

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2021

COUNCIL BILL NO. CB21-1429  
COMMITTEE OF REFERENCE:  
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance designating Pancratia Hall at 3001 South Federal Boulevard as**  
7 **a structure for preservation.**

8 **WHEREAS**, pursuant to Section 30-4, Denver Revised Municipal Code, the Landmark  
9 Preservation Commission has transmitted to the Council a proposed designation of a structure for  
10 preservation; and

11 **WHEREAS**, based upon evidence received by the Landmark Preservation Commission at a  
12 hearing on November 16, 2021, the staff report, and evidence received at the hearing before City  
13 Council on December 13, 2021, the structure at 3001 South Federal Boulevard meets the criteria for  
14 designation as a structure for preservation as set out in Section 30-3, Denver Revised Municipal Code,  
15 as amended, by maintaining its integrity, being more than 30 years old, and meeting the criteria in the  
16 following five categories from Section 30-3(3):

17 *b. Having direct and substantial association with a recognized person or group of persons*  
18 *who had influence on society;*

19 The structure at 3001 South Federal Boulevard (“Pancratia Hall”) has direct and substantial  
20 association with the Sisters of Loretto and Mother Mary Pancratia, born Mary Lucinda Bonfils (1851-  
21 1915), for whom the building was named in memoriam. Both the group and person had influence on  
22 Denver society as an arm of the Roman Catholic Church focused on education, in this case, women’s  
23 education specifically. While Mother Pancratia died before construction of Pancratia Hall in 1930, her  
24 individual contributions are worth noting as part of the larger legacy left by the Sisters of Loretto in  
25 Denver, and the evolution of the Loretto Heights campus.

26 The Sisters of Loretto were a North American educational order established in 1812. They  
27 followed a commitment of the Roman Catholic Church to provide schooling for its children and thus  
28 proliferation of the church itself. As a part of that schooling, sister-teachers were considered a critical  
29 element, with more than 40,000 assigned to parish schools in the United States at the turn of the 20th  
30 Century. The Sisters’ presence in Denver prior to the establishment of Loretto Heights Academy  
31 spanned at least two decades. In 1864, the Sisters established St. Mary’s Academy in downtown  
32 Denver at 14th and California Streets. The then 16-year-old Sister Pancratia moved to Denver,

1 Colorado, and served as teacher and administrator, eventually becoming director of the Academy by  
2 age 30.

3 Mother Pancratia was one of the most important members of the Sisters of Loretto in Denver,  
4 Colorado, and related to the Bonfils family, who were well-known local benefactors. She established  
5 the Loretto Heights Academy in 1888. Her vision, and that of the Sisters of Loretto, is generally  
6 accredited for the success of the Sisters' first Denver location, St. Mary's Academy, as well as Loretto  
7 Heights Academy. They are responsible for the education of thousands of women and their later  
8 positive contributions to Colorado politics and culture.

9 The Sisters of Loretto operated Loretto Heights College until 1988, one hundred years after  
10 Mother Pancratia purchased the hilltop property and established Loretto Heights Academy. St. Mary's  
11 Academy eventually moved to the Denver suburb of Cherry Hills Village and continues to be operated  
12 by the Sisters.

13 *c. Embodying distinctive visible characteristics of an architectural style or type;*

14 Pancratia Hall embodies the distinctive visible characteristics of the Collegiate Gothic Style.  
15 According to History Colorado, this architectural style combines the Gothic Revival and  
16 Jacobean/Elizabethan styles. In Colorado, this is primarily seen in large institutional and civic  
17 buildings. Pancratia Hall is no exception in this regard, as a large institutional building on the former  
18 Loretto Heights Academy & College campus. This marriage of architectural styles at Pancratia Hall  
19 displays common elements such as arched entrances, steeply pitched roof, intersecting gables and  
20 dormers, front façade chimney, and abundant multi-light windows.

21 *d. Being a significant example of the work of a recognized architect or master builder;*

22 Pancratia Hall is a significant example of recognized Denver-based architect Harry W. J.  
23 Edbrooke. Constructed in 1928, this Collegiate Gothic Style structure was a departure from  
24 Edbrooke's more common Mediterranean-influenced designs. It is the only Collegiate Gothic Style  
25 structure on the Loretto Heights campus and represents a stylistic shift from the previous  
26 Richardsonian Romanesque designs of his uncle Frank Edbrooke, who designed the Loretto Heights  
27 Administration Building (1891) and Chapel (1909). At the time of Pancratia Hall's design, Harry was  
28 in the middle of his successful architecture practice that would extend until 1946.

29 Harry came from a line of successful architects. Born in Chicago, he was the son of  
30 Willoughby J. Edbrooke, who designed such buildings as the old U.S. Post Office in Washington,  
31 D.C., and nephew of Frank E. Edbrooke, who became one of Denver's most highly acclaimed

1 architects. Harry joined his uncle's architecture practice in 1908 and opened his own independent  
2 firm in 1913 upon his uncle's retirement. He became a notable Denver architect himself, designing  
3 many well-known commercial, civic, and institutional structures. Pancratia Hall was an important  
4 architectural commission for the Loretto Heights campus and Harry, as it signaled the first expansion  
5 of the campus after it gained accreditation as a college and ushered in the only Collegiate Gothic  
6 Style structure on the campus. It is one of very few Collegiate Gothic Style structures known to be  
7 designed by Harry and still standing.

8 *f. Representing an established and familiar feature of the neighborhood, community, or*  
9 *contemporary city, due to its prominent location or physical characteristics;*

10 Pancratia Hall represents an established and familiar feature of the Harvey Park South and  
11 College View Neighborhoods, as well as the contemporary city of Denver, due to its prominent  
12 location and physical characteristics. Located on the 71-acre lot of the former Loretto Heights  
13 College, Pancratia Hall is the only Collegiate Gothic style building on the campus, thus giving it  
14 unique and prominent physical characteristics. A five-story building of red brick and accented with  
15 cast-stone lintels, the building is easily recognizable with Celtic crosses on the front gables,  
16 ornamental finials, and pointed-arch chapel windows on its front façade. Located northwest of the  
17 Administration Building atop the hill, Pancratia Hall has maintained its prominent location over the  
18 years, making it a visible staple of the surrounding neighborhoods and city.

19 The structure is oriented on the same axis as the Administration Building and is prominently  
20 featured near the crest of the hill. As the surrounding land was developed by the Sisters of Loretto  
21 over many years, they made thoughtful decisions on landscape design to maintain the prominence  
22 and distinction of Pancratia Hall. While the redevelopment of the property will remove some visibility  
23 of Pancratia Hall from several vantage points, its prominent location atop the hill and physical  
24 characteristics will be preserved.

25 *j. Being associated with social movements, institutions, or patterns of growth or change*  
26 *that contributed significantly to the culture of the neighborhood, community, city, state, or*  
27 *nation;*

28 Pancratia Hall is associated with the following social movements and institutions that  
29 contributed significantly to the culture of the neighborhood, community, and city: Women's  
30 Education, Loretto Heights Academy & College, and the Catholic Church. It represents the Catholic  
31 Church's commitment to education through the Sisters of Loretto and their mission for providing  
32 education to women at a time when society was advancing such thought. The Sisters established

1 this educational movement in the quickly growing city of Denver, and Pancratia Hall helped advance  
2 and evolve this movement in the early 20th Century. Pancratia Hall also signaled the permanence  
3 of the Sisters in what would eventually become southwest Denver, contributing to the growth and  
4 development of the neighborhood and city.

5 **NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF**  
6 **DENVER:**

7 **Section 1.** That based upon the analysis referenced above, and the evidence received at the  
8 public hearings, certain property at 3001 South Federal Boulevard, Pancratia Hall, and legally described  
9 as follows, together with all improvements situated and located thereon, be and the same is hereby  
10 designated as a structure for preservation:

11 Lot 3, Block 3,  
12 Loretto Heights Filing NO. 1,  
13 City and County of Denver,  
14 State of Colorado.

15 **Section 2.** The effect of this designation may enhance the value of the property and of the  
16 structure, but may delay or require denial of building permits found unacceptable by the Landmark  
17 Preservation Commission under the criteria contained in the Design Guidelines for Historic Structures  
18 and Districts and Section 30-6 of the Denver Revised Municipal Code.

19 **Section 3.** This ordinance shall be recorded among the records of the Clerk and Recorder of  
20 the City and County of Denver.

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1 COMMITTEE APPROVAL DATE: November 30, 2021

2 MAYOR-COUNCIL DATE: n/a

3 PASSED BY THE COUNCIL: \_\_\_\_\_

4 \_\_\_\_\_ - PRESIDENT

5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_; \_\_\_\_\_

10 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: December 2, 2021

11 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the  
12 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
14 §3.2.6 of the Charter.

15 Kristin M. Bronson, Denver City Attorney

16 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_