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August 2009 Edition

Denver's Old House Society is a new nonprofit dedicated to educating owners of old (50+ years) houses and helping them protect their neighborhoods.

Dear Old-House Lover,

Happy Birthday to Us, Happy Birthday to Us, Happy Birthday Dear Denver's Old House Society, Happy Birthday to Us.... How Old Are You? How Old Are You? We're a Whole Year Old!!

To celebrate, Denver's Old House Society announces its "Favorite Old House Award" and asks Denver City Council to implement the new zoning code, Blueprint Denver, this year, 2009.

"Denver's Old House Society's Favorite Old-House Award" is to recognize those who have lovingly maintained their old house or to recognize those who have reversed years of neglect to an old house and restored it so that it is now a wonderful asset to the neighborhood. Winners will be announced in January at the annual awards reception and dinner. [Nominate or Vote](#)

Denver's Old House Society, again, requests that Denver City Council to proceed with the implementation this year, 2009, of Blueprint Denver, which was originally supposed to be implemented in 2003. Please let all the members of Denver City Council know that you want Blueprint Denver passed this year and that you are the "primary stakeholder." Send an email today to dencc@denvergov.org. Denver's Old House Society believes that homeowners are the primary stakeholders of Blueprint Denver and not special interest groups. [Zoning Plan Delay Article](#)

Serving as an advocate for owners of old houses, the Society brings attention to issues regarding Denver's proposed new zoning code and environmental issues. It supports

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Help Us Help Homeowners
of Old Houses
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neighborhood organizations in their rezoning efforts and environmental concerns.

Denver's Old House Society received a birthday present for all present and future [founding members](#) from Colorado Preservation, Inc. (CPI), a nonprofit, statewide historic preservation organization that provides assistance in historic preservation to Colorado communities through a statewide network of information, education, training, expertise, and advocacy. A complementary membership to CPI is offered to all members. Thank you, [CPI!!](#)

Our free [reference and referral](#) section on our Web site, is a wealth of information for owners of old houses.

Cool Tip #1:

Open windows and doors at night after it has cooled down. Double-hung windows are designed to pull the top window down to let hot air out and to push up the bottom window to let cooler air in. These windows can still work today if paint is removed and they are "unstuck" by a professional that knows what to do. If your home has transoms - like many Denver Squares - open them to let out hot air and cooler air will rush in to replace it.

Workshop Topics Announced for Fall Old-House Fair, Saturday, September 12

***---Special Grant Received -- Exhibitor Space
Available, but Limited***



Over 30 Exhibitors were at the spring Old-House Fair held on the west side of town. *Photo by Kevin Molick*

The autumn Old-House Fair is scheduled for Saturday, September 12, on Denver's Lowry Campus at the Stanley British Primary School, 350 Quebec Street, from 9 a.m. to 4 p.m. The cost is \$10 per person, payable at the door or [Fair](#).

The Old-House Fair offers 12 workshops on subjects pertinent to old-house owners, exhibits of numerous companies and organizations with products or services for homes built over 50 years ago, and tours of the school, which for many years was open only to Air Force officers and their families. Exhibitors have been requested to provide free 15-minute consultations.

Six energy efficiency workshops on topics relatable for old houses, called the green track, will be offered. The other six workshops will present information pertinent to old houses.

Topics covered in the green track include:

**photovoltaic solar panels
heating an old house and energy efficiency
restoring and maintaining old windows
effective use of water and conservation
rebates
caring for old trees
sewers, plumbing and waste water (the unmentionables!)**

Subjects covered in the second track include:

**bricks, mortar and masonry
architectural styles, 101
sensitive additions
updating kitchens with the look of yesteryear
saving wood floors
stained and leaded glass windows**

This project has been funded in part by a grant from the Peter Grant Endowment established by the Gates Family Foundation for Colorado of the National Trust for Historic Preservation.

Over 30 exhibitors are expected at the Old-House Fair. If you are interested in a booth, please reserve quickly because the space is expected to be sold out soon. [Exhibit Space](#)

Food will be available for sale throughout the day. It will be provided by the school's students and parents, who are raising money for a trip to London.

Sponsors for the event include: Applewood Plumbing, Heating and Electric, Denver Water, Lyons Historic Windows, Nostalgic

Homes, Phoenix Window Restoration, Inc., Van Camp's Quality Floors and Xcel Energy.

Cool Tip #2:

Close windows and keep them covered. Close curtains or shutters, pull down window shades, and turn up slates in blinds in the early morning. Keep windows closed until the sun goes down.

Upcoming Meetings on the New Zoning Code

A complete list of upcoming meetings about Blueprint Denver, the new zoning code, in addition to the proposed new maps of zoning for the entire city (down to the neighborhood level) are available. [Zoning Code Meetings](#). Among the items found on the map are what areas may have the use by right for ADU's (detached accessory units, called "granny flats.") While some may view these as a positive, citing the hope that less scrapes will happen and the ability for "granny flats" to house family members or provide rental income, others view this addition as a way to increase density and become defacto multiplexes in areas which have been defined as areas of stability. Of course, there are many other possible results that could come with the new code, including less access to sunlight and privacy for existing home owners. Participation by the public, and feedback to city council members and the Planning Department, is necessary to insure the original mission of Blueprint gets translated into reality. Please get involved as it could affect the preservation of our older homes and neighborhoods.



Numerous single family homes were demolished and multiplexes constructed in the West Highlands Neighborhood. Locals call this area "Perry Town," because it is located on Perry Street and the home of a developer by the same name is nearby. If Blueprint Denver had been implemented in 2003, when it was scheduled to be, Perry Street, from 32nd Avenue to 33rd Avenue, would not look like this today. The neighborhood is classified as an "area of stability."

Photo by Elizabeth J. Wheeler

Cool Tip #3:

Increase insulation, particularly in the attic. Today, homeowners are encouraged to increase insulation to reduce heating costs. Actually, insulation in the attic is particularly beneficial since there is more heat differential **there in the summer** than in the winter.

In Support of the National Trust's Economic Stimulus Efforts

Denver's Old House Society supports the National Trust for Historic Preservation in their effort to pass the *Retrofit for Energy and Environmental Performance Program* (REEP) as part of the energy bill before Congress.

"Today homeowners can get a tax credit for buying new products to weatherize their homes. But the credit only applies to NEW materials like replacement windows. If, however, you hire someone to fix your existing windows -- often a viable and more sustainable choice -- the tax credit doesn't apply," Richard Moe, National Trust for Historic Preservation President.

Denver's Old House Society is contacting the Colorado Congressional Delegation and asking them to support this bill. The Governor's Energy Office will also be contacted.

Stay tuned to how you can help!

Cool Tip #4:

Plant trees. Plant deciduous trees on the east side and west side of the house. Their leaves will shade the home in the summer.

Lead Safety During Renovation

Contributed by member Tom Brunn

Ordinary renovation and maintenance operations in older homes can create dust that contains lead. Even small amounts of lead can harm children and adults. Beginning in April 2010, contractors performing work that disturbs lead-based paint in homes, child care facilities, and schools built before 1978 must be EPA certified and must follow specific work practices to prevent lead contamination. If you do the renovation work yourself, you should follow the procedures required for contractors.

What to do inside:

Remove furniture and belongings, or cover them securely with heavy plastic sheeting.

Use heavy plastic sheeting to cover floors and other fixed surfaces, like large appliances in the work area.

When appropriate, use heavy plastic sheeting to separate the work area from the rest of the residence.

Close and seal vents in the work area and, if necessary, turn off the forced-air heating and air conditioning systems.

What to do outside:

Cover the ground and plants with heavy plastic sheeting.

Close windows and doors near the work area.

Move or cover play areas near the work area.

Minimize the dust:

You should use work practices that minimize dust.

Mist areas before sanding, scraping, drilling, and cutting.

Score paint before separating components.

Pry and pull apart components instead of pounding and hammering.

Always use a shroud with HEPA vacuum attachment when using power tools and equipment.

Do not use these dangerous practices when working with lead-based paint:

Open flame burning or torching.

Sanding, grinding, planing, needle gunning, or blasting with power tools unless equipped with a shroud and HEPA vacuum attachment.

Using a heat gun at temperatures greater than 1100 degrees f.

Leave work areas clean on a daily basis. Put trash and debris in heavy duty bags. Wrap waste building components, such as windows and doors, in heavy plastic sheeting and tape shut. Ensure everything, including tools, equipment, and even workers, are free of dust and debris before leaving the work area.

Wash up and change out of work clothes after you leave the work area, before returning to other areas in your home. HEPA vacuum the work area. When working with lead-based paint wear a N-100 rated disposable respirator.

[More info](#)

Thought You Would Like To Know

Congress Park Neighbors Historic Speakers Series

New Space for Old Homes -- Improving Existing Space and adding on

Suzanne Minear, AIA, presenter

Wednesday, August 26, 7 p.m. to 8 p.m.

Heitler Hall, National Jewish Hospital (Colfax & Jackson Street)

Event is free and open to anyone.

Denver's Old House Society strives to leave a legacy of charming Denver neighborhoods of well-preserved old houses, sensitively maintained, jewels of the "Queen City of the Plains."

Sincerely,

Denver's Old House Society