

## **Timeline Community Efforts: University Park proposed Historic District**

### **2018**

(Jan./Feb./March 2018)

*"Another Historic Loss for University Park"*, article about 1898 Queen Anne house demolished (University Park Community Council UpWords newsletter)

(Jan./Feb./March 2018)

Invitation to join Historic Legacy Committee, University Park Community Council UpWords newsletter

(April/May/June 2018)

Invitation to join Community Preservation Committee (renamed from Historic Legacy Committee) UpWords newsletter

(April/May/June 2018) *"Notable UPark Property Designated Denver Historic Landmark 2018"*, article in UpWords about the landmark designation of Ormleigh.

(June, 2018)

Community Preservation Committee applies for Action Funds from Historic Denver for a neighborhood preservation project. Steering Committee (8 members) formed to focus on strategy and outreach.

(July, 2018)

Historic Denver approves the application for a \$9000 project. University Park residents provide \$2,250 in matching funds. Square Moon Consultants (Barbara and Jim Steely) are hired to research and document the neighborhood history, identify the most significant buildings, develop a plan for protection, and provide an architectural stylebook.

(Sept./Oct. 2018)

*"Historic Denver Provides Funding for Deep Dive into Neighborhood History"*, article in UpWords about Action Funds project.

(Oct., 2018)

Barbara and Jim Steely introduce the project to UPark residents in a presentation at the October 3 General Meeting. Approximately 40 attend.

(Nov. 2018)

Neighbors are invited via UpWords and flyers to Neighborhood Information Gathering Day at Fitzroy Place on Nov. 4. The meeting is arranged by Barbara and Jim Steely and approximately 25 residents bring documents, photographs, and provide oral histories.

(Nov. 7, 2018)

*"University Park Group receives \$9000 from Historic Denver"*, article in Washington Park Profile

## **2019**

(Feb. 6)

UPCC General Meeting - Presentation by Rosemary on Action Funds

Project consultants work on Historic Context document.

(Jan., Aug., and November)

Community Preservation Committee meets in for updates on Action Funds project, neighborhood preservation issues, and to devise strategies for outreach to homeowners.

## **2020 (Covid times)**

(Apr/May/June 2020)

*"Action Funds Project Reveals UPark's Amazing History"*, article about the forthcoming Historic Context Statement (aka the History Book), UpWords

(June)

“University Park: Utopian Colony and Suburb on the South Denver Plains” Historic Context and Preservation Priorities Study completed by Steelys

(Jan.)

Community Preservation Committee meets in person.

(May)

Community Preservation Committee meets (Zoom). Steelys present potential landmark districts.

(June)

Community Preservation Committee meets via Zoom. Jay Homstad presents a preliminary StoryMap version of the Historic Context document. Residential architect Pat Cashen provides information on design review based on his experience and Rosemary reiterates the benefits of a historic district.

Steelys put together a potential traditional contiguous historic district around Observatory Park, but Landmark Staff decided that it didn’t pass muster due to too many non-contributing structures (too many had already been demolished).

*“UPCC Committees Tackle Preservation of Neighborhood Character”*, article in Upwords about Community Preservation Committee goals to tell UPark’s story, create awareness and protect our important historic architecture (July/Aug. 2020)

## **2021**

(Jan.)

Community Preservation Committee meets via Zoom. Presentation included information about a proposed noncontiguous historic district (thematic district) vs a traditional historic district.

(Feb.)

Virtual architectural armchair tour created

<https://www.arcgis.com/apps/Cascade/index.html?appid=f409568478e94f48b2e812c1d67b19b7>

(ongoing)

*“What’s the Story of That House”*, article in UpWords introduced a series of articles about historic homes in University Park (Jan/Feb/Mar 2021) The first was *“The Russell-Trout House, 2111 S. Fillmore St. (Jan/Feb/Mar 2021)*, followed by an article about the *Miller-Hamilton-Warfield House* at 2131 S. Columbine St. (April/May/June 2021); 2190 S. Monroe St (July/August 2021); *Grey Gables* at 2184 S. Milwaukee (Sept./Oct 2021); the *Fitzroy Place Gardener’s Cottage* at 2143 S. Madison (Nov/Dec 2021), the *Craven Dairy House* at 2408 S. Monroe St (Apr/May/June 2022); the *Warren Cottage* at 2168 S. Milwaukee St. (Sept/Oct. 2022); the *Howe House*, Oct/Nov/Dec 2023

(ongoing)

*“UPark History Book Available”*, article in UpWords about the pre-sale for \$40 of *“University Park: Utopian Colony and Suburb on the South Denver Plains”* Historic Context and Preservation Priorities Study, aka the History Book. Every following UpWords included a blurb about the sale and instructions on how to order. Over 200 have been sold, and a copy was given to each owner of a building eligible for inclusion in the proposed noncontiguous University Park Historic District.

(March - July)

UPCC unanimously agrees to fund the \$1000 cost to put together the application for designation of a noncontiguous University Park Historic District. Barbara and Jim Steely begin to write draft application after many discussions with Steering Committee members regarding properties eligible for inclusion. All must have retained their architectural integrity and have a connection to the theme, *“University of Denver’s Utopian Methodist Suburb on the South Denver Plains, 1886 – 1963”*. This thematic, or noncontiguous district, is based on our origins with the University of Denver and Methodism, our early promoters and notable women, and our distinctive historic architecture. The draft application put together by the Steelys for the noncontiguous University Park Historic District was submitted to Landmark staff in Oct.

(Mar-June)

Committee members deliver handwritten notecards to each property owner in the proposed district in early 2021, letting them know that they own one of the most significant buildings or homes in University Park, thanking them for being good stewards of their home, providing them with historic information about their house, and giving them the opportunity to provide us with more information.

(May)

Presentation on the project was presented at a Zoom UPCC General Meeting  
Approximately 8 heard the presentation.

(June)

Steering Committee members start contacting individual property owners to let them know more about the history of their house, provide them with a copy of the History Book and urge them to follow up with us. We did this via knocking on doors, dropping off information, and taking opportunities when they came up. We provided them with information about why we started this project, what designation means, and about the advantages of tax credits.

## **2022**

(July)

Landmark Staff approves draft application for designation.

(ongoing)

Steering Committee members continue meeting with individual homeowners. Each owner is given a copy of the inventory form (history of the building and how it fits into the theme of the proposed district) for their property, in addition to the History Book if they hadn't already received it.

(Dec. 1)

Gathering at the Pahl's house for Professor's Row/Observatory Park owners of eligible houses. Three couples attended.

## **2023**

((Jan. 11)

Steering Committee members give presentation on the Action Funds project to UPCC Board.

(Mar.)

All homeowners invited to informational meeting on Mar. 7, some via snail mail and some via snail mail. Presenters included Kara Hahn, Jim and Barbara Steely, Michael Flowers from Historic Denver, residential architect Pat Cashen, realtor Pam Nunez, and Rosemary. The invitation included information on landmark

designation and state historic tax credits. Reminder flyers were distributed to every property owner prior to Mar. 7. A follow-up summary of the meeting was sent to property owners via email. 14 attended.

(May 3)

Presentation on project and proposed Historic District at UPCC General Meeting by Rosemary included a PowerPoint showing photos and telling the history of 19 properties eligible for inclusion.

(June 14)

UPCC Board votes unanimously to support the creation of the non-contiguous University Park Historic District.

*UPCC supports the creation of the noncontiguous University Park Historic District. This proposed thematic district recognizes and highlights our neighborhood's origins in association with the University of Denver and Methodism, and our history as a progressive architectural laboratory for Denver. The Board recognizes that the goal of this initiative is twofold: to retain the most significant physical reminders of our history, and to help preserve our neighborhood character, or "sense of place".*

(July/August/Sept.2023)

*Proposed University Park Historic District Tells the Neighborhood's Story*, article in UpWords

(June 17/June 20)

Information meetings on June 17 (in-person at Fitzroy Place) and June 20 (virtual via Teams). Present were Kara Hahn, Jim and Barbara Steely, and Rosemary. The homeowners invited via email included those who were "maybe's" or "unknown." Three attended the in-person meeting and three attended the virtual meeting.

(Aug. 16)

City staff hosted an information meeting at Fitzroy Place. Letters were sent to all property owners except for those who were adamantly against joining the potential district. Addresses were based on the assessor's records. Kara Hahn and Abbey Christman provided information on designation and design review, Barbara Steely provided information on University Park history and the thematic district, and Rosemary gave a brief summary of the origins and the importance of the proposed district. Eight attended.

(Aug.)

We have met with every property owner at least once, except for 4 who didn't respond to any of our outreach which was via knocking on doors, dropping off information, sending emails when possible, and sending letters via snail mail.

(Sept.)

The following letter sent to property owners who haven't yet indicated if they support joining the proposed historic district.

**To: Owners of historic homes eligible for inclusion in the proposed University Park Historic District**

**Re: Deadline Oct. 27**

***We're bringing the proposed University Park Historic District process to a close and need a response from all homeowners by Oct. 27 before submitting the final application.*** We've met with or attempted to meet with each of you, and city Landmark staff has held 4 informational meetings. This has been a multi-year effort on behalf of our entire neighborhood.

Denver Landmark staff will be sending you notice about two more information meetings: Oct. 10 in-person at Fitzroy Place, 6:30 p.m., 2160 S. Cook St., and virtually on Oct. 11, 6:30 – 7:30 p.m. Send a request to Kara Hahn at [kara.hahn@denvergov.org](mailto:kara.hahn@denvergov.org) for the link to the virtual meeting.

We're aware that some misinformation has been circulating, and we urge you to attend one of the above information meetings to get the real facts and ask city staff any questions you have. Staff will provide information on what designation means, the benefits and responsibilities of owning a landmark property, and the latest updates on design review. They will listen to your thoughts and address misunderstandings. If you're unable to attend either meeting, contact Rosemary Stoffel at [rosemary.stoffel@gmail.com](mailto:rosemary.stoffel@gmail.com) to receive the electronic version of the Aug. 16 staff presentation to homeowners.

Joining this proposed historic district is an easy way for homeowners to achieve the honor of historic designation without the expense and effort of attempting individual historic designation. Normally, individual designation efforts can be costly to homeowners, as much as \$2500 to pay for the research and expertise needed to put together the application for designation.

Homeowners in the proposed University Park Historic District would have nominal costs; the research has already been done and the \$500 application fee would be split among those included. Preservation consultants did the research necessary to be sure each home meets the criteria for designation, and they will be putting together the lengthy designation application. This was made possible by funding from Historic Denver. In addition, homeowners would go through city processes together, instead of on their own.

*We need your support to make this district possible. Each eligible property represents an important part of our neighborhood's history, and together they tell a cohesive story. We hope that you will let us know that you would like to join the other homeowners who have already told us that they want their homes to be included in this proposed district. **Due to our deadline, we will assume that you want to join those homeowners unless we hear otherwise from you by Oct. 27.***

*Please respond by Oct. 27 to Rosemary Stoffel, Community Preservation Chair (303-903-0613) [rosemary.stoffel@gmail.com](mailto:rosemary.stoffel@gmail.com)*

**(Oct.)**

**Information meeting with city staff (Kara Hahn and Abbey Christman) at Fitzroy Place**

**Virtual information meeting with city staff (Kara Hahn and Abbey Christman)**

**2024**

**(Jan.)**

**As of Jan. 2, status of property owners' decisions to join proposed district:**

**The UPCC Board votes yes unanimously on the following:**

*Jan. 3, 2024: University Park Community Council (UPCC) recognizes that Buchtel Bungalow at 2100 S. Columbine St., owned by the University of Denver (DU,) is integral to the history of our neighborhood, and unanimously supports inclusion of the property in the proposed University Park Historic District. If we don't receive a commitment by DU to include the property by Feb. 5, UPCC will continue to maintain support for inclusion of Buchtel Bungalow regardless.*

*We value our historic connection to DU, and a commitment by DU to the inclusion of Buchtel Bungalow in the proposed University Park Historic District would publicly acknowledge that connection.*

*Jan. 3, 2024: University Park Community Council (UPCC) recognizes that Observatory Park at 2100 S. Fillmore St. at the center of our neighborhood is entwined with the history of DU and University Park, and is a cornerstone in the proposed University Park Historic District. UPCC unanimously supports inclusion of Observatory Park in the proposed University Park Historic District. If we don't receive a commitment by Denver Parks and Recreation to include the property by Feb. 5, UPCC will continue to maintain support for inclusion of Observatory Park regardless.*

**(Jan.)**



Rosemary meets with Historic Denver to provide an update on our efforts (funded by HD Action Funds) to create the University Park Historic District. Historic Denver offered opportunities for outreach to the wider Denver community.

(Jan.)

All included property owners are invited to a virtual meeting on Jan. 25 to meet each other and to hear city staff explain the following process moving forward in more detail.

*Week of Feb. 5 – letters go out to property owners from city*

*Feb. 16 – properties are individually posted by city*

*Mar. 5 – public hearing at Landmark Preservation Commission (LPC)*

*Mar. 6 – public hearing at Planning Board*

*Mar. 16 – Land Use, Transportation and Infrastructure (LUTI) meeting*

*Mar. 26 – Mayor/Council*

*Apr. 1 – First reading, City Council*

***Apr. 8 – public hearing and vote on approval at City Council***