From:	Annie Levinsky
To:	michael henry; dencc - City Council; Hinds, Chris - CC Member District 10 Denver City Council
Cc:	"Stan Spiegelman"; "Caroline Schomp"
Subject:	[EXTERNAL] Support for Urban Development Plan for 1840 Grant Street
Date:	Friday, October 16, 2020 3:43:36 PM

Members of Council,

On behalf of Historic Denver, Inc. I also want to offer our support for Council Bill 20-0933. As described by Michael Henry in his message, Historic Denver was involved in helping to put this important building on a path to preservation and we have previously supported other elements of the plan to adaptively reuse the structures as proposed by GFI. We are familiar with other GFI preservation projects and know they have the experience to successfully complete this effort. We have long looked forward to the beginning of their project.

1835 Grant was designed by well-known architect Harry Manning, is exemplary of his work, and was home to both a high school and convent that represent important parts of our City's story, including community services and engagement through both the school and the convent for many decades. 1840 Logan was designed by Eugene Groves, an innovative local architect who pioneered innovative design in Denver, and who has an interesting story in his own right. The building, once a gym, is named for a member of the Mullen/Malo Family, another important part of Denver's story. Together with neighbors and the original owner, we spent several years seeking a developer for the property that can invest in its rehabilitation and restoration, while adding complementary new construction.

One of the benefits in DURA's charge is the preservation of historic structures, structures that are important to the community and help to convey our shared heritage. As their website states, "preserving Denver's historic buildings has been a long-standing goal of the city, and DURA's redevelopment efforts have contributed to achieving that goal. The willingness of visionary developers to reuse older buildings, combined with the financial incentives that make such redevelopment feasible, have helped the city preserve its heritage for future generations to enjoy and appreciate."

Thank you for your consideration.

Annie

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From: michael henry <michaelhenry824@comcast.net>
Date: Friday, October 16, 2020 at 3:18 PM
To: "dencc@denvergov.org" <dencc@denvergov.org>, "'Hinds, Chris - CC Member District 10 Denver City Council'" <Chris.Hinds@denvergov.org>
Cc: 'Tracy Huggins' <thuggins@renewdenver.org>, 'Jeff Bader' <jbader@renewdenver.org>, 'Darcey Vertuca' <dvertuca@ozarch.com>, 'Becky Stone' <bstone@ozarch.com>, 'Stan Spiegelman' <sspiegelman@gficap.com>, Annie Levinsky <alevinsky@historicdenver.org>, 'Bradley Cameron' <bwillcameron@comcast.net>, 'Caroline Schomp' <ccschomp@yahoo.com>
Subject: Comment re 20-0933 - City Council Meeting on October 20, 2020 re Urban Development Plan for 1840 Grant Street

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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