



Hi Neighbors!

Ryan Cox, CPN President

As spring comes into full swing, many neighbors are considering or beginning projects in the garden and around the house. As most of you know, the majority of Curtis Park is within the Landmark Historic District. This designation protects the historic and architectural fabric of the neighborhood and informs the process when repairs or alterations are needed. This includes work done to porches, windows and doors, all of which are design features that contribute to the character of our homes. Sue Glassmacher and the Design Review Committee have created a wonderful guide to owning a home in a historic district. Information runs the gamut from architectural styles and traditional materials, to maintenance, ADU guidelines, additions and even historic preservation tax credits. Help keep the details of our homes that make our built environment so unique. Go to curtisark.org and the 'home alterations' tab for more details or reach out

to the CPN Design Review Committee for guidance on your project.

Please join us on Thursday, May 6th at 7:00 pm for the Curtis Park Neighbors General Meeting. The Safety portion of the meeting will begin at 6:30 where we are joined by police officers from District 2 and District 6. Jay Kim with Bonfire Event Co will speak with us about plans to bring an Art & Farmer's Market to Curtis Park this summer. We will also be sharing details for a (small) Curtis Park Home Tour later this year.

Lastly, please help me welcome Chris Frankland as our newest board member. He and his family are longtime neighbors on Champa. We also say THANK YOU and goodbye to outgoing board members Lindsay Schneider and Patti Smith. Lindsay is moving out of the neighborhood and Patti is focusing on other projects but will remain on the CPN Design Review Committee.

Curtis Park Neighbors Meet Thursday, May 6th, 2021

CPN Members Meeting, May 6th, 7:00 pm via Zoom Click [here](#) or enter in your browser: <https://bit.ly/3c70D7p>

Meeting ID: 357 239 6571

Password: CPN-2021

- Use your real first name as an attendee!
- Stay on mute unless you are speaking
- Post questions in the chat
- Be kind and patient with others

CPN Members Meeting
7:00-8:30

Agenda:

- 6:30 Police Update/Q&A
- 7:00 General Meeting
 - Jay Kim - Bonfire - Curtis Park Art & \ Farmer's Market
 - 2021 Curtis Park Home Tour
 - Denargo Market Project Update
 - Neighborhood Business Spotlight - Pete's Green Waffles
 - Neighbors Roundtable

CPN Board Meeting

May 17th-6:00-7:00pm

Location and Format T.B.D.

Hidden in Plain Site Walking Tour

Gerald Horner

Join Gerald Horner and John Hayden on a walking tour of Five Points / Curtis Park and RiNo. The tour will be on Sunday, May 16th, 3:00 pm to 4:30 pm. The tour will start at the Five Points Plaza at 27th and Welton in front of Coffee at the Point and wind through Curtis Park to RiNo. Along the way learn about the hidden history

of the neighborhood. Hear stories about buildings you might pass every day but had no idea about the stories they have to tell. Space is limited to 10 people and social distancing and masks are required. The March tour filled up quickly so please RSVP soon to Gerald Horner at geraldhorner@gmail.com

Come Out and Enjoy the Parks this Spring and Summer

John Hayden

As COVID begins to subside and the weather turns warmer neighbors are venturing out to once again socialize with each other. To provide neighbors with ample opportunities to meet and socialize safely, Curtis Park Neighbors has been working on park activities for the spring and summer. Mestizo-Curtis Park has lots of space for games and picnics and we are happy to report that the outdoor pool will again be open this coming summer. The Children's Park at 25th and Stout will be under renovation starting this fall so this year's Great Pumpkin might move to Mestizo-Curtis Park if Stout Street Children's Park is closed.

Sonny Lawson and Curtis Park Neighbors has teamed up with Five Points to bring a full list of activities for the community. On the first Friday of each month there is a free jazz concert on the plaza next to the library. May's event will start at 5:00 pm and feature latin jazz in honor of Cinco De Mayo. On Wednesday mornings at 9:30 am and Sunday mornings at 10:00 am there is a stewardship group that meets to tend to the gardens, clean the park and talk about programming and events for the park. On Saturday mornings there is a family play date on the playground from 10:00 am to noon hosted by Ryan and Heidi Cox and on Saturday's at 1:00 pm there is free yoga in the park hosted by Urban Sanctuary. Throughout the summer there will also be parties and special events which will be posted on Facebook and other online social media platforms.

Come out and enjoy your neighborhood parks this year!



2735 Curtis Partial Collapse Threatens one of Curtis Parks Great Homes:

John Hayden

On Monday morning April 19th the iconic Italianate style home at 2735 Curtis experienced a partial collapse of its North wall. Fortunately no one was injured in the collapse which sent a wall of bricks cascading down, crushing the iron fence next to the house.

The home, built in 1885 for the family of Joseph Dryfuss is one of the finest examples of the Italianate style of Victorian architecture in the Curtis Park Historic District. Dryfuss operated what may have been Denver's first department store as proclaimed in a 1902 Newspaper article about the move of the store to its new location on Larimer Street (Curtis Park: Denver's Oldest Neighborhood, West).

Neighbor, John Coniff watched the wall collapse from the window of his home office next door and he and Wayne Thrash alerted the owners to the emergency immediately. The home was undergoing a total renovation at the time of the collapse and neighbors thought that the excavation of a new basement under the house might have contributed to the collapse.

On Monday, the contractor overseeing the renovation placed caution tape around the house but was unable to find a qualified contractor to stabilize the home before a second portion of the house, including the front north corner, collapsed on Tuesday morning. Following the second collapse neighbors called 911 and the Denver Fire Department, building inspection services and landmark inspectors were onsite immediately to assess the situation.

Initially one firefighter expressed concern that the home would need to be demolished because of the potential that if the home continued to collapse it could endanger the homes on either side of it. Neighbors worked to get the owner and contractor in touch with Historic Denver



in hopes that the building could be saved. On Tuesday afternoon the contractor expressed his commitment to save the home and over the next two days work was done to stabilize the home from further collapse. As of the writing of this article the home is fenced off and appears to be stable.

This is not the first time excavations near a foundation have led to the collapse of walls in the neighborhood. A home in the 2400 block of Tremont experienced a similar collapse about 8 years ago. That home was saved and now stands strong on its block. We hope a similar resolution can quickly be executed to save this remarkable piece of Denver architectural history.

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I've Been Here for Years

Hector the Hackberry

Hi! My name is Hector. I'm a Hackberry Tree. You've probably seen me when you drive into Curtis Park on Champa. You know that COVID-testing place at the corner of



Downing and Champa with a big billboard above it with the arm in the cast pointing down, that says "Coming Soon... Urgent Care"? I'm peeking out from behind it!

The billboard is tall and so am I. In fact, I'm about 40 feet tall! I'm about 90 years old and in vigorous health, according to the City Forester. He says that it's "quite a feat" to be me, a "mid-western tree in Denver's high plains, urban setting."

Anyways, thanks for reading about me. My life is actually in danger right now, because I live on private property and the developer says he's not sure he wants to save me. But the nice people on the Curtis Park Neighbors Tree Committee want to save my life, and they're talking to the developer, the City Forester, Community Planning and Development, the Department of Transportation and Infrastructure, and a few City Council members.

I'll close with a quote from Echter's Nursery & Garden Center:

"Trees Have So Many Benefits!

Trees not only provide shade and beauty in the landscape, but they also create a healthier environment around us! They improve our air quality by filtering harmful dust and pollutants such as ozone, carbon monoxide, and sulfur dioxide from the air we breathe. They cool the air — in fact, placement of trees in urban areas can cool the air 2 degrees or more. Mature trees help improve water quality and enrich the soil with nutrients."

So branches crossed! I will let you know if I need your help.

This Month's Local Business Highlight

Pete's Green Waffles

2020 was a difficult year full of challenges for many businesses. I started the year as a photographer, with 20



years of experience in the sports, entertainment, and tourism industries. By the end of April, almost all of my clients had paused their operations, all of my contracts were canceled or put on hold, and the future was as uncertain as ever. It felt very gloom and doom at the time, but somewhere in all of the confusion I saw a glimmer of hope and opportunity.

I have always loved food, and more recently I have become extremely passionate about how food affects our health. I want my kids to have a better roadmap to making healthy choices than I did, and I feel that begins with what they eat at home. The idea for Pete's Green Waffles started long before the pandemic, when my son Graham started eating solid foods. As parents on the go, my wife and I wanted something convenient, healthy, and delicious. I searched high and low in the supermarket, but it was a challenge to find products that were not cutting corners nutritionally.

I decided that if it didn't exist, I would make it myself. A few experimental batches later, Pete's Green Waffles were born. I chose oats as a gluten free alternative to wheat, higher in fiber and protein. Instead of added sugar, I used sweet potatoes for their vitamins, minerals, and antioxidants. I picked kale for its extreme nutrient density and fun green color. Best of all, these superfoods were "hidden" in the waffles, and kids seemed to gobble them up with no bias.

Five years later Graham still eats them every morning, joined by his younger sister Isla and his mom and dad. The pandemic gave me the push and motivation to build the waffles

into a business, and my hope is that they will become a staple for many families trying to add something healthy to their routine.

Starting a food based business rekindled a long running passion for food. While working as a photographer in DC, I would moonlight as a prep/line cook, not for the money, but for the opportunity to learn from some of the best chefs in the city. So when a local family approached me with a request to prepare gourmet weekly meals, I jumped at the opportunity. As I began to garner feedback and pick up more clients, I quickly realized that weekly meal prep/delivery is an area that is vastly underserved. Sure, restaurants do take out and there are meal delivery services out there, but few of them are as healthy or customized as people want and they don't put real thought into what happens to food when it's cooked, cooled, and reheated again.

So a year later, here I am, making waffles, providing custom weekly meals for a handful of clients, and looking forward to what the future brings, as long as it revolves around food!

Peter Lockley
Chef/Entrepreneur
720.841.8891
peter@peterlockley.com
www.peteswaffles.com

Resources

Denver City Government
www.DenverGov.org, or call 3-1-1

Blair-Caldwell Library

2401 Welton Street, (720) 865-2401
Mon./Wed.: Noon – 8 p.m.
Tue./Thu./Fri.: 10 a.m. – 6 p.m.
Sat.: 9 a.m. – 5 p.m.

Denver City Council

District 9
Candi CdeBaca, (720) 337-7709
candi.cdeBaca@denvergov.org
Elbra M. Wedgeworth Municipal
Building
2855 Tremont Place, Suite 201

At-Large

Councilwoman Robin Kniech

Robin.Kniech@denvergov.org
(720) 337-7712

Councilwoman Debbie Ortega

Deborah.Ortega@denvergov.org
(720) 337-7713

Denver Public Schools

(720) 423-3200, www.DPSK12.org

Homeless Outreach

Police non-emergency: (720) 913-2000

Mayor's Neighborhood Liaison

Shawn Johanson, (720) 913-1311

Police

Emergencies: Dial 911
Non-Emergency: (720) 913-2000

Dist. 2 (north 25th Street) RSO:

Hana Ruiz (720) 913.1089

hana.ruiz@denvergov.org

Dist. 6 (south 25th Street) RSO:

Teresa Gillian (720) 913-2908

teresa.gillian@denvergov.org

Austen Munson (720) 913-2906

austen.munson@denvergov.org

Elected RTD Representative

Shontel Lewis, (720) 935-8284

shontel.lewis@rtd-denver.com

Trash Pickup - Overflow Pickup

The next Large Item pickup is
May 17th to 21st
For free appliance collection, call
800-479-4159.

Xcel Energy

Electric Emergency/Power Outage
(800) 895-1999

Gas Emergency / Gas Odor

(800) 895-2999

To report non-permitted exterior work
to Landmark email: abigail.Christ-
man@denver.gov or call
(720) 865-2908.

Short Term Rental Enforcement

Brian Snow (720) 865-2750

New to the Neighborhood? Welcome!



Curtis Park's President, Ryan Cox welcomes new neighbors! Please attend our monthly neighborhood meeting to start to get to know your neighbors and neighborhood! The meeting is always the first Thursday of the month, except for July, and December. We would love to meet you at this month's meeting on May 6th.

On a friendly note, if you are planning to renovate your new home, contact the Curtis Park Design Review Committee to work through your project. Curtis Park is a registered Historic District, and any exterior changes need to be approved by Denver Landmark Commission. Please save yourself the headache of having to re-work your design, by starting with the Curtis Park Design Review Committee.

Neighborhood Internet Resources

CurtisPark.org

Provides a wealth of information: History of CP, info in Curtis Park Neighbors, info for ALL homeowners in the historic district, home alterations, ADUs, home styles, tax credits, and a very comprehensive resource list of special products, services, links, and so much more!

Curtis Park Neighbors on Facebook

www.facebook.com/groups/curtisPark/

Curtis Park Neighbors "Announce" Group

Just the basics! We encourage everyone to join this e-mail group. Receive the Curtis Park Times & special announcements. To join, send an email to: Curtis-Park-Neighbors-Announce+subscribe@googlegroups.com

Curtis Park Neighbors "Notices" Group

Super-detailed! Receive all of the notices that the City and other organizations send to Curtis Park Neighbors. Zoning notices, liquor license applications, etc. all come through here. To join, send an email to: CurtisParkNeighbors+subscribe@googlegroups.com

Curtis Park Design Review Committee

Receive updates on new development and building modifications under review by the Denver Landmark Commission. To join, send an email to: cpn-drc-announcements+subscribe@googlegroups.com. Questions about projects, email Keith Pryor: KPRyor13@gmail.com.

DHA / Curtis Park Community Advisory Committee

Provide feedback and guide the Denver Housing Authority's plans for their property holdings in the Curtis Park area. Write to: CPN-DHA-CAC+subscribe@googlegroups.com

Curtis Park Safety and Security Group

Collaborate on finding solutions to current and long-term safety and security topics in the neighborhood. Write to: cpn-security+subscribe@googlegroups.com

Curtis Park Neighbors is an officially incorporated non-profit neighborhood organization bringing our neighborhood together to share in preserving the past and future of Curtis Park. We welcome all neighbors in Curtis Park and encourage participation in Curtis Park Neighbors and in the life of the community. Please pass along this newsletter and bring a neighbor to the meetings!

The spirit of the *Curtis Park Times* is to communicate information about topics and concerns of our neighborhood. The opinions expressed do not necessarily reflect the views or policies of Curtis Park Neighbors. To provide newsletter articles or place advertising, contact us at cpn-newsletter@googlegroups.com or (720)273-0623. The next newsletter deadlines are March 17th for ads, and March 20th for articles.

Special Thanks To

Lynne Brown, Gerald Horner, John Hayden, and Ryan Cox for newsletter content. Thanks to Hope Communities and Mile High United Way for donating our meeting space, to Therese Rasmussen for coordinating newsletter distribution, and many thanks to neighbors assisting with newsletter deliveries.

CPN Board of Directors

Ryan Cox (President), Beth Bianchi (V-President), Patti Smith, Ben Mendenhall (Treasurer), Paul Davidson, Robbie Hobein (Secretary), Andrew Spinks, Julie Rubsam, Ellie Benjamin, Lindsay Schneider, Guy Yandel and Randy Vetter.

Contact the CPN President by writing to: ryan.cox@curtisPark.org or call 303-517-6185. Write the CPN Board at curtis-park-neighbors-board@googlegroups.com.

