From:	michael henry
To:	dencc - City Council; Hinds, Chris - CC Member District 10 Denver City Council
Cc:	"Tracy Huggins"; "Jeff Bader"; "Darcey Vertuca"; "Becky Stone"; "Stan Spiegelman"; "Annie Levinsky"; "Bradley Cameron"; "Caroline Schomp"
Subject:	[EXTERNAL] Comment re 20-0933 - City Council Meeting on October 20, 2020 re Urban Development Plan for 1840 Grant Street
Date:	Friday, October 16, 2020 3:18:14 PM
Importance:	High

Members of City Council:

On behalf of Neighbors for Greater Capitol Hill (a registered neighborhood organization which encompasses the premises in question), I wish to express strong support for Council Bill 20-0933. The bill will establish an Urban Redevelopment Plan for 1840 Grant Street (the former Cathedral High School and Sisters of Charity Convent) and 1835 Logan Street (the former Malo Gymnasium, associated with Cathedral High School).

Cathedral High School and its associated Sisters of Charity Convent, designed by noted Denver architect Harry Manning, was constructed in 1921. Funds for the gymnasium, which was built in 1928, were donated by philanthropist Oscar Malo, Sr., in memory of his deceased son. The high school closed in 1982 and moved to a new building across Logan Street. In 1989 Mother (now Saint) Teresa toured the former high school and convent and decided to have her order convert the convent to a hospice for terminally-ill AIDS patients. The hospice closed in 2002.

In 2008, Cathedral Parish and the Archdiocese of Denver decided to sell the property with the expectation that it would be demolished and a new high-rise residential condominium building would be constructed. I had the honor to research and file an application for Denver landmark designation for 1840 Grant and 1835 Logan on behalf of Capitol Hill United Neighborhoods. In return for withdrawal of that application, the Parish and the Archdiocese allowed us and Historic Denver, Inc., to help show the properties to prospective developers or users interested in re-using the structures rather than demolishing them. Luckily, those efforts were successful.

The Great Recession of 2008 resulted in many delays and some transfers of the property. In 2017 GFI Development Corporation acquired the property with the intention of turning the existing buildings into a boutique hotel and event center and constructing an office building on an adjacent parking lot.

The Historic Preservation Committee of Neighbors for Greater Capitol Hill had a discussion with DURA representatives about this on January 15, 2020 and our board voted to support the Urban Redevelopment Plan on March 17, 2020.

We are hopeful that now, with financial assistance from the Urban Development Plan with DURA, these fine, but dilapidated, historic buildings will be returned to productive use in our

neighborhood.

Michael Henry
Chair, Historic Preservation Committee
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