

UPCC Board Meeting
Wednesday, February 1, 2023
7-9PM

Attendees

Barb Pahl
Rob Landis
Kristin Kleimann
Mike Cox
Elise Maskell
Mark Kristensson
Debbie Harrington
Liz Netzel
Rosemary Stoffel
Janet Bardwell
Steve Hick

Community Preservation Committee Presentation

In 2018 the project started. See Rosemary's info via email. Attached.

Community Preservation Committee Neighborhood History Project

Preservation of our historic buildings has been an ongoing concern:

--Our bylaws state that one of our purposes is "To assist in the preservation and maintenance of the character, history, and fabric of the University Park neighborhood" (Article III).

--Our 2008 University Park Small Area Plan recommendation #5: "Encourage the restoration, renovation or adaptive reuse of historic residential and commercial structure. Support historic landmark designation of structures and districts that reflect outstanding elements of the neighborhood's and city's cultural, geographic, artistic, social, economic, political, architectural or historic heritage." (page 77)

--There are currently only five designated landmarks in University Park: **Chamberlin Observatory**, 2930 W. Warren Ave., built in 1889-1894 and designed by architect Robert Roeschlaub; **Fitzroy Place**, 2160 S. Cook St, built in 1893 by Elizabeth Iliff Warren and Bishop Henry Warren, leaders in the development of University Park and the University of Denver; **Ormleigh**, 2245 S. Adams St, built in 1899 by William Seward Iliff and Alberta Bloom Iliff, both early supporters of DU, the Iliff School of Theology, and the University Park neighborhood. It was designated a landmark in 2018, after the owner, Rita Hill, now deceased, initiated the process after reading about the loss of other historic homes in the neighborhood; **Holland House**, 2340 S. Josephine, built in 1932 and designed by architect Eugene Groves. It is built of precast concrete panels and features a dome over the living room. It was included in the

popular Doors Open Denver “insider tours”; and the **Jackson-Taylor-Willard House**, 2288 S. Milwaukee St., built in 1902 by ophthalmologist Dr. Edward Jackson. The owner, Frances Taylor, now deceased, initiated designation primarily “for our neighborhood” after watching many of our older homes being demolished. As designated Denver landmarks, these properties may not be demolished except under extreme circumstances.

--The loss of the historically significant Hyde House on Professor’s Row in 2009 sparked neighborhood concern, which accelerated as residents watched increasing numbers of older homes being scraped. Residents became more outspoken after two historically significant houses were demolished within months of each other in 2018.

--UPCC responded to residents’ concerns and formed the Community Preservation Committee, open to all residents, in 2018. The group applied for and received Historic Denver funding to hire preservation consultants to help create the foundation for preservation efforts. Neighborhood residents contributed \$2250 in matching funds for the \$9000 project. The goals were to create awareness of our unique history and historic architecture and to identify and protect the remainder of our historic legacy. A Steering Committee was formed to focus on specific labor-intensive initiatives.

Early project results:

--The project was presented to residents at the UPCC general meeting in October, 2018.

--The project consultants and Community Preservation Committee members held a “Neighborhood Information Gathering Day” at Fitzroy Place in late 2018 for University Park residents to bring in documents, photos, and contribute oral histories. The consultants used this information to help with their research into the history of our neighborhood.

---Project consultants completed their research into University Park’s history in 2020 and produced “University Park: Utopian Colony and Suburb on the South Denver Plains”, commonly known as the History Book. This document was printed and sold to residents (over 100 so far) and provided the foundation for other Community Preservation initiatives.

--During the pandemic, the book provided the information for an armchair architectural tour: <https://www.arcgis.com/apps/Cascade/index.html?appid=f409568478e94f48b2e812c1d67b19b7>

--A children’s walking tour was produced during the pandemic:

<http://bit.ly/upcc-historic-walking-map>

--“What’s the Story of that House” has been an ongoing series in UpWords; so far, 7 houses have been featured. Other articles included additional information about the project.

--Progress on the project was presented at a 2021 Zoom general meeting which was unfortunately very poorly attended.

Recent and ongoing project efforts:

--Steering Committee members, project consultants, and Denver Landmark staff worked together in 2021 to assemble a potential University Park historic district, which is more efficient and cost-effective than an individual designation. The existing five landmarks in University Park were individually designated, each requiring paid professionals to research the property and put together the application for designation. In addition, each applicant was responsible for a

submission fee to the city. The individual property owners in the proposed University Park historic district would have no or negligible cost because the research and application work has already been done by the project consultants, and the submission fee would be spread among all the property owners.

--The initial possible traditional contiguous historic district included houses around and adjacent to Observatory Park, but this proved untenable because so many historic homes on those blocks had already been scraped. The group then put together another option – a thematic, noncontiguous historic district based on our neighborhood’s origins with DU and Methodism, as well as our history as an architectural laboratory. Forty two properties, scattered throughout University Park, were identified as eligible for inclusion. These can be seen on a map put together compliments of Steve Hick, DU geography professor.

--Committee members delivered 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.

-- We started contacting individual property owners in June, 2021, 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.

--We held a casual gathering of the Observatory Park homeowners in December and will be having another gathering for the S. Columbine St. homeowners, hopefully next month.

--We have contacted nearly every property owner at least once and will be holding a more formal informational meeting for them on Mar. 7, 2023 at Fitzroy Place. We are sending notice of the meeting to each property owner via snail mail. Present will be Landmark staff, the project consultants, Historic Denver staff, and Steering Committee members. We will give short presentations on the project and let them ask questions.

--We thank UPCC for its generous financial support for this project! (\$1000 for the consultants to put together the application for designation and seed money for printing of the History Book).

END

Lots of scrapes in the neighborhood. Hyde House was demolished. Columbine St. tc. Neighborhood CC received grant of 9k from Historic Denver.

2 Main Goals:

1. Create awareness of neighborhood history
2. ID significant structures

Product: Historic Context Research Paper

Criteria for Historic Preservation

Creating a historic district wasn't possible, non-contiguous thematic historic district was
42 properties have been identified.

How best to engage property owners? Sent a card to each contact. Give homeowner more information about what historic designation means and tax benefits. (25% of qualified projects. 50k cap.)

March 7, there will be a homeowners meeting

March 7, 2023 7pm, Fitzroy Place Meeting with Homeowners

Landmark staff, staff from Historic Denver, realtor (Pam Nunez), committee members will be present

Need most important houses

Created a spreadsheet of the houses to track how interested each homeowner is.

Next step is to send a letter, need board approval to send

Decision: UPCC supports involving the owners of properties included in the proposed U Park non-contiguous historic district to an informational meeting with various experts.

Motion to approve the statement letter.

Seconded

Motion approved

Question: Can homes be added later? Not at this time.

Website Discussion

Need to get it up sooner rather than later

Too many nested pages

Only essential stuff to start

3-5 most essential things:

1. Volunteer
2. Donate/Membership (Get involved) "Become part of" Take Stripe and Paypal (Wordpress limitations), Individual and Household
3. Event Info (important dates) Yard Sale, Board meetings, 4th of July, Sing & Sleigh
4. Email sign up of other communications (Upwords newsletters, email sign up)

Other suggestions:

Volunteer, email, donate on every page

More photos (include digital image of the U Park neighborhood card)

Other options to give more \$\$ (add OTHER amount) (Max involvement not funds)
Focus on simple and accurate
Need to make it simple to update website
Webmaster?

Mike will touch base with realtor, end of Feb/beg of March. Pull it in to May.
Steve will meet with Jenny to get website simplified
Dynamic first page
Mission statement at bottom
Who does contact us, go to? Should go to communications
Emails for board members (UParkCC.ORG/UPCC.us emails)
Kristin to ask Chesney how email forwards work? Rob to get safety emails etc.
History Page (but not yet)
Contact.Email for every committee should be present

Red Peak Zoning

Buchtel and Monroe, trying to minimize parking spots, apartment complex, 5 stories, 246 units added, parking structure, connect with a large path that comes through and pick up Buchtel trail/sidewalk. EV compliant/142 bike spots. Mike read letter for UPCC in support of parking appeal.
Motion to send letter as stated in support.
Seconded
Call for Discussion?
Motion approved

Upwords Discussion

Communication Plan MEMO from Liz Netzel to print 2300 newsletters plus then mailing out (4x per year)
Attached.

2023 UPCC Communications Plan

Liz Netzel, Communications Chair

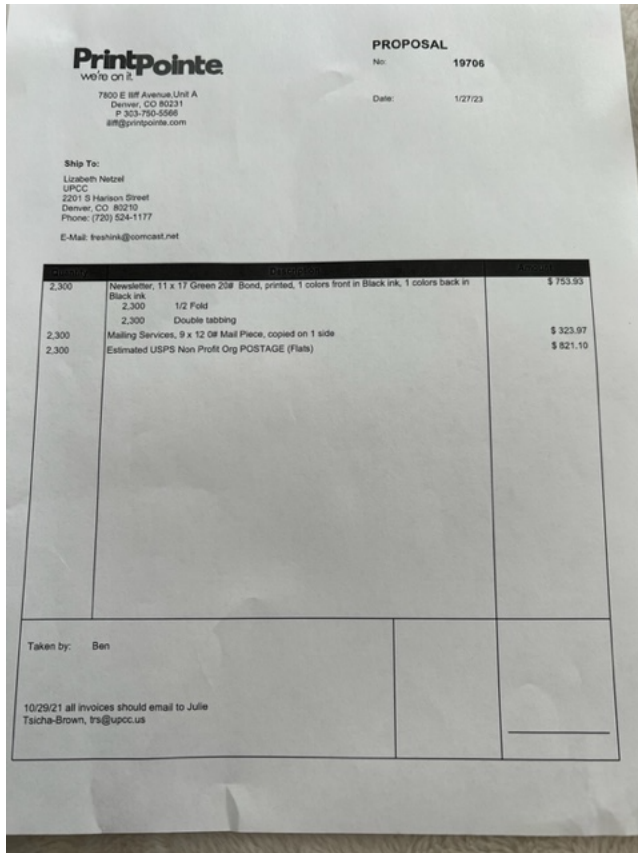
2/1/2023

I met with Elise Maskell and Sandy Van Cleave to discuss how best to communicate with UPark neighbors going forward. Here are some of our thoughts:

1. When the new website is complete, current and functional, we will be able to do away with e-blasts. This is contingent upon there being a reliable method of regularly updating the website so that any time-sensitive info can be posted there. A link to past and current issues of *UPWords* will also be posted on the website.
2. Currently, we print 2,300 newsletters five times a year. For *UPWords* to continue to be a vital communication medium, we need to move from our reliance on a team of 120 neighborhood volunteers for distribution to **mailing**. This requires a) applying for and receiving a Non-Profit USPS Marketing Mail (bulk mail) designation; b) redesigning the newsletter as a self-mailer; c) obtaining a resident mailing list (from an area realtor or from Paul Kashmann's office); and d) paying an additional monthly cost for tabbing and mailing the newsletters. (See attached bid from PrintPointe, which does not include a small charge for re-design.)
3. *UPWords* should be published **four times** a year: in late **March**, to promote the May General Meeting; in late **May**, to promote the 4th of July Parade; in late **August**, to promote the October GM; and in late **October**, to promote Sing and Sleigh Bells (this is assuming that we can set regular dates for these events).
4. The upcoming newsletter will contain the following suggested info:
 - a) date/time/location/agenda for the next General Meeting;
 - b) thankyou to vendors and volunteers who participated in Sing and Sleigh Bells;
 - c) notice that newsletters will be mailed henceforth and thankyou to all area coordinators/block captains (listed by name);
 - d) welcome to new BOD members (Mike Cox, Elise Maskell, Kristin Kleimann; Rob Landis);
 - e) list of upcoming events/date (including clubs, e.g., UP Ladies, Weeders and Seeders);
 - f) mission of the UPCC;
 - e) Gardener's Corner (Janet Manning);
 - f) Kids Corner (Tyler Kiggins);
 - g) dues payers envelop OR a QR code for paying dues (?);
 - h) profile of John Helper (?);
 - i) What's the History of This House (?)

Bid from Print Pointe

Attached.



Are we eligible for bulk mail?

Neighborhood boundaries plus primary residences/condos (addresses to "Resident")

Apartments to rely on website for newsletter

1902 single family homes in Upark, info from Paul Kashman's office.

Title company can pull parameters (CO Blvs, I25, Yale, University) Mike Cox

We are a 501C4 non-profit (Registered neighborhood organization)

30-50 extra for a welcome packet, UPCC cover letter

Include dues envelopes in 1st newsletter (maybe include a dues link)

Who is going to write profile of John Helper?

What's the History of this House

Next newsletter in late March so needs to be final mid Feb.

Committing UPARK for mailing newsletters, 4k (4x a year)

Possibly think about increasing dues to help cover costs of mailing

Email blasts for timely information and to direct to website.

Steve will fill out bulk mail application on Sat.

Decision: Will mail the newsletter

General Meeting

Trying to get at UPARK school on May 3

MEETING ADJOURNED