



Welcome!

## July 2010 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.*

Become a  
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Denver's Old  
House Society  
Today!

[Membership](#)

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### Dear Old-House Lover,

Can you believe it? We are almost 2-years old! Our official birthday is August 1, Colorado Day! 2008.

We are going to "bookend" our birthday with two very special guided walking tours and garden parties.

The first one is Saturday, July 24, in Capitol Hill, specifically the Wyman Historic District. We will start and end at the nationally recognized Castle Marne Bed and Breakfast, 1572 Race Street. The second one is Saturday, August 21, from 1 p.m. to 3 p.m. in Highlands - Northwest Denver. We will tour the area there where this month Denver City Council is expected to approve the 50th Denver Historic District.

Our revamped, popular, free referral section of craftspeople and professionals that specialize in old houses will be launched August 1. [Referrals](#)

The day of our birthday, we have a special celebration planned for members. If you are not a member, sign up now!

Finally, we will announce the date of next year's Old House Fair at our August 1 birthday celebration for members.

Starting this weekend, you can buy tickets to our events at all King Soopers stores across the Front Range.

Remember you can find us on Facebook and Twitter!

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## Denver's Old House Society Presents a Guided Walking Tour in Capitol Hill Followed by a Garden Party in a Castle - July 24



*Photo by Elizabeth Wheeler*      **The Castle Marne**

Spend part of a lovely Saturday morning, July 24, from 10 a.m. to noon on a guided walking tour in Capitol Hill followed by a garden party at the nationally recognized bed and breakfast, Castle Marne, 1572 Race. The outdoor tour focuses on the architecture of Denver's most eclectic architect in the 19<sup>th</sup> Century, William Lang, Colorado's greatest depression - the Silver Bust of 1893 - as well as the area's 150 year-old history. Afterwards, enjoy light refreshments at Castle Marne and a tour of this wonderful stone building. The \$10 ticket can be purchased at Front Range King Soopers stores (starting July 10), via [credit card](#), by mailing a check to P. O. Box 11514, Denver, CO 80211, or at select locations listed on our Web site.

The tour will begin and end at the Castle Marne, 1572 Race, which is in the famous Wyman Historic District. Participants will be put in small groups with a tour guide. The tour will last about one hour, covering approximately a four-block area, and the garden party will follow. Comfortable shoes are suggested. Several drawings will be held. Simple Solar and Susan Bradley, of the Bradley Real Estate Group, LLC are tour sponsors.

When this part of Capitol Hill was being developed, Colorado was booming

Dianna O'Neall  
Molly Parrish  
Jody Phillips  
Harry & Shirley  
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Stan & Leslie Pollard  
Lilia Ponce  
Marilyn Quinn  
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primarily from mining and ranching. Some of the state's richest people had grand, highly decorated homes built in this area and Colfax Avenue was "the" address to have! After the Silver Bust in 1893, large homes were still being built in this area; but, they did not have ostentatious exteriors, only pretentious interiors.

### **Tips to Keep an Old House Cool**

Because old Denver houses are built solid, with a little help from their occupants, they can keep the heat out in the summer.

#### **Tip: 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 you are ready to go to bed.

#### **Tip: 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." 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.

## **Denver's Old House Society Presents a Guided Walking Tour and Garden Party in Highlands Proposed Ghost Historic District Near Highlands Square**



*Photo courtesy of Front Range Research Associates, Inc., Photographer Roger Whitacre, October 2009*

**Saturday, August 21, , from 1 p.m. to 3 p.m. join us on a guided walking**

tour in the Highlands neighborhood. The outdoor tour focuses on the proposed Ghost Historic District, which is anticipated to go before City Council August 2 for a public hearing and final vote. [Tickets](#)

The area is immediately adjacent to the famous Highlands Square business district from Irving Street to Lowell Boulevard and was named for the developer Allen M. Ghost. Afterwards, enjoy light refreshments in the outstanding garden of one of the homes, a 1902 Queen Anne. Participants are limited to the first 100 ticket holders. Owners of Front Range Research Associates Laurie and Tom Simmons, who did the research of the area, and Marilyn Quinn, who spearheaded the application for the historic district, will be available for questions.

The Ghost Historic District will be the 50th Denver Historic District and only the sixth one in Northwest Denver. When this part of Denver was being developed, Highlands was a separate city known for its clean air and water. Today, it is a "hip area to live," because of the near-by Highlands Square business district, known for its many famous restaurants and boutiques.

### **Tips to Keep an Old House Cool**

#### **Tip: 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.

#### **Tip: Plant trees**

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



**The Bosler House** Photo by Elizabeth Wheeler, taken July 7, 2010 during a let up in the rain, which had been coming down since the evening before in Highland Park.

## **Two Homes in the Highlands - One Will Go Down, the Other?**

The Bosler House, located across from Highland Park on Fairview, still stands. This summer rain and wind and hail have pounded at its open roof "wounds" because its owner Keith Painter has not provided protection. He is to present a structural engineer's report at a Landmark Preservation Commission meeting in September. Painter has been cited by the City for not protecting his home from the elements. Denver's Old House Society requests that new legislation be developed with stringent penalties for owners of historic homes that purposely neglect them to the point of requesting demolition.

Another Highland home, located in the 3200 Block of Raleigh Street, will be demolished despite protests from neighbors. The brick home will be replaced by a large duplex, which will overshadow its neighbors and protrude, jut out, on this block of stately old homes. The unanimous decision was made by the Board of Adjustment for Zoning Appeals on June 22.

[Board of Adjustment](#)

# Cityscape

**From abandoned vehicles to zoning issues, this site gives Denver Department numbers to call for help and information.**

[Call Me](#)

## Thought You Would Like To Know ---

The ninth season of Congress Park Neighbors Historic Speakers series is presented by the CPN Historic Preservation and Education Committee.

Lectures run May through October, with a lecture given the last Wednesday of each month. The lectures are held at Heitler Hall, National Jewish Hospital, at 7 PM, unless otherwise stated. Note the change of day, location, and time for the October research session at the public library. Lectures are free and open to the public. Parking is available in the lot on Jackson Street. This schedule is also posted on the Congress Park web site at [www.congressparkneighbors.org](http://www.congressparkneighbors.org).

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***