



2019 49TH ANNUAL DINNER AND AWARDS PROGRAM

BROWN PALACE HOTEL AND SPA
WEDNESDAY, OCTOBER 30TH

The 49th Historic Denver Annual Dinner and Awards Program will take place at the Brown Palace Hotel and Spa on Wednesday, Oct. 30, 2019. Dr. Thomas J. Noel “Dr. Colorado” will be honored with the Keystone Award for lifetime achievement in historic preservation; Councilwoman Deborah “Debbie” Ortega will be honored with the Molly Brown Award, created to honor a woman who demonstrates Margaret Brown’s commitment to community; and Sid Wilson will receive the Ann Love Award, which honors those who embody the spirit of one of Historic Denver’s founders, Colorado First Lady Ann Love. Community Preservation Awards will be given to The Quayle — 1st Avenue Hotel, The Savageau Building, Tammen Hall and The Essex. In its fourth year, the Remix Award, for a project that successfully blends a historic building with a new development, goes to the Dairy Block for the thoughtful preservation and reuse of the Windsor Dairy buildings. ❁



KEYSTONE AWARD

This Historic Denver Award was created to honor people who have made significant contributions over their lifetime to historic preservation in Denver.

Tom Noel

Also known as “Dr. Colorado,” Tom Noel is the go-to expert on our state’s history. Named state historian by History Colorado last year, Tom is a history professor at the University of Colorado — Denver, where he also serves as associate chair of the History Department, and co-director of the Public History Program. He holds a Ph.D. in history from the University of Colorado — Boulder. His areas of expertise include art, architecture, cemeteries, churches, ethnic groups, parks, planning, and saloons.

Tom, who has been known to sport a wooden bow tie, possesses a delightful knack for bringing the past alive, and has authored or co-authored more than 50 books, including the recently published “Denver Landmarks & Historic Districts.” He has taught history and preservation courses at the University of Colorado — Denver since 1978. He earned his nickname long ago as a grad student, when he was invited to appear as “Dr. Colorado” to answer questions about our city and state in a booth at a large convention. For the appearance, he wore a lab coat with the title emblazoned on it, and the name stuck.

Tom has been a strong advocate for historic preservation throughout his career, serving on the Denver Landmark Preservation Commission. His enthusiasm for history and engaging ways of connecting with the public have been instrumental in strengthening our community’s love for history and historic places.

ANN LOVE AWARD

The Ann Love Award was established in 1997 to honor individuals who may not consider themselves traditional preservationists but have shown initiative, creativity, and commitment in preserving the history, culture and architecture of Denver. The award is named for Colorado First Lady, Ann Love, a founder of Historic Denver.

Sid Wilson, President and CEO of A Private Guide Inc.

A former telecommunications operations manager, Sid Wilson followed his heart and entered the tourism business in 1992 when he opened A Private Guide. Now considered a fixture in the tourism industry, Sid’s company offers group tours, events and transportation in Denver and other locales in Colorado. He was inducted into the Denver & Colorado Tourism Hall of Fame in 2013. He began his business by bringing bus groups from Denver to Clear Creek Canyon for gambling, with the added benefit of tour guides who relayed the history of the canyon and the Gold Rush during the ride. Now, A Private Guide offers 150 different itineraries. His business

includes heritage and cultural tourism, such as tours of the historic Lincoln Hills resort — the only vacation resort west of the Mississippi that catered to African-Americans when it opened in 1922. One of the original founding members of the (James P.) Beckwourth Mountain Club, Sid serves on multiple boards in the Denver area, including Visit Denver, Denver Public Library, Denver Zoo, and Aurora Plains Conservancy. He is a past board member of Historic Denver, the Black American West Museum, the African American Advisory Council for History Colorado, and the Historic Preservation State Review Board. Sid puts his heart and a big smile into his business. “There’s no greater art for a human being to participate in than the art of giving service,” he told Visit Denver. “If you understand how to get along with people, how to listen, how to serve — you understand everything.”

MOLLY BROWN AWARD

The Molly Brown Award was created to honor women who live in Margaret “Molly” Brown’s spirit today by devoting many years to civic life in all its forms, actively engaging themselves in politics, philanthropy, arts and cultural endeavors and historic preservation.

Councilwoman Deborah Ortega

At-large Denver City Council Representative Deborah “Debbie” Ortega knows a thing or two about historic preservation after more than three decades in public service. During her first term on City Council in the 1980s, she was a part of the effort to create the Lower Downtown Historic District, and she worked with National Image to acquire and preserve a city building, a former courthouse at Colfax & Kalamath, for a Hispanic Heritage Center.

Councilwoman Ortega moved to Denver from New Mexico with her mom and siblings when she was 13, and later graduated from West High School.

Councilwoman Ortega was elected to a second stint on City Council as one of two at-large representatives in 2011, and re-elected in 2015 and 2019. She is Board President of Del Norte Neighborhood Development Corporation, and she believes development should be tempered by attention to gentrification and infrastructure concerns, open space, affordable housing and utilities. She believes historic preservation in Denver can be strengthened by overlay districts, historic designations and an overall commitment to preserving the quality and character of buildings and unique historical sections of Denver neighborhoods. She would like to see more partnerships with non-profit developers who can secure housing tax credits and help identify more creative housing types that offer varying price points that can actually benefit the entire city.

COMMUNITY PRESERVATION AWARDS

The Community Preservation Awards are given annually to a handful of projects, institutions and individuals that have made an exceptional contribution to the preservation of Denver's heritage. These projects exemplify high quality restoration, the careful consideration of the city's historic fabric and a commitment to community. The winners of these awards are essential to Historic Denver's mission and the organization takes great pride in recognizing those who assist us in enhancing Denver's built environment.

TAMMEN HALL — 1056 E. 19TH AVE.



This project is a testament to what preservation can do for our community, and a great example of the reauthorized Colorado State Historic Tax Credit in action. Designated as a local landmark when Children's Hospital moved nearly 15 years ago, Tammen Hall is a 1930s art-deco building near 19th & Ogden with buff-colored bricks and tall, tile-lined Roman arches. Designed by local architecture firm Hoyt and Hoyt, it has many art-deco flourishes, including metal-framed, glass entry doors set behind geometric metal grills, and decorative floral roundels. The building stood vacant for many years before MGL Partners/Solvera Advisors acquired it through a long-term lease with SCL Health/St. Joseph's Hospital in 2017. With the help of design-build partner The Neenan Company, the developers used a combination of public and private resources — including the state preservation tax credit and affordable housing tax credits — to make the building's adaptive reuse possible, including 49 low-income housing units for seniors. This affordable housing is a game changer for the neighborhood because it prevents displacement of its senior population. With transit options nearby, seniors can "age in place" in a neighborhood rich in historic places with ties to generations of Denverites.

THE QUAYLE (FIRST AVENUE HOTEL) — 49 W. 1ST AVE.



The First Avenue Hotel at 1st & Broadway is another example of the hidden potential of a vacant and derelict building to help meet community needs. First Avenue Hotel, a former Single-Room Occupancy Hotel, closed in the 1960s in the Baker neighborhood, but has now been rehabilitated and will provide both renovated commercial space and more than 100 affordable apartments as The Quayle.

Zocalo Community Development used state and federal tax credits, including historic preservation credits — as well as city subsidies from entities such as the Denver Urban Renewal Authority — to complete the project. The project includes more than 100 studio and one-bedroom apartments in the historic core of the building and in a new addition on previously vacant land behind the building. David Zucker, CEO of Zocalo, said the tax credits make this kind of complex real estate development possible. "There's nothing more complicated than the mixed-use, affordable, adaptive re-use and partial new construction of the historic single-room occupancy hotel," he said. "Without [tax credits], the affordable project simply wouldn't have happened and the building would have gone market-rate." Only tenants who make 60 percent or less of Denver's median income (about \$38,000) can apply. Completed in 1907, the hotel was designed by English-born architect William Quayle and his apprentice sons, Charles and Edward. The four-story First Avenue Hotel is a good example of a finely-detailed Italian Renaissance palazzo, with pale yellow bricks and elaborate cornices on its Broadway-facing side, as well as a surviving "ghost sign" on the building's red-bricked, northern facade. The interior still features its original "oak, double-door Broadway entry vestibule, and small octagonal-tile floor and geometric floral patterns," according to the building's historic designation.

SAVAGEAU BUILDING — 2260 E. COLFAX AVE.



The eye-catching Denver landmark with its Moorish details in the Wyman Historic District was designed by Harry Edbrooke, who designed the Bluebird and Ogden theaters. Located at Colfax and York, it features brightly colored glazed tiles, cusp arches and tiled roofs, and has been a drug store, a grocery store and a gallery. Completed in 1930, the Savageau Building is now home to a diverse group of entrepreneurs including Hot Mamas Exercise and Smith+Canon Ice Cream Co. St. Charles Town Company purchased the building in 2017 and spent \$1 million on interior and exterior

improvements, subdividing its 10,000 square feet to accommodate smaller local businesses and startups. Other tenants include a women's clothing shop, a florist, a home furnishing store, and event space. St. Charles also bought the space next door to this Mediterranean Revival style-building, and plans to create a Choice Market, offering a much-needed fresh food option in the corridor. With a fuel station, electric vehicle charging station and bike share included, President Charlie Woolley envisions the area as a real community resource.

ESSEX APARTMENTS — 630 E. 16TH AVE.



The previously condemned Uptown Hostel at 16th & Washington was purchased by Gearhart Moore Development in 2017, when it was in need of major restoration and code upgrades for future use. This red brick Colonial Revival structure, historically known as The Essex Apartments, was designed by William E. Fisher for William S. Fisher (likely no relation) in 1908. Ben Gearhart, founder and co-owner of Gearhart Moore Development, aimed to return the building to its original splendor and

use as a boutique hotel. Gearhart worked with Historic Denver to conduct a window assessment and secure state preservation tax credits. The upgrades were completed last year and the building was designated a Denver Landmark by Denver City Council in November 2018. Serving young and tech savvy visitors to Denver, the building is now a 20-unit boutique hotel with a unique model that acts more like an Airbnb than a traditional bellhop-service oriented hotel. This is another great example of how a historic building can remain vibrant, useful, and loved.

REMIX AWARD WINNER

DAIRY BLOCK — 1800 WAZEE ST.



Historic Denver's Remix Award will be awarded to the Dairy Block, located at 1800 Wazee St., for McWHINNEY's unique blend of historic and new development. Once home to the Windsor Dairy, the block is a vibrant part of the Lower Downtown Historic District, housing 13 businesses, 15 shops, 18 restaurants, seven bars, a luxury co-working space, and the 172-room Maven Hotel. A magnet for entrepreneurs and creatives, the heart of Dairy Block is the Alley, Denver's first activated pedestrian alley which features extensive public art and gathering spaces.

Located between Wazee and Blake streets, and 18th and 19th streets, the Dairy Block is a micro-district in the heart of Denver's historic LoDo neighborhood that continues the tradition of quality and craftsmanship originally established by H. Brown Cannon, the founder of the Windsor Dairy. This one-block project incorporates the historic buildings from the original dairy, built in 1918, with several new buildings. ✨

GRANT-WINNING PROJECTS MAKE STRIDES: OUR WORK WITH THE STATE HISTORICAL FUND

By Shannon Stage, Preservation Coordinator

A large part of Historic Denver’s work involves partnering with other nonprofits to care for and restore the historic buildings they occupy. We lend our expertise as a resource in a number of ways, including applying for State Historical Fund (SHF) grants, and managing funded projects on behalf of our partners.

History Colorado (our state’s history museum and preservation office) began the State Historical Fund program in 1990 through a constitutional amendment allowing limited gaming in the towns of Black Hawk, Central City and Cripple Creek. This amendment directed a portion of the gaming tax revenue to a specific historic preservation fund, distributed through a competitive statewide grant process. To receive funding, projects must demonstrate strong public benefit and community support, and can include hands-on restoration, architectural and condition assessments, survey work, and educational programs. Grants awards range from a few thousand dollars to as much as \$200,000 per project. These state funds are matched by the grant recipient through their own fundraising.

Historic Denver has partnered with numerous nonprofits that manage historic buildings, including churches, schools, and single-family homes now used as public service facilities. Here is a sampling of some of the SHF partner projects currently underway:

Eisenhower Chapel: 293 Roslyn St.

The Lowry Foundation owns and operates the Eisenhower Chapel (aka Chapel No. 1), a National Register-listed property and Denver Landmark on the former air force base. The 78-year-old chapel is the first of four Lowry Air Force Base chapels that offered enlistees a non-denominational gathering place to worship. While the other three chapels have since been demolished, the Eisenhower Chapel was preserved due to its connection to President Dwight D. Eisenhower, who attended services there with his wife, Mamie, during the summers of his administration. Today, the chapel remains a community space, hosting all types of community events from concerts and meetings to weddings and memorial services. The Lowry Foundation partnered with Historic Denver to attain a SHF grant to fund repair of the wood siding on the chapel. The project is close to completion, as the final tongue-and-groove wood siding is being restored and installed this fall.



Photos by Shannon Schaefer Stage

Peoples Presbyterian: 2780 York St.

This 1921 Mission-inspired building first served the Hyde Park Presbyterian congregation. Peoples Presbyterian, a historically African American congregation, moved into the building in 1955 during a period of tremendous community growth. The recent Historic Structure Assessment (HSA), funded by the SHF and completed in 2016, indicated that the front entry porch was in critical need



of restoration. Peoples partnered with Historic Denver to write and manage this first restoration grant. The SHF funding will help Peoples restore the front porch, including the brick and stone masonry, and the deteriorated wood roof structure. This project will improve the appearance and physical condition of this key character-defining feature, so the community can continue to safely use it each day for the numerous community service programs it hosts.

Sixth Avenue United Church of Christ: 3250 E. 6th Ave.

Sixth Ave. UCC, constructed in 1925, was designed by the notable Denver architect William N. Bowman in a Mission Revival style. It has been a community fixture ever since. The stained glass windows are original, and are dedicated to the significant community members and donors of the church in its early days. The stained glass design incorporates Colorado floral motifs along with early members’ names. The SHF-funded project will restore the structural integrity of these leaded



stained glass windows, and install new protective glazing. This will ensure their longevity, and better display their beauty to the community. Sixth Ave. UCC hosts a number of community-driven classes, workshops, preschool, and community service programming. The generations-old Watkins Stained Glass studio has been working closely with Spectrum General Contractors on this restoration work, which is close to completion.

North Highlands Presbyterian Church: 3401 W. 29th Ave.

Originally Highland Park Presbyterian, this church has served the West Highland neighborhood since its construction in 1897 on the elevated site at the northwest corner of West 29th Avenue and Julian St. The church partnered with Historic Denver to seek SHF funds to address critical issues related to water infiltration and



structural stability of the 1922 main east entry, roof drainage system, and retaining wall. This space still serves as a congregation space, but also hosts a number of community events and public services. The restoration work will support more active use of the sanctuary entry so the building can remain a neighborhood landmark for another century. #

UPCOMING CONSTRUCTION

That’s not all! We have five other SHF-funded partner projects getting underway soon:

- Fitzroy Place — front porch stone restoration
- Capitol Heights Presbyterian Church — roof and parapet restoration
- Trinity United Methodist Church — stained glass window restoration
- The Rossonian Hotel — neon signs and store front window rehabilitation
- First Church of Divine Science (Althea Center) — roof restoration (phase 2)

Stay tuned to our website and social media channels for updates on all of our projects!

NEW STATE HISTORICAL FUND GRANT WINS

For the second year in a row, we celebrated exciting grant news on the birthday of our Centennial State, Aug. 1. Our partner projects received three new grants from the State Historical Fund, including one for Fitzroy Place (known as Accelerated Schools) in University Park, one for Capitol Heights Presbyterian in Congress Park, and a grant for the next phase of our Discover Denver building survey project. Historic Denver also submitted four applications for partners on Oct. 1, 2019, and will learn the fate of these applications in early 2020.



The finest quality stonework for your landscape projects,
hand crafted in the USA

Call 866 733 8225 Visit haddonstone.com



HADDONSTONE