

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2021

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

A BILL

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

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

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

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

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

The Sisters of Loretto were a North American educational order established in 1812. They followed a commitment of the Roman Catholic Church to provide schooling for its children and thus proliferation of the church itself. As a part of that schooling, sister-teachers were considered a critical element, with more than 40,000 assigned to parish schools in the United States at the turn of the 20th Century. The Sisters’ presence in Denver prior to the establishment of Loretto Heights Academy spanned at least two decades. In 1864, the Sisters established St. Mary’s Academy in downtown 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: December 13, 2021

4  - PRESIDENT Pro-Tem

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: Dec. 1, 2021