

UPWORDS

UNIVERSITY PARK COMMUNITY COUNCIL
(UPCC) NEWSLETTER

Your Neighborhood Voice



September 2015 • www.upcc.us

1932 Holland House Remains Treasured Piece Of UP History

by Rosemary Stoffel,

Legacy and Historic Preservation Chair

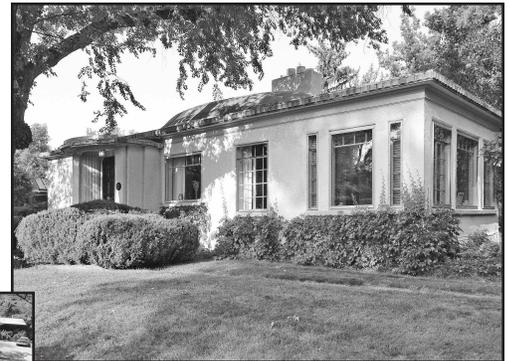
The intriguing house with the unusual dome at 2340 S. Josephine St., known as the Holland House, is one of our neighborhood's oldest examples of notable design. It was designated a Denver Historic Landmark in 2010, one of only three buildings in University Park with that honor. The others are Chamberlin Observatory and Fitzroy Place (also known as the Iliff Mansion).

The home was designed and built in 1932-33 by Harvard-trained architect Eugene Groves for Mary Holland, a leader in child welfare work and in the

creation of DU's School of Social Work. The current homeowner, Shirley Kenneally, has lived in the house since 1967 (the same year Groves died), and treasures every inch of the one-of-a-kind structure. It sits on the north side of the large four-lot property, which allows light to spill into the south-facing sunroom.

Mature landscaping helps create a green, serene setting.

The house is constructed



entirely of pre-cast concrete panels, an innovative method of construction devised and patented by Groves. His

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Newsletter Information

UPWords is published five times a year and is funded by the University Park Community Council. Thanks to the UP residents who contributed information for this issue! My name is Liz Netzel, and I am the new *UPWords* editor. I've been a happy UP resident since 2000 and look forward to sharing news with you about our thriving community. I welcome articles, story ideas, and suggestions from readers. Feel free to contact me at com@upcc.us.

Inside: A New Look For The Purple Pages

With this *UPWords* issue, you should have received the newly redesigned 2015-2016 *Purple Pages*. We hope you find the streamlined brochure format both useful and informative. If you have any input, questions or concerns about the *Purple Pages*, please contact Janet Bardwell, pp@upcc.us. And please do support our valued advertisers!

Attention University Park Residents

Please Join Us For Our Fall General Meeting

Wednesday, October 7, 2015

University Park Elementary School

6:30 p.m. Refreshments and Social Time

7 p.m. Meeting

AGENDA

- **President's Update and Intro of New Board members**
Traci Samaras — UPCC President
- **YMCA Renovation**
Neil Alderson — Executive Director of the YMCA
- **Five-Story Project in 1900 block of S. Josephine**
Tim Klemmetsen — Assistant Project Manager of Shaw Construction
- **DU Update**, Ben Gerig — DU Communications Dept.
- **City Council Issues**, Paul Kashmann — City Councilman
- **Q and A**

The meeting is open to all residents and will adjourn by 8:15 p.m.

Thanks to Schlessman YMCA for providing refreshments!

Letter From The President

by Traci Samaras

With the first cool mornings of fall suddenly upon us, I'm still basking in the afterglow of two great summer events in the neighborhood. Bands in the Park, which took place on Saturday, August 1, featured three bands (The Minding, Sway, and Grasping at Straws!), who performed a variety of music for roughly 150 attendees. Special thanks to Susan Cox, of The Minding, for volunteering to arrange the evening's entertainment, which included a drawing for give-aways from *Swallow Hill Music Association*, *730 South Restaurant*, *Colore Italian Restaurant*, and *Susan Cox & Kerry McElroy*. Many thanks to the band sponsors: Swallow Hill Music, Triumph Business Services and 730 South. Dr. Robert Stencel, of the Chamberlin Observatory, generously provided power for the show. Thanks to UPCC's Megan Bettinger for her help, as well.

Our annual Fourth of July Parade was also a big success, with its colorful



procession of creative floats, including decorated strollers and wagons. Thank you to the UP Mom's Club for the free popsicles for all the parade kids and for running the hot dog stand, whose proceeds were donated.

If you're new to the neighborhood, attending events like these is a great way to get to know our friendly residents. Lastly, I want to remind readers interested in receiving our email newsletter, which covers issues and activities that take place between issues of *UPWords*, to sign up at www.UPCC.us.

1932 Holland House

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goal was to build affordable, space-efficient, fireproof homes, which were termed "low-mileage" at the time due to low maintenance costs and compact, space-efficient floor plans. Only four homes designed by Groves remain in Denver, and the Holland House is the first to be named a locally designated landmark.

Built for a mere \$5,500, the home features unique details and craftsmanship unusual today. The domed living room is so acoustically fine-tuned that a whisper on one end can be heard clearly across the room,

and the curved ceiling of the sunroom features hand-painted tiles. Recessed, brass-plated salt and pepper shakers are built into the kitchen wall, and a "health sleeping unit" constructed on a concrete foundation features built-in bookcases, a reading lamp, pull-out drawers, and sliding pocket doors that can be closed when the south-facing window on the other side is open. Steps outside lead to a rooftop terrace, complete with concrete benches.

Recently there has been renewed interest in Groves and his architecture (an open house sponsored by Historic

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Calling Neighborhood Architects

There has been much recent discussion about the lack of design quality in many of Denver's newest buildings. University Park still offers the architectural diversity lacking in other parts of the city, with many fine examples, both old and new, of notable design. We would like some of those buildings pointed out to our residents.

We are looking for architects living in University Park to select one of their favorite buildings in our neighborhood — old, new, or in-between — and briefly explain why they think it is designed well. Please send your picks to Rosemary Stoffel at rosemary.stoffel@gmail.com, or call her at 303-692-9197. We'll feature notable homes in future issues of *UPWords*.

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UPWORDS is published five times a year, prior to the fall, winter and spring general meetings, the special Holiday issue for the Sing and Sleigh, and the summer issue for the 4th of July Parade.

Coming Full Circle

by Phyllis Ward

Growing up in University Park neighborhood in the '50s and early '60s and then returning to my family home in 2000, I've come to appreciate my childhood experiences as well as gradually embracing the many changes since then.

In December 1949, my family came to Denver from southern California amidst my mother's first snowstorm for my father's job as a professor at the University of Denver. We moved to the 2300 block of S. Madison Street, within an easy walk from DU. At that time we had picket and/or short chain-link fences between houses, making it easy to greet and talk with our neighbors — one of my summer jobs was painting the picket fence. My best friend lived one block away. Spending lots of time together, we gave up the idea of digging a tunnel between our houses and opted for cutting through an alley-neighbor's yard. This ended abruptly when they bought a German Shepherd that I was afraid of.

UP was then growing with many young post-war families, schools were bursting at their seams (kindergarten at U Park Elementary was in the gym with another class in the opposite corner), and three new high schools opened by the time I graduated from South ('62). Until the University Hills Mall opened, we had to go to Englewood for groceries. Window shopping at May Co., trying on shoes at Fashion Bar and just "hanging out" at the mall with our friends was a treat. Sometimes we took the #8 bus downtown to see a movie (cartoons and newsreels included).

We didn't have a color TV when they first came out, but gathered around a neighbor's TV, which had a plastic cover that "simulated" a color picture. Now the residents in that same house have numerous color devices. A neighbor across the street with an extensive flower garden helped me with my Girl Scout "wildflower badge." I now have a flower garden as well and as an adult helped babysit for two different families who later moved into that house.

Parks were important while I was growing up. I spent many evenings peering through the enormous

telescope at Chamberlin Observatory, marveling at the wonders of the night sky, which overshadowed my fear of climbing the ladder and standing on that platform. Dinosaur Park was a great attraction as well.

My mother taught piano in our home for 25 years. Growing up I heard endless approximations of "Twinkle, Twinkle, Little Star," "Fur Elise" and other pieces. At Christmas time, we had many piano student family recitals. After I returned, I gave lessons on the flute, my instrument, to a couple neighbor kids.

During the summer of 1967 while starting my master's degree at DU, I needed a place to stay. Coincidentally, a family on Jackson Street, the McIntyres, needed a nanny for their children. They provided room and board in exchange and introduced me to an art professor at DU who later became my husband.

I moved away in 1968, and by the time I returned in 2000 and moved back into the family home (my parents, Ruth and Phil Perdew, had moved to an assisted living facility not far away), the neighborhood was booming again with many young families.

Many things have changed over the 65 years I've "known" the area while others have stayed the same and/or matured. The words "pop-top" and "scrape-off" were added to our vocabulary. Bigger houses and taller fences make it harder to "howdy" with neighbors. What has also grown, though, is the trees — one of the great attractions of UP neighborhood.

Neighborliness has kept me here, as well as the parks and trees. Whether it's sharing excess vegetables and flowers with neighbors, looking in on elderly ones, taking someone to the store or hairdresser, or watching each other's kids, we're still connected.

Annual events at the elementary school, monthly star-gazing, events at DU, the 4th of July Parade, Sing and Sleigh in December, the neighborhood garage sale, Mom's Club, Mompreneurs, block parties, UPark community council meetings, and the delivery of this newsletter and other volunteer opportunities all combine to strengthen the feeling of being part of a very

special neighborhood.

We're not without concerns, though. Living between two light-rail stations has made commuting much easier. Coming with it has been the demolition of some of our venerable and vulnerable houses and businesses, making room for high-rise apartment buildings and condos, bringing concerns of heavier traffic, noisy construction, and lack of adequate parking for residents and students at DU. We can't go back to "the good ole days," but hopefully we can preserve and improve what makes this neighborhood a great place, welcoming newcomers, being neighborly and sharing what we value living here.

So what about coming full circle? For my first job away from family chores, as a 12-year-old I babysat younger neighborhood kids for 25 cents an hour, 35 cents if I did some cleaning as well. These children have since moved away and are probably grandparents themselves by now. Even though I spent many years away, working as an educator most of that time, when I returned in 2000, families were younger and, you guessed it, babysitting up to 13 kids on my block alone became my first job.

Returning to the playgrounds of Observatory Park brought back good memories. Over the years I have been babysitter, nanny, substitute grandmother and then chauffeur. Many are now in college, some are even married. So if they return to University Park, they just might drive me to the grocery store or hairdresser and look in on me, being sure I've taken my medicines and eaten my meals. Still involved with DU, I now usher regularly at Newman Center. Coming home has been a joy! Thank you, University Park neighborhood.

UPCC EMAIL NOTIFICATION LIST

Stay connected and informed by signing up for the UPCC email notification list. We send monthly emails as well as emails when there is something time sensitive that needs to be communicated to our residents. To learn more about our list and read recent emails visit www.upcc.us/email.

OPEN SPACE & PARKS/BUCHTEL COMMITTEE UPDATE

by Diana Helper, Chair

PARK NEWS: The Harvard Gulch meeting set for September has been postponed, probably until spring. You may still send your comments, ideas, and questions to info@denverwaterways.com. Washington Park area folks ask if we have had many revelers in Observatory Park who no longer can use Wash. Park; have you noticed that? Is the park over-used? The Sundial gnomon is gone from the historic marker in Buchtel Centennial Park, and will be replaced by our good neighbor Bill Berg. The trees along the north side of Buchtel Blvd. Parkway are to get some care from the Parks Dept. in September. We hear that the Prairie Park Sign is to be done “by the end of September,” so will plan a celebration in October — stayed tuned!

INC MATTERS — Yes, it matters a

Black Bear Visits UP

On August 24, a black bear cub wandered into the neighborhood. Colorado Parks and Wildlife officials surmise the 100-pound male was looking for food beyond his usual stomping grounds because severe weather this year has resulted in diminished forage. Caught in the 1800 block of S. Monroe St., the bear was tranquilized and returned to the mountains the following day.

Thanks To Recent UPCC Dues Payers!

The following residents paid voluntary UPCC dues in June and July 2015.

| | |
|-------------------------------|-----------------------------|
| Scott & Joan Barker | Ola & Elin Lindblad |
| Wayne Barnes | Richard & Carol McMahon |
| Lee & Arthur Feldman | Martin & Cynthia Ottenbrite |
| Shannon Connell & Matt Gaghen | Tom & Gail Rowe |
| Jeff & Ann Garfinkel | Leticia Gallagher & |
| Pam Gates | Michael Stretchberry |
| Vaughan & Trish Kendall | Barbara Wils |
| Bob & Kathy Lees | |

UPCC Voluntary Dues 2015

All residents of University Parks are members of the UPCC. Voluntary dues are integral to the operation of the UPCC, neighborhood events and publications. **You are invited to pay your UPCC Voluntary Dues for 2015.**

The suggested amount is \$25 or \$15 for seniors.

Mail to: UPCC, 2100 S. Monroe St., Denver, CO 80210

Online: Use PayPal at www.upcc.us/support

lot, and you are all represented at this Inter-Neighborhood Cooperation meeting, so please be aware that current matters include a request for timely completion of the Designation Project, where Harvard Gulch East Park and the entire gulch trail are among the official designations yet to be made. An urgent request asks City Council to conduct a detailed study regarding the operation and safety of the “gasification plant” being built by the Zoo, in City Park. Studies indicate safety issues are of extreme concern. The city OK’d this use of public park land, which sets an unfortunate precedent. INC meets the second Saturday morning of each month and UP needs a rep to send. It is important that UP be represented at this city-wide group dedicated to all sorts of neighborhood concerns. Please contact Traci Samaras at president@upcc.us and get involved now.

DU will be making some changes to E. Asbury Ave. through campus, but it will remain an open two-way street. DU has vacated the 2300 block of S. York, which is now one-way north and serves as an exit route from the music building’s parking garage. The old quonset hut on the west side will be replaced by a small park. DU hopes many of the local places with liquor licenses can help curb student drinking. It is felt that the over-saturation of licenses is a neighborhood problem, as

DU does not get involved in local business licensing/zoning concerns. The next public meeting is November 18.

CONSTRUCTION of two five-story apartments has begun in the 1900 block of S. Josephine. All trees were demo’d in the north half, east side. These luxury buildings will face each other, and will include an estimated total of 327 units. They are named Modera Observatory Park (!), or MOP. We mope. You will hear more about this project at the Oct. 7 UPCC General Meeting.

Holland House

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Denver at a Groves residence in Denver’s Sunnyside neighborhood drew a houseful of visitors), but even at the time of its construction the house was considered unique. It was featured in *Homes of the West* magazine near the time it was built, and in 1977 University Park resident and author Don Etter included the Holland House in his book *Denver Going Modern*. He described Groves’s work as “far from timid” and designed with “incredible flair.” It was a favorite stop among visitors on a University Park Elementary School House Tour several years ago.

Local Denver Landmark designation ensures that the house will never be demolished. It also opens the door for tax credits given to owners for the restoration of their designated historic structures. The application for designation was put together by Historic Denver staff and submitted by the owner, with support from city landmark staff and neighborhood residents who assisted in the research, wrote letters, and spoke in support at public hearings.

University Park has experienced much redevelopment over recent years, and this house is one very unique reminder of the varied architectural styles that have characterized our neighborhood since its development in the 1880s. Owner Shirley Kenneally deserves a huge thank you for taking the initiative to save her house for us and for future generations, who will be able to look at the structure and say, “Wow.”