline project. This work was designed by architects A. Kawanabe and R. Abo, among others. The tower was designed by Bertram Bruton, one of Colorado’s first two licensed Black architects. A garden plaza on the square honors key historic figures in Colorado’s Japanese American History, including Minoru Yasui, a Japanese attorney who fought against discriminatory laws, Reverend Yoshitaka Tamai, a major leader at the Tri-State Buddhist temple, and Governor Ralph Carr. A memorial to those interned during World War II was also placed at the plaza. Sakura Square officially opened in 1973 and has been a cultural hub for the Japanese American community since its construction.

Last year Sakura Square was nominated for our 50 Actions for 50 Places campaign. As a result, we learned of the redevelopment plans and have had the opportunity to engage with Sakura Square’s leadership about the history of the site and their plans to continue its legacy. As part of those conversations, we will be helping to produce a Historic American Building Survey (HABS) project to ensure both the history and modernist design legacy are fully recorded before any buildings are lost. HABS is a documentation program within the National Park Service, and they will be providing some funding for the project. HABS reports include measured architectural drawings, large format photography, and a historical narrative. Partners for the project include the National Park Service, Sakura Square Foundation, Sakura Square LLC, CU Denver College of Architecture and Planning, and Historic Denver. It is our goal to help document the significant site and tell the full story of the Japanese American community in Denver, and to continue dialogue with Sakura Square’s leaders on remaining opportunities to preserve physical aspects of the important story and architecture. 🌸

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MOLLY BROWN HOUSE MUSEUM

CONNECTING STUDENTS TO THE PRESENT THROUGH THE PAST

By Jen Kendick, Museum Education Specialist

Each year our education programs and tours reach thousands of children and adults, giving them a greater understanding and appreciation of Denver's unique history. When teachers bring their students to the Molly Brown House Museum, or have one of Historic Denver's experienced educators bring a program into their classroom, students are exposed to a rich cultural experience they may otherwise not have the opportunity to participate in. Starting with Margaret Brown's story, our programs use biography, tangible resources, and place-based learning to tell the untold and diverse stories of women and places in Denver, Colorado, and across the United States.

Using primary-source material, storytelling, original artifacts, and other interpretive elements, students who visit the Molly Brown House Museum engage with the history of the Brown family and their impact on Colorado. Three of our programs that illustrate these pedagogical concepts are *Women in Colorado*, *Molly's Neighborhood Walking Tour* and *Soldiers in Petticoats*. Prior to our programs, students often struggle to personally connect with historical figures, however, using their developing critical thinking skills, students can begin to make what they are learning about the past relevant to their lives today.

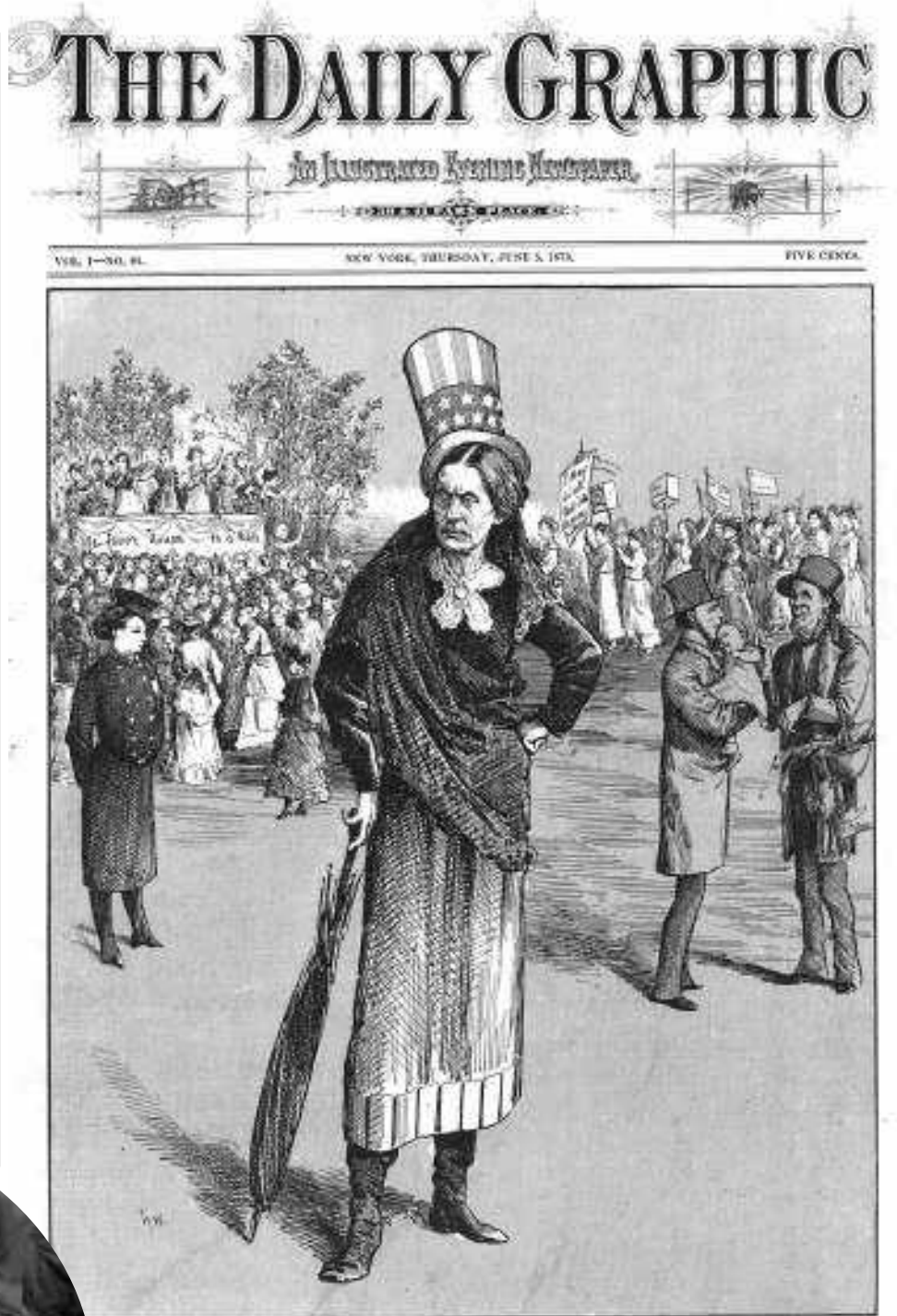
While Margaret's dedication to equal rights, her independent mind-set and her extraordinary life experiences make her a powerful teaching tool, so are many other Denverites such as Justina Ford, the first licensed African American female doctor in Denver. In our program, *Women in Colorado*, students explore the question, "How have women shaped Colorado?" Women such as Elizabeth Piper Ensley, Amache Prowers, Mary Elitch Long, and Teresita Sandoval come alive through comics based on primary and secondary sources, telling the stories of their lives and accomplishments in Denver and Colorado. For example, students learn how Ensley served as treasurer of the Colorado Non-Partisan Equal Suffrage Association, and established the Women's League in 1894 to educate Black women on the importance of voting and understanding ballot issues.

Storytelling at buildings throughout our Capitol Hill neighborhood weaves a narrative that makes the past come alive. Place-based learning is the focus of our *Molly's Neighborhood Walking Tour*. The life of Rosalie Mauff, a Denver florist and businesswoman, is enhanced by a visit to her flower shop at 13th and Logan. Students picture the city as it was in the 1890s when Rosalie's greenhouses lined Logan Street. Down the street at 1325 Logan, they meet the women of the Denver Women's Press Club, including our own Margaret Brown, Minnie J. Reynolds and Helen Ring Robinson, at the building that has been their headquarters since 1924. These women and this site tell the story of Colorado's push for suffrage as the first state to pass voting rights for women by referendum, and how, in turn, these Colorado women engaged in the national push for women's voting rights.



The biography of Margaret Brown is a starting point to talk about the other women important to US history, especially women of the suffrage movement, who were often glossed over in elementary school textbooks. In our *Soldiers in Petticoats* program, students meet Susan B. Anthony through an analysis of the political cartoon "The Woman Who Dared" which was published in 1873 after Anthony was arrested and tried for voting in a federal election. The strength of purpose of national suffrage leader, Alice Paul, and the "Silent Sentinels", the nearly 500 women who were arrested for picketing the White House from 1917-1919, is also highlighted through an analysis of photographs of these women while in jail for demanding their rights through silent protest.

The life and times of Margaret Brown may seem far removed from current times, however, students discover through our programs and tours that their lives, in many ways, are no different than hers. They learn that many of the topics people were wrestling with in the early 1900s, we are still wrestling with today. Students see and experience the places that show how the lived experiences of the women of the past can shape, inform, and inspire us today to become active participants in our community for the causes that matter to us both personally and collectively. 🌱



"The Woman Who Dared," Illustration by Thomas Wust, cover of The Daily Graphic, v. 1, no. 81 (1873 June 5). Library of Congress.

Students visiting the Molly Brown House Museum
Photo: Scott Dressel Martin



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MEMORIAL FOR FRAN SCHILT

By Kim Popetz, Volunteer & Event Coordinator, Molly Brown House Museum



ON NOVEMBER 2, 2021 we lost a friend and one of our longest serving volunteers, Fran Schilt. Fran donated over 5,000 hours of time to the Molly Brown House Museum since she first joined the volunteer corps in 1996. When I began as Volunteer Coordinator, Fran was on the schedule every Thursday morning, showing up without fail each week. It was such a comfort knowing that I could count on seeing her and it gave me a chance to know her a bit better. I once asked her, "why Thursdays?" She told me that the person who trained her (the much beloved Mary Wittman, who we lost many years ago) told her that she was going to be on the schedule to guide tours every Thursday morning. That was that, and Fran didn't end her

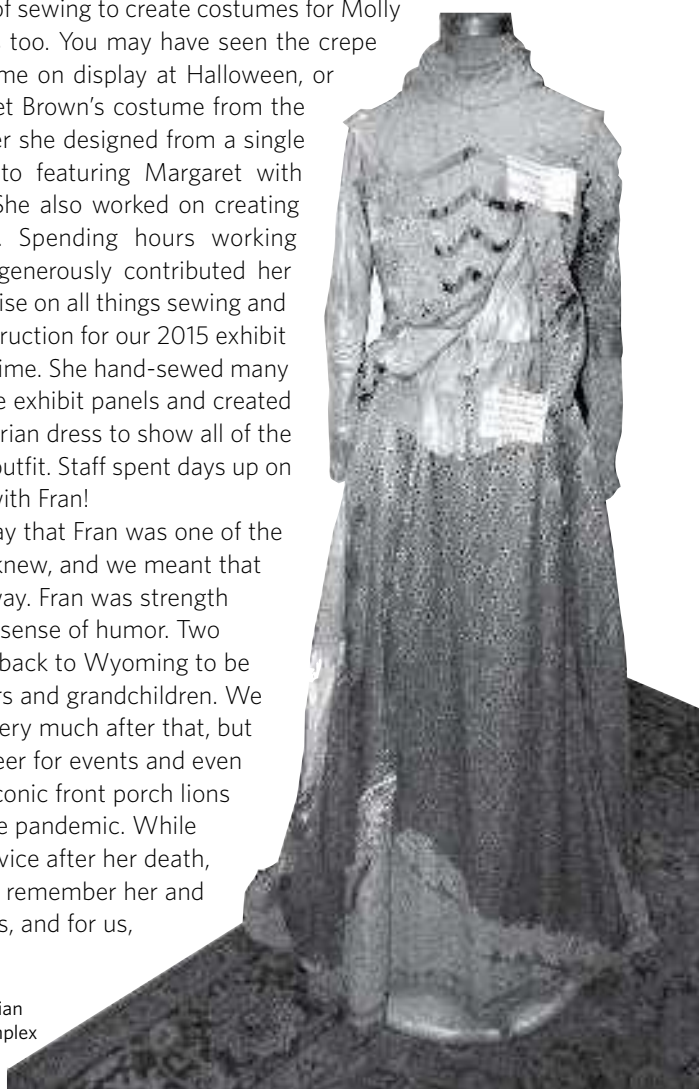
Thursday reign until she moved away in 2019.

Guiding tours was just one of the many gifts that Fran shared with the Museum. She was an incredible seamstress, creating impressive period costumes. She used these beautiful pieces when helping at events, and it was impossible not to admire the level of detailed work she put into them. Another favorite memory of mine was Fran appearing outside my office door one Halloween in one of her incredible creations. She "flashed" me with a wicked grin on her face. Her costume was so complete that it included sets of bloomers, socks, and shoes, designed or chosen to match—details hidden from the casual viewer under her full skirt.

Fran used her gift of sewing to create costumes for Molly Brown House exhibits too. You may have seen the crepe paper pumpkin costume on display at Halloween, or her replica of Margaret Brown's costume from the play *L'Aiglon*. The latter she designed from a single black and white photo featuring Margaret with the rest of the cast. She also worked on creating other exhibit pieces. Spending hours working alongside staff, Fran generously contributed her knowledge and expertise on all things sewing and historic clothing construction for our 2015 exhibit *Diamonds in the Daytime*. She hand-sewed many of the elements on the exhibit panels and created a deconstructed Victorian dress to show all of the complex layers to an outfit. Staff spent days up on the 3rd floor sewing with Fran!

We would often say that Fran was one of the toughest women we knew, and we meant that in the absolute best way. Fran was strength personified with a sly sense of humor. Two years ago she moved back to Wyoming to be closer to her daughters and grandchildren. We didn't get to see her very much after that, but she would still volunteer for events and even made masks for our iconic front porch lions at the beginning of the pandemic. While Fran didn't want a service after her death, we want to be sure to remember her and all that she did with us, and for us, over the years. 🌸

Fran's deconstructed Victorian dress to show all of the complex layers to an outfit




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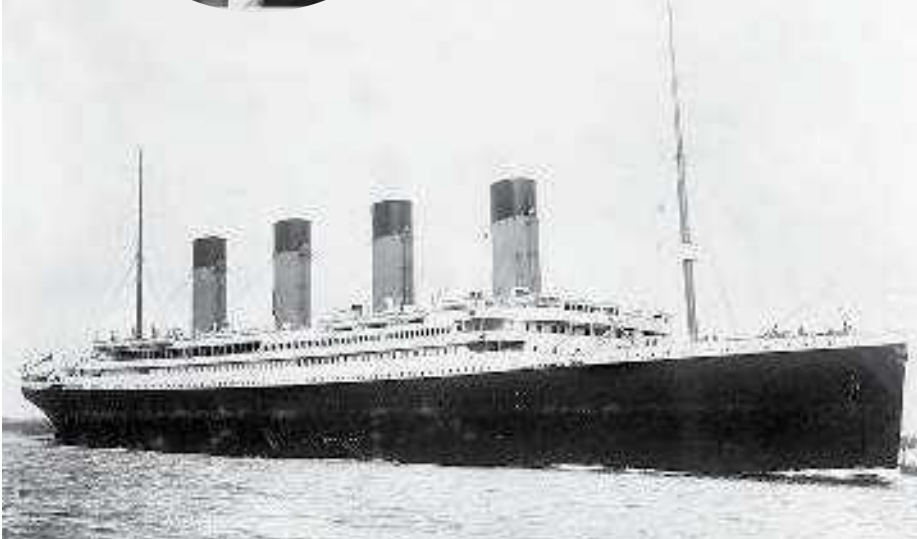
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Historic Denver supporters and advisors touring Pancratia Hall in December. Photo: Jay Homstad.

PANCRATIA HALL BECOMES A DENVER LANDMARK

By Annie Levinsky, Executive Director

On December 15th Historic Denver's Legacy Advisors got a sneak peek of Pancratia Hall at Loretto Heights. Two nights earlier Denver City Council unanimously made the former dorm Denver's newest Landmark, and this winter the building will open as a 74-unit affordable housing complex- a tremendous example of the power of preservation to support community needs.

Pancratia Hall was designed by Frank Edbrook's nephew, Harry Edbrooke, in 1930 as a dormitory for Loretto Heights students- at that time all women. The building was named for Mother Mary Pancratia, of the Sisters of Loretto, born Mary Lucinda Bonfils (1851-1915). Sister Pancratia was related to the influential Bonfils family that included cousins Helen and May Bonfils.

Occupied for much of the 20th century, in more recent years the dorm was vacant. Fortunately, many design features and details remained intact. Hartman Ely Investments and Proximity Green purchased the building from Westside Investment Partners last year, and have been working diligently to rehabilitate the building into a combination of one, two, three and even four-bedroom units. The building will be powered by all electric-energy, and light streams in through the operable windows that also provide some of the best views in the city. Preservation and affordable housing tax credits played a part in making the project happen.

Pancratia is the first building on the Loretto Heights campus to be locally designated, although the iconic Administration Building and Chapel is on the National Register of Historic Places and is now protected by an easement held by Historic Denver. In November voters also approved another preservation project on campus, the acquisition and rehabilitation of the May Bonfils Theater for community use.

Our Legacy Advisor program is a special giving circle comprised of past board members and close friends of the organization with an interest in staying in touch about the organization's projects and policy efforts.

RESTORATION GRANT PROJECT UPDATES

By Shannon Stage, Manager of Grants and Preservation Services

Looking ahead to 2022 we have several exciting projects to restore and rehabilitate key landmarks in our city. These efforts are funded in large part by the Colorado State Historical Fund (SHF) and managed by Historic Denver.

MONTVIEW BLVD PRESBYTERIAN - MILLER CENTER



Montview Boulevard Presbyterian Church, Miller Center entrance under construction. Photo: Shannon Schaefer Stage, 2021.

4800-4850 E MONTVIEW

Restoration work at the Miller Center at Montview Boulevard Presbyterian Church began in the spring of last year. This fall, the entrance stairs on Montview were completely dismantled to reconfigure, stabilize and create a more inviting entrance to the Miller Center, which will be used for community theater, weddings, and events. The Miller Center includes portions of the oldest parts of the large church complex. In addition to the stairs, the tower windows and

the decorative and flat plaster work underwent restoration. Montview is listed on the National Register of Historic Places, and has design elements from several well-known architects. It was also the site of a widely attended speech by Dr. Martin Luther King in the 1960s.

PEOPLES PRESBYTERIAN CHURCH - ROOF REHABILITATION

2780 YORK ST



Peoples Presbyterian Church. Photo: Shannon Schaefer Stage, 2021

Historic Denver successfully secured a grant for the Peoples Presbyterian Church in the Skyland/North City Park Neighborhood in December 2021 to rehabilitate the roof. Although small, the current congregation of Peoples Presbyterian is mighty and determined to maintain their historic building and sustain the long-time African American community even as demographics in the surrounding neighborhoods continue to shift. The congregation listed the building on the National and State Registers of Historic Places in 2016, completing a Historic Structure Assessment later that same year, also funded in part by SHF. The 1921 Mission-inspired flat roof and masonry parapets have been in critical condition, but a hail storm increased the urgency of this work, so this assistance, in the form of an SHF grant, will provide greatly needed repair.

CAPITOL HEIGHTS PRESBYTERIAN CHURCH - EXTERIOR FAÇADE REHABILITATION

1100 FILLMORE ST



Peoples Presbyterian Church. Photo: Shannon Schaefer Stage, 2021

Historic Denver also authored a successful SHF grant application on behalf of Capitol Heights Presbyterian Church to complete the second phase of the exterior rehabilitation work that began in 2020. We have partnered with the church on both grant awards and will manage this rehabilitation project as well. This phase of the work will include the restoration of the roof and parapet on the southwest tower and restoration of the stained-glass windows

on the west façade that are in critical condition. Completion of this project will ensure the building does not have any active leaks. ✨

NEED PRESERVATION ASSISTANCE?

If you are a part of a non-profit or community-based group and are housed in a historic building in need of preservation TLC, you may be eligible for State Historical Funds!

You can find out more about the SHF grants here: historycolorado.org/state-historical-fund. Did you know Historic Denver offers our SHF grant writing services and SHF grant management services to local non-profits?

Call Shannon Stage for more details: 303-534-5288 ex. 25.

WHAT'S NEW IN PRESERVATION POLICY

Annie Levinsky, Executive Director

Recent efforts by the City of Denver and members of Denver City Council bring both new policy, and new policy proposals, to the preservation world through intersections with sustainability and energy efficiency, building and material reuse, and demolition and historic designation. Historic Denver follows policy work closely and seeks to understand the impacts of new requirements for historic and existing buildings, as well as advocate for such buildings by demonstrating how their preservation and active use contribute to a vibrant, equitable, and green city.

ENERGIZE DENVER BUILDING PERFORMANCE ORDINANCE PASSES

Although they make up far less than half the structures in the city, commercial and multi-family buildings account for 49% of energy consumption in Denver. In November 2021 the Denver City Council approved an ordinance that holds commercial and multifamily residential buildings to specific energy performance metrics. This type of policy is sometimes referred to as de-carbonization, and Denver is the eighth city to adopt this type of building policy.

Approximately 17,000 commercial and multifamily buildings are covered by the ordinance, which includes three different mechanisms to reduce energy consumption. First, buildings covered by the ordinance must meet certain efficiency performance standards using a benchmarking system and meeting a set of targets in the coming five years. Second, small commercial and multi-family buildings must take specific energy saving steps, like installing LED light bulbs, and third, when building owners replace space and water heating equipment they will be required to install all-electric systems unless cost proves prohibitive. A definition for such economic hardship is currently in development.

Many different types of historic buildings will be subject to these new requirements, and fortunately research from the National Trust for Historic Preservation, including "The Greenest Building", as well as Denver's own experience with an energy benchmarking project for buildings over 50,000 square feet prove that historic buildings can perform as well, and sometimes better, than their newer counter-parts. The Emerson School is a prime example, deploying a geothermal heating and cooling system and employing passive building measures, such as operable windows, to regulate interior temperatures.

The city will be offering incentives to help buildings, especially those that are considered under-resourced, to comply with these new provisions. Historic Denver will also be recommending building types and specific buildings for pilot studies to help demonstrate the steps necessary for existing buildings to reduce energy consumption. This new policy joins the Green Building Initiative (previously known as the Green Roof Initiative), the Energy Benchmarking Ordinance, and a new statewide benchmarking ordinance in seeking to curb energy consumption. In preservation circles the common wisdom is that the greenest building is the one that already exists, and our historic buildings are an essential part of our city's response to climate change.

SUPPORT GROWING FOR ADAPTIVE REUSE POLICIES



The former Epworth Church is an example of adaptive reuse, now housing local businesses in Curtis Park.

Momentum has been growing for new adaptive reuse policies or an Adaptive Reuse Ordinance that would both encourage more building reuse and remove barriers to reuse for historic and existing buildings. Historic Denver has been a frequent advocate for this type of program, which not only supports preservation but also sustainability goals, housing, and small-business support efforts, as older and existing buildings are most often reused for residential purposes or for smaller, local businesses. In fact, adaptive reuse is baked right into the newly updated Blueprint Denver plan, which specifically encourages adaptive reuse, rather than demolition and new construction, when institutional sites embedded in our neighborhoods, such as churches, schools, and office buildings, are in transition.

Adaptive reuse ordinances usually address barriers to building reuse that result from "one-size-fits-all" approaches or mismatches in zoning, building-code, and performance standards that aren't flexible enough to adjust to buildings built before current codes were adopted. In Los Angeles, an Adaptive Reuse Ordinance has now been on the books for nearly twenty years and is often seen as the leading model for other cities. L.A.'s ordinance was particularly designed to encourage the reuse of former office buildings in the downtown core into either residences or hotels, which has contributed to a



Historic Denver staff presenting to City Council

renaissance among L.A.'s historic architecture. Tucson and Phoenix have also adopted progressive models with broader application, including provisions that encourage and sustain smaller legacy buildings along key commercial corridors.

Denver City Council members have expressed interest in this type of program, and the City of Denver's Department of Community Planning & Development has produced a report that highlights aspects of programs across the country and specific opportunities for provisions in Denver. Historic Denver will continue to convene these efforts as an Adaptive Reuse Ordinance is high on our 2022 wish-list. Reusing an existing building should be the easiest thing to do in a city that seeks to reduce energy consumption, mitigate climate impacts, foster small and locally-owned businesses, and provide housing options in all neighborhoods.

FOR MORE INFORMATION

Check out the National Trust for Historic Preservation's report titled "Untapped Potential: Strategies for Revitalization & Reuse" available at [savingplaces.org](https://www.savingplaces.org)

FURTHER DISCUSSION ABOUT DEMOLITION REVIEW & DESIGNATION

Since 2006 Denver has conducted a process called demolition review for all proposed demolitions (or Certificates of Demolition Eligibility). Created to halt surprise demolitions of significant buildings, the ordinance provides a window of time for the city to evaluate a building's merit by applying the designation criteria in the landmark ordinance, and for the community to weigh in on the prospect of demolition should the building indeed have potential significance.

Since its adoption there have been more than 5,000 demolition permits or Certificates of Demolition Eligibility (formerly certificates of non-historic status) issued in our city, with fewer than 5% of the buildings flagged as potentially historic. Of those that were identified as potentially significant, Historic Denver and community members were able to work with property owners to deliver preservation outcomes in numerous instances, including the effort to save the old Cathedral High School and Convent at 18th & Grant, the original Emily Griffith Opportunity School at 12th & Welton, the oldest home in Washington Park, the oldest home in Park Hill, a rare Robert Roeschlaub-designed home in City Park West, and Tom's Diner, which garnered wide media attention while efforts to find a mutually-agreeable outcome were underway.

In very few cases, 18 in total, such negotiations were not successful and designation applications filed by community members reached consideration by Denver City Council, with only one approved over the full fifteen-year period.

Historic Denver has long-contended that the value of the demolition review process is the window of time to engage with property owners, the community, and stakeholders. This has resulted in successes, compromises, and yes- some losses, but it has most importantly ensured that valuable resources do not disappear without a conversation.

In recent years City Council has evaluated and considered demolition review and the related designation provision that allows non-owners to submit applications. This included a 2019 update that sought to improve the process, encourage more collaborative outcomes, and reduce tension. After the hotly debated consideration of the Brutalist-style Channel 7 Building in 2021, three councilmembers brought forward ideas for further amendments, presenting at a Council Committee in early December. Ideas floated included limiting the option for non-owners to apply for designation to only Councilmembers, the Director of Community Planning & Development, or preservation non-profits, requiring a super-majority vote of council to approve the designation if the owner objects, or offering financial compensation if a designation impacts property value. On the incentive side, councilmembers mentioned advancing an Adaptive Reuse Ordinance as well as developing a preservation incentive fund to support preservation efforts. It is not yet known whether any of these ideas will advance beyond the committee discussion, and Historic Denver will of course stay closely engaged to ensure Denver has the best-possible preservation processes and policies. 🌱



5127 Lowell, Photo: Discover Denver

RECENT DISCOVERIES IN COLE & REGIS

By Chris Geddes, Survey Coordinator



Over the last year Historic Denver's Discover Denver project, a partnership with the City, documented thousands of buildings, with particular focus in the Cole and Regis Neighborhoods. Each neighborhood is documented by volunteers walking block by block, with additional research conducted on noteworthy homes allowing each neighborhood to reveal its own hidden histories and unique places. The special stories are uncovered through research and through tips from community members, and then verified

by staff and volunteer researchers. All Discover Denver data is made available to the public through the city's open data catalogue and through reports posted at www.discoverdenver.co.

On Lowell Boulevard, directly across from Regis University, sits a large Queen Anne home with an interesting history as an example. Early renters, schoolteacher Jennie Ryan and her sister Maggie, a seamstress, employed Julia Greeley (the subject of our cover story) in 1910 to help them at their home. The Ryans moved to the Lowell Street house from their Curtis Park home, where they were deeply involved with the Sacred Heart parish and where they likely came to know Greeley.

After the Ryans moved out of 5127 Lowell, the owner, Sacred Heart College (Regis University's early name), used it to house students, professors, and campus staff. In late 1931, the building also served as the first location for the J.K. Mullen Home for Boys before they built a new campus in south Denver the following year. The house was also listed in the 1936-1937 city directories as a WPA Sewing Room. The government-sponsored sewing rooms trained unskilled women on how to make garments and household supplies for impoverished Americans during the Great Depression. The house served as a family home until Regis University purchased it in 2016, only to sell it to a private individual in 2017. It is currently used as a residence.

Another rewarding find is the house at 3763 Franklin Street in the Cole neighborhood. Charles E. and Daisy Jones purchased the home in 1908, after their 1905 marriage. Census records indicate Daisy was born c.1888 in Canada while Charles was born in Tennessee c.1875.

According to "Black Women in Colorado: Two Early Portraits," published in *Frontiers: A Journal of Women Studies*, Daisy's family escaped enslavement in Kentucky via the Underground Railroad and fled to Canada where Daisy was born and trained as a nurse. She came to Denver by 1904, and is celebrated as the first black nurse in Colorado. The article also notes that she was an early organizer of the NAACP in Colorado. Research showed that she continued involvement in the organization, serving on the executive committee of the Denver branch in 1952.

During their time at the Franklin Street House, Charles worked as a dining car waiter for the Denver & Rio Grande Railroad while Daisy worked as a nurse. Daisy was also quite involved in the Self Improvement and Social Club, hosting many meetings in her Franklin Street home in the 1910s. She ran advertisements for her services in the Denver Statesman, a local Black newspaper, which read: "Mrs. C.E. Jones, Trained Nurse." Advertisements in another Black newspaper, the Denver Star, show Daisy also ran an employment agency from the Jones home: "If you want employment, list your name with Mrs. C. E. Jones, who is conducting an Employment Bureau for experienced cooks, maids and yard men. No charges unless employment is secured." The Joneses frequently advertised rooms for rent in both the Statesman and Star. John Hightower, also a waiter in a railroad dining car, and his family roomed with the Joneses in 1910. Charles and Daisy lived at 3763 Franklin Street until 1923 when they moved to the Pickwick Apartments at 1509 Park Avenue,



3763 Franklin, Photo: Discover Denver

where Charles worked as a janitor. They maintained the Franklin Street house as a rental property. Renters were people they knew: Simon Hill, another waiter for the Denver & Rio Grande, and his wife Alice stayed here in 1923.

After Charles's death in 1931, Daisy remained at the Pickwick Apartments through at least 1935. She continued to work in the healthcare field, listing herself as a chiropodist, one who specializes in foot ailments. Daughter Mildred was added to the deed for 3763 Franklin in 1931. The house continued as a rental property until Daisy and Mildred sold the home in 1945. Daisy

stayed active in Denver community activities after her association with the Franklin house ended.

The Discover Denver citywide building survey is a partnership between Historic Denver and the City and County of Denver with funding from the Colorado State Historical Fund. Project goals are to identify buildings throughout the city having historical, architectural or cultural significance, and to educate the public about the city's history. The project documents buildings across Denver, most recently in the Wellshire and Sunnyside neighborhoods. Field survey and building research volunteers never know what they will find when documenting a building. 🌱

Thank You

New and Renewing Members October 1, 2021 - December 31, 2021.

We are also grateful for year-end gifts made on Colorado Gives Day.

For a full list of donors, check out our annual report in the Summer 2022 issue of HD News.

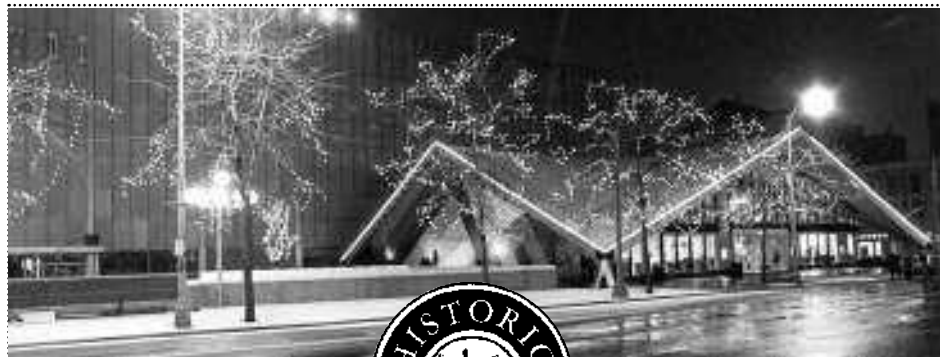
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We want to thank all the sponsors of our 51st Annual Dinner, held on October 28th, 2021. It was a smashing success and we are grateful for all your support.

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Brownstein



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CALENDAR OF EVENTS

To purchase tickets to upcoming events visit:
historicdenver.org



SAVING PLACES 2022, PERSPECTIVES IN PRESERVATION

February 7-8, 2022 in-person
 February 9, 2022 online
 \$180-250

2022 marks the 25th anniversary of Colorado Preservation, Inc.'s (CPI) Saving Places® Conference, a fitting year to reflect and reimagine what is offered under the Saving Places Conference banner. 2022 embraces a new hybrid structure for the conference that combines in-person and online. At its core, the Saving Places conference provides critical training, networking, and educational opportunities to support the preservation community locally and nationwide. Register for the conference at coloradopreservation.org



EMPOWERED BY PLACE: JULIA GREELEY'S DENVER, VIRTUAL CONVERSATION

February 9, 2022 7-8:30pm, virtual
 Free, Reservations Required

Join us as we explore Julia Greeley's Denver. Known as Denver's Angel of Charity, Greeley came to Denver in the late 1870s and was known for her charity and pious faith. Our guest speaker will be Fr. Blaine Burkey, author of the *Life and Virtues of Julia Greeley*, works with the Julia Greeley Guild in making Julia's story known on a larger scale.

EMPOWERED BY PLACE: JULIA GREELEY'S DENVER, WALKING TOUR

February 12, 2022 3:30-4:30pm in-person walking tour
 Free, Reservations Required

Several of the places that Julia Greeley frequented throughout her life are still standing in the Five Points neighborhood. Join us as we walk many of the streets she would have walked, and visit key sites from her life, including her boarding house.

ART ON PENN: LET'S CREATE!

February 17, 2022 + 7pm
 \$15, Non-Member, Class Only
 \$30, Non-Member, Class + Kit
 \$12, Member, Class Only
 \$27, Member, Class + Kit

Join us for an evening of fun art instruction. These programs can be virtual, in person at the museum or provided as outreach. While the painting will be guided, you will create a painting that is uniquely yours. A little nervous? Don't worry! Amy will guide you through step by step to recreate the featured painting.



A little about our Instructor Amy

Amy has always had a love for art. She owned her own art business for years before entering art education. Amy has taught art for 19 years to all levels of students. Now she is painting as a member of Art Gym Denver and working at the Molly Brown House Museum.

"I found my heart in my art. It all started with a psychic reading! The psychic stated that I was going to find my artistic expression and that it would be "free and uninhibited." After painting in a controlled way for most of my life, that sounded very appealing. Color started to come forward in my painting. Color has always been captivating to me and I have been told I have a gifted eye for it. Color propelled me into action.

Paint subjects you love. By following my intuition splashing, dripping and varying my brush strokes, I created art I truly love."
 - Amy Marsh

IG: [amymarshart](https://www.instagram.com/amymarshart)



SALON SERIES / WOMEN'S HISTORY MONTH: IWD'S #BREAKTHEBIAS

March 2 + 6:00 - 7:30 pm + Location: Molly Brown House Museum
 Free, Reservations Required

Salon Series Join us in 2022 for the Molly Brown House Museum's Salon Series! The Salon Series is a FREE community conversation hosted by museum staff and community advocates to discuss current issues regarding gender rights. Using the story of Margaret Brown and looking back into history, together we will discover how we've arrived at this moment and what we might do collectively to address issues.

For International Women's Day 2022

the theme is #BreaktheBias. Together we will unpack "bias" to discuss the ways that each of us can break gendered bias within our communities. Together we will imagine a gender equal world free of bias and discrimination, where difference is valued and celebrated regardless of gender identity.



1340 PENN/AFTER HOURS: ESCAPE THE TITANIC

March 10, 2022

\$20/non-members + \$16/members

Entry every 15 minutes starting at 6pm, last entry at 8pm + Max. 6 people per entry time.

In-person at the Molly Brown House Museum

It's 1:20am April 15, 1912. You are locked in the bowels of the ship with your fellow 3rd class passengers as the Titanic begins its descent into the ocean. Can you solve the puzzles to travel from deck to deck and get on a lifeboat before the ship becomes fully submerged?

ART ON PENN: A CLOSER VIEW

March 17, 2022 + 7pm + Cost: \$12-30

An entire universe can be unfolded in a work of art.

In a Paris newspaper from January 20th, 1929, Margaret Brown stated:

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

Our program has its roots in Margaret's love of art and The Parisian Salon. Margaret undoubtedly attended one of these events at the fin-de-siecle. Salons were a profound indicator of what a woman could represent in society: powerful and intellectual.

Join us for a special "Art on Penn." In an informal and intimate gallery talk, we will highlight the art of the Molly Brown House Museum. This exclusive program will allow for engaging narratives and elevated conversations that are guided by experts in their fields. You will watch a professional artist create a beautiful piece of art. Afterwards you will create your own art! A take away project with artist instruction will be included.

Our talk will provide context for the featured art but also present points of departure for a deeper dive. It will be a riveting adventure! Join us on the journey.

APRIL 1 - SEPTEMBER 25



AN EXHIBIT AT THE MOLLY BROWN HOUSE MUSEUM