

UPWORDS

UNIVERSITY PARK COMMUNITY COUNCIL
(UPCC) NEWSLETTER

Your Neighborhood Voice



April-May 2017 • www.upcc.us

Neighborhood Home Notable For History, Architecture Sold, Fate Unknown

by Rosemary Stoffel, former UPCC Historic Preservation Chair

Author's note: The University Park neighborhood is notable for its architectural history, and the pace of tear-downs over recent years has caused concern that our neighborhood character is diminished as a result. We lost several homes which Denver's Landmark staff determined had the potential for historic designation — Hyde House, which anchored "Professor's Row" in the 2100 block of S. Milwaukee, and a Usonian style home in the 2300 block of S. Jackson St. designed by Edward Hawkins. It is possible to renovate and add additions to these homes to make them more livable for today's lifestyles. In addition, tax credits are available for houses designated as local historic landmarks. The following article describes the most recent house flagged by Denver's Landmark staff.

The "Miles House," located at 2266 S. Columbine St., was recently sold, and may be demolished. The previous owner applied for a demolition permit, and the process of granting that permit is currently underway through city agencies. Zoning would allow two houses to be built on the 15,000-sq. ft. lot. Efforts to reach the new owner to find out plans for the house were unsuccessful as of press time.

Denver's Landmark staff determined late last year that the house met the criteria for potential individual local landmark designation, a high bar met by very few structures in the city.



The Miles Bungalow (1907)

Photo by Don Etter

There are currently only 336 individual landmarked structures in Denver, including Chamberlin Observatory and Fitzroy Place (also known as the Iliff Mansion) in University Park.

To be eligible for designation, a structure must meet criteria in two out of three categories — history, architecture, or geography. According to Landmark Staff, the Miles House qualified in both the history and architecture categories. In order to be designated and saved from demolition, an application for designation must be filed and ultimately approved by City Council. Since no application was submitted, the demolition permit process was started, which would allow the house to be scraped.

The home was built in 1907 by William and Emma Miles at a cost of \$4,000. Miles was an advertising manager for the C. S. Morey Mercantile Co., and later for Gano-Downs (men's clothing). He died in 1909, a few days after being struck by a streetcar while walking down Evans Ave. His wife, Emma, needed additional income and turned the house into a boarding house for well-educated, professional women.

According to Landmark staff research, it wasn't acceptable for single young women to live alone in the early 20th century, especially those in the teaching profession, who were held to very high moral standards. A well-run boarding house provided professional women with a respectable lodging option, as well as cooked meals and a sense of community. Boarders in the Miles House included teachers, librarians, and a bookkeeper.

The house was sold to the Eta Omega Delta fraternity (later Kappa Sigma fraternity) in 1931; however, Miles became the owner again in 1933 and sold the house to Ollie and Madeline Crush; Ollie was the proprietor of CWC Produce, a wholesale produce company. The house then had a succession of owners, including Roy and Estelle Schrodt, Ray and Jean Short, Frank and Tanya Kretschmer, and in 1965, Charles and Nancy

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Please Join Us For The UPCC Spring General Meeting Wednesday, May 3, 2017

**University Park Elementary School Auditorium
6:30 p.m. Refreshments* And Social Time**

**Refreshments provided by The Zen Center*

7-8:15 p.m. Meeting

AGENDA

- **Election of Officers**
- **UPCC Mobility Committee Update**
- **Vision Zero**
- **City Council Issues**
(Paul Kashmann – City Councilman)
- **Q and A**

Letter From The President

by Debbie Harrington

Happy Spring to all our UPark residents! We have two important neighborhood events coming up in May 2017. The **General Meeting** will be **Wednesday, May 3 at 7 p.m.** and **McWilliams Park Celebrates 50 Years on Saturday, May 6 at 4 p.m.** at McWilliams (a.k.a. "Dinosaur") Park. Some descendants of Robert H. McWilliams, for whom the park is dedicated, still reside in our lovely neighborhood and will attend. The event promises to be a fun tribute to this wonderful gem where so many residents have enjoyed picnics, soccer games, dog walks and children's play dates. Please join us!

Some Background on the UPCC — Everyone who resides within the defined borders of the University Park neighborhood (I-25 to the North, Yale to the South, Colorado Boulevard to the East and University Boulevard to the West) is automatically considered a member of University Park Community Council, or UPCC. While all dues are voluntary, we rely on our resident dues to support the mission of UPCC, which is "*the promotion of social welfare, common good and general welfare of the University Park Community.*"

UPCC is a Registered Neighborhood Organization (RNO) with the City of Denver, and is an all-volunteer, non-profit organization. UPCC is managed by a Board of Directors, who meet monthly and who serve in various capacities as representatives to our community and liaisons to various city

entities and offices. As an RNO, UPCC has an official standing with the City of Denver and receives notification of proposed zoning amendments, landmark designation applications, planning board and board of adjustment hearings, liquor and cabaret licenses, and other activities occurring in the neighborhood. Our Board considers the appropriate action, if any, and follows up with the City as determined.

UPCC is not an HOA. We do not have covenants or restrictions on what color you can paint your home or what type of roofing material you must use. But we as a neighborhood do have to live within the City's building codes, ordinances and stipulations.

As a member of UPCC, I urge you to consider how you can get involved. Begin by paying dues on an annual basis. These dues go toward *UPWords*, which you are presently reading, as well as supporting our three annual General Meetings (in February, May and October) and our three annual neighborhood events (4th of July Parade, Band in the Park Concert, and Sing & Sleighbells).

You can also volunteer for events, serve as a block captain and deliver *UPWords* to your neighbors, or become involved with the UPCC Board. If you would like to volunteer, please email president@upcc.us with your areas of interest. To find out more, please visit our website at upcc.us. There is a wealth of information there about this wonderful place we have chosen to call home.

Home Notable For History, Architecture

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Milligan. Charles was a pastor, professor at the Iliff School of Theology, and a musician, and Nancy was Executive Director of the United Nations Association in Colorado. Both were advocates for civil rights. The Milligans sold the house to Gregory and Nancy Puckett in 2013, and the house was recently sold again in March.

Architecturally, the house qualified for designation as a good example of the Eclectic style houses popular in Denver in the early 20th century. According to Landmark staff, the house mixed elements of the Mission Revival

style with the popular bungalow, resulting in a symmetrical, rectangular plan. Local architectural historian Don Etter described the house as "having a particular, distinguished, and commanding presence ... with the quality typically expected of properties listed on the National Register of Historic Places."

UPCC is currently looking for residents interested in becoming involved in historic preservation in our neighborhood. If interested, please contact President Debbie Harrington at president@upcc.us, or Rosemary Stoffel at rosemary.stoffel@gmail.com.

UPCC EXECUTIVE BOARD

President:

Debbie Harrington, 303-507-2652
president@upcc.us

Vice President: OPEN

Secretary: Megan Bettinger,
303-842-0687, secretary@upcc.us

Co-Treasurers:

Ryan Zorn & June Morgan,
trs@upcc.us

STANDING COMMITTEES

Advisory: Bill Winn, 303-691-8703
advisory@upcc.us

Communications:

Liz Netzel, com@upcc.us

Legacy & Historic Preservation:
OPEN

Membership:

John Rogala, membership@upcc.us

Neighborhood Safety:

Steven Hick, safety@upcc.us

Open Space & Parks/Buchtel:

Diana Helper, 303-733-4902
parks@upcc.us

Purple Pages: Janet Bardwell,
pp@upcc.us

Co-Chairs Transportation,

Traffic & Sidewalks:

Rosemary Stoffel, 303-692-9197
& Jeanne Tubb, traffic@upcc.us

Zoning Chair:

Pat Cashen, zone@upcc.us

SPECIAL COMMITTEES

(no vote on board)

Area Coordinator:

Phyllis Ward, 303-756-6146
areacoord@upcc.us

Archives: OPEN

DU Liaison: Drew Hunter,
UPDUREP@upcc.us

Email Communication:

Traci Samaras, email@upcc.us

Events: Derek Pimm,
events@upcc.us

Inter-Neighborhood Cooperation:
OPEN

Nominations: OPEN

UPark Elementary Liaison:

Andrea Steuer, andvrc@aol.com

UPark Gulch Trail: Tony Hurd,
UParkGulch@gmail.com

Web Master: Dana Strand O'Connor,
webmaster@upcc.us

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 Bells, and the summer issue for the 4th of July Parade.

University Park Residents Receive Awards

Tony Hurd was presented with the Neighborhood Star award at the Annual Inter-Neighborhood Cooperation (INC) Awards Dinner on January 31, 2017, at the Doubletree Stapleton. Nominated by the UPCC Board for his outstanding service to the neighborhood on the Urban Gulch Restoration project, Tony was a deserving recipient of one of this year's awards.

Harvard Gulch and Trail traverse University Park from South University

Denver Commits To Vision Zero

Mayor Hancock recently announced that Denver has joined other cities in committing to the goal of Vision Zero, a proven, data-driven approach to reducing transportation-related injuries and saving lives. Last year, 57 people were killed in traffic deaths in Denver.

Vision Zero is a goal of working toward the only acceptable number of traffic deaths and serious injuries: zero. It originated in Sweden in 1997 and has since been adopted in countries across the globe. More recently, cities including New York, Chicago, Boston, San Francisco, Seattle, Portland, and San Diego have adopted Vision Zero policies. Find out more at the UPCC May 3 meeting, when Gosia Kung from WalkDenver will give a presentation on how this ambitious initiative is being implemented in Denver.

nearly to South Colorado Blvd., including McWilliams (a.k.a. Dinosaur) Park and Harvard Gulch East Park. In early 2015, INC's park designation committee, who wished the Trail to be designated along with the adjoining trailside, studied this area.

Tony assembled an active committee of UP neighbors to study and work out improvements by working with Urban Drainage, the Army Corps of Engineers, Denver city agencies, and others. Tony walked the trail with, and gained support from, Councilman Paul Kashmann, Greenway Foundation President Jeff Shoemaker, and representatives from Denver Parks & Recreation.

According to Councilman Kashmann, "Before the tour was even half-completed there seemed to be agreement that a combination of curb ramps, traffic signs and improvements to the trail itself were long overdue and would transform the trail into an amenity much more useable for the individuals and families in our community. This broad-based partnership led to a budget appropriation of some \$200,000 for trail improvements. This was an award very well deserved."

UPCC was given a Transportation Solutions Champion Award on February 23, 2017, at a conference at the University of Denver, due to the tireless efforts of two outstanding volunteer residents, **Rosemary Stoffel** and **Jeanne Tubb**, co-chairs of UPCC's

Transportation & Mobility Committee. **Rosemary Stoffel** has lived in University Park and been an active volunteer for 39 years. She has served as UPCC President, and has chaired Historic Preservation, the Small Area Plan Committee, and is currently chair of the Mobility Issues Committee. A passionate citizen, Rosemary has also been a member of the Historic Denver Board, the Stakeholder Committee for the Redesign Study of the DU and Colorado Light Rail Stations, and is co-chairing the Denveright Pedestrians and Trails Task Force. Recently she was also tapped to serve on the 2017 GO Bond Transportation and Mobility Stakeholder Committee.

Jeanne Tubb is a relatively new resident of UPCC, but has been actively involved almost from the beginning. She is currently co-chairing the Transportation & Mobility Committee and has taken an active role as a liaison with Transportation Solutions' work on the light rail stations.

Transportation Solutions is the consulting group that has been working on ideas for improvements to the University and Colorado light rail stations. With input from small group and community impact meetings, Transportation Solutions aims to improve the functioning, safety, access and use of these two light rail hubs.

Are You Living In Your Childhood Home?

by Janet Bardwell

I am interested in meeting others who grew up in University Park in other decades and are now living in their childhood homes. I personally remember, during the first year of busing to integrate DPS schools, getting the opportunity to attend Columbine Elementary (29th & Columbine St.) in the mornings of my first semester of fourth grade. The next semester while we waited for our fellow classmates to return on the bus, my teacher, Mr. Bradshaw, taught us his favorite hobbies — rug hooking and Morse code. Both were formative experiences for me. I am sure others have stories to share. Please contact me at jkbardwell@gmail.com or 303-756-4212. I look forward to hearing from you.

PARKS & RECREATION UPDATE

by Diana Helper, Chair

Prairie Garden — Denver Parks and Recreation is growing plants this winter for Prairie Garden next spring. All interested in this great project please contact parks@upcc.up or call Diana at 303-733-4902 or Jennifer Engleby at 303-550-3907.

Do you play a band instrument? The Metro Concert Band is open to all, rehearsing Tuesdays at 7 p.m. at the VFW, 1350 Broadway. For more info, please contact Phylis Gail, 303-923-8810 or phylis@phylisgail.com.

Inter-Neighborhood Cooperation (INC) — I have been your UPCC "delegate" for umpteen great years and

am eager (now at 85) to give this very worthwhile position to one or two UP folks who are interested in the whole city government scene. It meets the second Saturday a.m. each month except December at different locations. Please try it! Call or email me for info: Diana Helper, chapinhelper@gmail.com or 303-733-4902.

Chamberlin Observatory Open House (Star Night) is Saturday, May 6 at 8:30 p.m.

Urban Waterways Restoration Study Update — Release of the Draft Feasibility Study has been delayed until early 2018, due to the work going on at the National Western Stock Show Complex.

Residents Respond To Mobility Issues Survey

by Rosemary Stoffel,

Mobility Issues Committee Chair

The recent UPCC Mobility Issues Survey received an impressive 199 responses, and showed that University Park residents are most concerned about missing and unsafe sidewalks, and increased cut-through and speeding traffic. Other results showed a desire for more 4-way stops, additional crosswalks, and more and improved bike paths. Please plan to attend the May 3 UPCC General Meeting to hear the details about the results of our survey, including finding out which streets and intersections are considered our dangerous "hot spots."

Lamont School Of Music

Spring is in the air and so is music! Whether you delight in hearing jazz, classical, new music, orchestra, ensembles featuring guitars, strings, percussion or winds, choirs, soloists, guest artists, world music and dance or opera, Denver University's Lamont School of Music's students and faculty members offer all of these this spring quarter. Most events are FREE without a ticket, although some have a nominal fee and/or require an advance ticket. Most are in Hamilton Hall at 7:30 pm, unless listed otherwise. All have FREE PARKING in the garage at E. Wesley and S. University Blvd. at the Newman Center for Performing Arts. For information and a schedule, visit www.du.edu/lamont or call the Concert Line, 303-871-6412. For tickets, visit newmantix.com/lamont or call 303-871-7720.

Save The Date — UPark Neighborhood Yard Sale!

UPark Annual Neighborhood Yard Sale, brought to you by Elevation Realty, will be **Friday, June 2 and Saturday, June 3**. It's not always easy to remember those "large item pick-up" days. By participating in the UPark Yard Sale you not only can clear your house of unwanted items, but it's also a great way to meet your neighbors. All University Park neighbors are invited to participate. By registering for the yard sale, you will benefit from advertising for the sale (with a list of all participating houses) as well as be able to schedule a pickup of any unsold items on Saturday afternoon. More details and online registration at www.universityparkyardsale.com.

Thanks To Recent UPCC Dues Payers!

The following residents paid voluntary UPCC dues for 2017.

Jerry & Pam Adams	Tom & Claudia Cygnar	Tony Hurd	Jim & Katy Park
Kimberly Arnold	Cynthia Daniels	Nancy Iona	Ann Hovland & Kevin Patterson
Carol Atkins	Jocelyn DiChiara	Robert & Rachel Jurkiewicz	Michelle Smith & Paul
Orvin & Donna Baker- Breningstall	Virginia Berkeley & Tom Dietvorst	Bob & Maureen Keller	Pendleton
Jerry & Jill Baller	Christopher & Susan Dolson	Tom & Carmen Kirkpatrick	Steve Perry
Scott & Joan Barker	Kelly Driver	Mark & Audrey Kiszla	Jon & Janet Peterie
Lucy Coluccy & Wayne Barnes	Don & Carolyn Etter	Bob & Roxanne Koehler	Donna Peterson
Jane & Jim Berger	Ruth Falkenstein	Fred Krebs	Greg Price
Jim Black	Lee & Amy Feldman	Richard & Mary Krugman	Greg & Regina Pron
Brooke Bolinske	Karin and Javier Fischer	Hongfei Lin & John Law	Bob & Sandy Righter
Jerry & Karen Borowick	Gary and Mary Flansburg	David & Wendy Lee	Beverly Roble
Michael & Rebecca Brown	Brian & Jennifer Frenkel	Kathryn Mueller & Rex Logemann	Brian & Becky Schaub
Betty Bruce	Pam Gates	Scott & Tanya Maierhoffer	Megan Schlegel
Bob & Seal Burrell	K. Sue Giovanini	Ruth Krebs & Peter Mannetti	Marcia Scofield
Rob & Annie Campbell	David & Mary Glaser	Ruth Krebs & Peter Mannetti	Florence (Puddy) Secombe
Jay & Nancy Carlson	Ed & Jen Guay	Jeanie & Randal Martines	Miguel & Susan Seda
Steve & Lin Carlson	Joyce Haen	Jeff & Betty McClintock	George & Noranne Siemers
Vicki Carpenter	Jim & Maggie Hamblin	Bill & Virginia McGehee	Troy & Heather Signorelli
Theresa Pena & Matt Chavkin	Greg & Julie Hand	Joyce Meyers	Anthony Slavec
Carole Chisvin	Julie & Martin Harrington	Kim & Chris Moore	Cecily Grant & Kurt Smitz
Kenneth & Jane Christoffersen	Eric & Claudia Helmstaedter	Tyler & Jill Moore	Susan Tamulonis & Timothy Standing
Patty Cohen	Jeffrey & Judi Herm	Dwight Newton	David & Mary Steinhoff
John & Alix Corboy	Lyn & David Hills	Rachelle Nuss	Barbara Smith & Phil Strain
Bob & Barbara Courtney	Guy Holman	Mary O'Donnell	Cathy Stroud
		Matt & Elysabethe Olmstead	Andrea Taylor

UPCC Voluntary Dues 2017

While all residents of University Park are members of UPCC, voluntary dues are integral to the operation of neighborhood events, publications, and UPCC operations.

Be a DUES PAYER! You are invited to pay your 2017 UPCC Dues. **Suggested amount is \$25;** \$15 for seniors. Of course, more generous donations are always appreciated! **Typically about 10% of our households pay annual dues.**

Mail your check in the enclosed envelope to:

UPCC, P.O. Box 102407, Denver, CO 80250

Or pay online:

with PayPal at www.upcc.us/support