

History Matters Committee December 10, 2019

Overview for CHUN Board Meeting

Location: Patterson Inn - Chris Chiari gave an excellent tour of the Inn with a brief history of the building and his involvement. We are excited to see his updates to the ballroom and basement area in the coming months!

The History Matters committee is committed to a 2020 goal of Education and Preservation through connecting RNOs and neighbors with Historic Denver, Discover Denver and the City and their resources for preservation. We invited ANnie Levinsky, ED of Historic Denver, to present the committee with Historic Denver's resources and ideas for preservation:

- Pattern & Design Idea Book to identify specific characteristics of neighborhood
- Resources for Design Overlay → Historic Districts → Individual Landmark Designation
- Action Fund - up to \$10k (25% raised by neighborhood) for research and application. Historic Denver manages the project for us.
- Discover Denver - city-wide inventory of what we have at a basic level and a more detailed look at important properties

Kevin Kelly, committee member, presented a Discover Denver report on 555 E 8th Ave. This report was generated by Discover Denver after a survey of the neighborhood and will be used by the owner of the property to apply for Historic Landmark Designation. We were very impressed with the report and it inspired us to ask DD for more reports on our neighborhoods!

Jessica Caouette, committee chair, reported on her recent visit to Tammen Hall (gorgeous!) and a concern raised by community members at that meeting re: Lafayette Place - a set of 7 condos on the NW corner of 18th and Lafayette. The condos are owned by PSL except for one hold out individual. Neighbors are concerned that PSL will demolish the building after purchasing the last unit in order to improve the view of the new hospital. Historic Denver and this committee have no solutions going forward. Jessica will connect with Uptown RNO to see if the hold-out owner needs support.

Next meeting February 11th, 2020 at 6:30pm - Location TBD (suggestions needed)
Inviting RNO leadership to learn from Discover Denver about surveys completed in our neighborhoods.

Full meeting minutes:

Attendees: Jessica Caouette, Scott McCoy, Kevin Kelly, Georgia Burleson, Charles Nusbaum, Myles Tangalin, Matthew Bossler and Annie Levinsky (Historic Denver)

Thank you Chris Chiari for your excellent tour of the Patterson Inn. Chris took over the business of running the Inn a few years ago and is currently finishing work to build an accessible restroom in the

basement. This would be the first step in reinvigorating the basement ballroom into a space to enjoy whiskey. He was a generous host, providing delicious snacks and wine for our meeting.

Historic Denver Presentation

With our goal of reaching our neighbors and helping with education, communication and application to preserve our unique neighborhoods, Annie Levinsky, ED of Historic Denver, walked us through the challenges and opportunities for historic preservation.

Historic Denver has a number of resources for neighborhoods:

- Pattern & Design Idea Book to identify specific characteristics of neighborhood
- Resources for Design Overlay → Historic Districts → Individual Landmark Designation
- Action Fund - up to \$10k (25% raised by neighborhood) for research and application. Historic Denver manages the project for us.
- Discover Denver - city-wide inventory of what we have at a basic level and a more detailed look at important properties

Key Questions:

- What do we have?
 - Ask Discover Denver
- What do we want to preserve?
 - Ask RNOs
- How do we communicate the value of preservation?
 - Residential tax credits
 - Evidence that historic preservation increases property values
 - Positive stories from neighbors

Next Steps:

- Invite Discover Denver to present to our committee - invite key RNO members to presentation
- Update website and use social media to communicate benefits and resources
- With East Central Area Plan communicate concerns about
 - Colfax's unprotected buildings identified by Discover Denver and ECAP
 - 13th Avenue corridor as it relates to 70's and 80's cultural hub
 - Multifamily buildings (though these are not as threatened because of their density)
- Take advice from Matthew Bossler's work in Harkness Heights (Federal and 41st) to add a Conservation Overlay that is hoping to help the neighborhood encourage expansions and pop-tops rather than scrapes through:
 - Detailed zoning code changes - 3000sqft cap on new building, specific set backs and bulk plain details
 - Considered landscaping
- BIG IDEA - work with City Council to simplify conservation overlays into a base zoning in CHUN neighborhood

555 E 8th Ave

Kevin Kelly, committee member, volunteered to assist the owner of the property at 555 E 8th Ave to research her mansion and assist the real estate company with the Historic Landmark application. Kevin showed us the Discover Denver report that had already been completed as part of that survey.

The report was very detailed and will help the owner with all of the information to apply for designation. It was very inspiring to see the report, with more information like this, we should have no problem convincing neighbors to preserve their neighborhoods!

Lafayette Place

A group of 7 condos from 1225-1237 E 18th Ave - under threat since they are a) in Hospital District b) only one hold-out owner left, all the rest are owned by PSL. Rumor is the hospital wants to demolish the building to clear the view of the new hospital. No solution in sight, but the committee agrees the building should be used for residents at the hospital or for families staying there. Jessica proposed to contact the remaining owner and offer assistance, if needed. Will follow up with UOTH RNO members.

Next Meeting February 11th at 6:30pm

Location TBD - please keep ears and eyes out for another historic location and contact Jessica with ideas.

Invite Discover Denver to present about key areas under threat, invite other RNO members to participate

Adjourned at 8:56pm (late due to Patterson tour running over time due to enthusiastic committee and owner)