

Historic Denver Action Fund 2018

#3

Lead Applicant Name:

Address

Email

Phone Number

Applicant Type

Five Member Community Group

Evidence of Eligibility: *

[evidence_of_eligibility.pdf](#)
529.47 KB • PDF

Applicant Capacity & Goals: *

We are a group of residents who own property along River Drive in Denver's Jefferson Park neighborhood. The change in our surrounding neighborhood in recent decades has been extreme. Hundreds of homes and buildings have been demolished to make way for renewed development. While much of this development has been welcomed, many of the newly built structures lack the timeless design and character of the homes and buildings they replaced. River Drive is an exception. We have a cohesive collection of 18 homes with an average age of 126 years. Our street is arguably the last in Jefferson Park that looks and feels much like it did in the late 19th century. Our goal is to protect it.

Project Description: *

Our mission is to create Jefferson Park's first and likely only Historic District. Our proposed name is River Front which appears in the legal description of all our homes and refers the original development name dating to the early 1880s. The proposed district includes a total of 20 properties on the north and south sides of River Drive including two currently vacant and infill eligible lots. The vast majority of homes in the proposed area were built between 1886 and 1890 and a few were built in the early 20th century. All are worthy of an historic designation due to age, location, and architectural styling. Many also have historical associations with the Zang Brewery which was once located just east of River Drive.

Implementation Plan: *





We plan to work with Miniello Consulting to compile the necessary research and write our formal historic district designation application to Denver's Landmark Preservation Commission. Most, if not all, of the homes in the proposed district boundaries were recently field surveyed by the Discover Denver program. Subsequently, research has been completed on many homes with histories and contexts already written. This completed work will help tremendously in the completion of our application. Our implementation plan also includes at least two (2) community meetings with representatives from Historic Denver, the Landmark Preservation Commission, and our RNO to formally present the proposal and answer questions about the historic designation. Briar Common Brewery + Eatery located just west of our proposed district has graciously agreed to host the meetings.

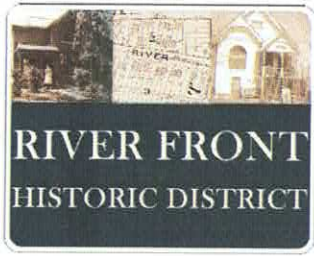
Detailed Budget: *

Please see the attached proposal from Miniello Consulting for the expected expense related to this project. We are seeking 75% funding from the Action Fund. The other 25% will be funded by resident, business, and possibly Denver City Council District 1 assistance.

Upload Your Budget:

[miniello_riverfrontproposal.pdf](#)
603.76 KB • PDF

Amount of Community Match: *	625
Amount of Request: *	2500
Community Support *	Support from residents on River Drive and the larger Jefferson Park community has been resoundingly positive. We have the full support of our RNO Land Use Committee as well as Denver City Council District 1 Councilman Espinoza. In addition, informal conversations have occurred with nearly all property owners in the proposed district and there have been no resolute objections.
Community Impact	We firmly believe the Jefferson Park neighborhood and the Highlands area in general will benefit by preserving the increasingly unusual Victorian character and architecture on River Drive.
Consultant Qualifications: *	Please see the attached resume from Miniello Consulting.
Resume of Consultant (if applicable)	 kminiello_resume.pdf 220.14 KB • PDF
Letter of Support 1 *	 cm_espinoza.pdf 248.43 KB • PDF
Letter of Support 2 *	 briar_common.pdf 84.17 KB • PDF
Letter of Support 3 *	 mackinzies.pdf 452.45 KB • PDF
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Five Member Community Group *contact info.*

Project Leader/Historic Denver Liaison

1 [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Project Steering Committee

2 [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

3 [REDACTED]
[REDACTED]
[REDACTED]
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4 [REDACTED]
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5 [REDACTED]
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LAND USE COMMITTEE

March 2, 2018

Shannon Schaefer
Historic Denver
1420 Ogden Street, Suite 202
Denver, CO 80218
RE: Support for River Drive Exploration of Historic District

Mrs. Schaefer

Jefferson Park United Neighbors (JPUN) is the Registered Neighborhood Organization (RNO) for Jefferson Park. JPUN has a Land Use Committee (LUC) which meets regularly to review zoning, construction, traffic and other issues of immediate concern to the residents of our area.

The Jefferson Park United Neighbors Land Use met on Thursday March 1st at which Ashton Altieri presented interest from residents on River Drive to explore a possible historic district. During the presentation it was discussed that the formal application for an historic district to the City of Denver's Landmark Preservation Commission could cost a significant amount of money. He mentioned that Historic Denver was willing to help pay for a portion of the cost through their Action Fund but would need support from the RNO. The JPUN Land Use Committee voted unanimously in support of the efforts of the five member community group from River Drive to pursue exploratory funding options with Historic Denver.

Please let me know if we can give any further clarification on our position on this matter.

Sincerely,

Justin Potter
LUC Chair
Potter.Justin@gmail.com



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March 5, 2018

CONSULTING SERVICES PROPOSAL
DENVER LANDMARK DISTRICT APPLICATION
FOR PROPERTIES FROM 2535-2623 & 2550-2620 RIVER DRIVE, DENVER, CO

Miniello Consulting (Consultant) would provide a completed Denver Landmark District Application to Historic Denver (Client) on behalf of residents of the 20 properties (18 houses) from 2535-2623 and 2550-2620 West River Drive in Denver's Jefferson Park Neighborhood (proposed district boundary attached). Upon being contacted by Mr. Ashton Altieri (property owner) and corresponding with Ms. Beth Glandon (Historic Denver), the following items are being taken into account in the development of this proposal:

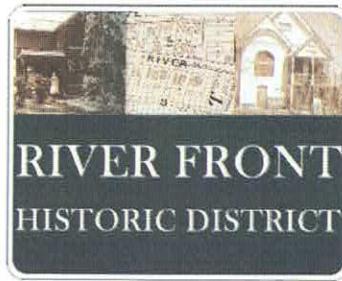
1. Most (if not all) of the 18 houses within the proposed district boundaries were recently field surveyed through Discover Denver. Nine of the surveyed properties were researched, with histories and contexts written for them (anticipated savings of **approximately 9 hours** of time spent on inventory forms).
2. The longtime owner of several parcels in the proposed district has compiled information about the properties that would be made available to the Consultant. Additionally, several homeowners have old photographs and information about their properties they would make available to the Consultant.
3. Property owners would be willing to assist the Consultant with research if given appropriate guidance on necessary information and where to look (combined with #2, this is an anticipated savings of **approx. 12 hours** of time spent on research and context/narrative development).

The items called out above are estimated at approximately 21 hours worth of the Consultant's time. Those contributions are taken into account with regard to the Scope of Services, and the table on the following page reflects the Consultant's adjusted hours.

Scope of Services

Task	Hours Estimated
District walkthrough, property photography, image editing	7
Research (individual properties and neighborhood)	12
Context and narrative development	12
Completion of 18 property inventory forms	9
Draft application, attachments	9
Application revisions/additional requested info	4
TOTAL	53

Cost Estimate (valid for 90 days): 53 hours @ \$60/hour = \$3,180



Proposed District Boundaries

PRELIMINARY – SUBJECT TO CHANGE

Total Properties: 20 | Average Year Built: 1892

