Hi Neighbors!

Ryan Cox, CPN President

September gets underway as neighbors return from vacations and children get back to school. I think most are looking forward to the cooler temperatures and (hopefully) clearer, less smoky skies.

In addition to the long Labor Day weekend that gets us started, which will include the penultimate First Friday Jazz at Cousins Plaza on September 3rd, the Curtis Park Home Tour on September 18th & 19th will give everyone a reason to get out and enjoy the neighborhood.

We hope many neighbors and friends will attend. It’s a wonderful event that allows a peek at some of the best homes along Curtis Street and benefits Curtis Park Neighbors as well as Historic Denver. See inside for more details.

The CPN General Meeting is scheduled for Thursday, September 2nd at 7:00 pm. Please join us for the safety meeting as well, which begins at 6:30 pm. This is an excellent opportunity to hear from police and communicate issues and concerns with them.

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Curtis Park Neighbors Meeting
Thursday, September 2nd, 2021
Redline Gallery
2350 Arapahoe Street

6:30 p.m. Police Update & Briefing
7:00-8:30 p.m. General Meeting

1. Five Points Fall Festival- Jay Kim- Bonfire Events
2. DURA Housing Rehabilitation
3. Community Roundtable

ATTEND VIRTUALLY 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 Board Meeting
September 20th-6:00-7:00pm
Location and format T.B.D.

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5-Points Running Club
Sarah Adelman

Come run with us! We’re starting a running club for Five Points - The Five Points Runners. We’ll meet on Thursdays at the music playground (Quick Lenore B Park at Ogden and 26th Avenue in Whittier) 4:30 pm, run a 5k FunRun, all abilities welcome, and finish in the Five Points Plaza.
We are getting so excited to welcome people to Curtis Street and show the beautiful houses and gardens and trees on the tour. This will take place on September 18th and 19th from 10 a.m. to 3:00 p.m. and we are hoping that many of our neighbors will attend. Lynne Brown, the chair of the Tree Committee, and fellow arbor enthusiasts, plan to highlight some of the specimen trees along the tour route. To make this event more enticing, Bill West has written the highlights of all the homes on the tour. I include two with this article:

2626 Curtis Street - There once stood at the corner of 26th Street and Curtis the Trinity Memorial Episcopal Church, a building so badly damaged in a storm that it had to be torn down. 2626 Curtis was the parsonage for that church, probably built in 1888. Like other large houses in Curtis Park, the house was divided into several living units as the fortunes of the neighborhood went down. When the current owner, Ken Miller, purchased the house, it contained four units and was in a seriously rundown condition.

returned to a single-family residence, its interior is now one of the most beautifully decorated in Curtis Park. The contrast between the front parlor and the adjoining dining room is especially striking. The walls and ceiling of the front room were all hand painted by the owner, while the dining room has been decorated with period-appropriate wall papers.

2951 Curtis Street - Built in 1886 as a one-story house, a second floor was added in 1890. The building permit for the addition listed Philip Titch as the architect. Titch seems to have been little known or appreciated in his time, though he is credited with some fine homes here in Curtis Park. Wayne Luckey and Marcia Hocevar succeeded in buying the house in 1995, but only after lengthy negotiations with the city. It had been seized and scheduled for demolition because it had suffered at least two serious fires which the then owner had been financially unable to repair. Finally able to purchase the seriously damaged structure for what it would have cost to demolish it, the combined skills of Luckey and Hocevar turned the derelict, ruined house into one of Curtis Park's finest.

The above homes bookend the tour. The eight homes and two gardens are representative of some of the beautiful homes in Curtis Park. We have chosen this small selection to highlight Curtis Street. We hope you will enjoy the tour. AND, there is still time to volunteer. Please email or call Julie Rubsam if you can volunteer at a home either the 18th or 19th of September. jrubsam@aol.com or 303-921-1194. Join us this fall for the Curtis Street Home Garden and Walking Tour September 18th-19th. Additionally, there will be two gardens to stroll through and two walking tours provided during this tour. Please contact Julie Rubsam at 303-921-1194 or jrubsam@aol.com for more information as well as volunteer opportunities.
Walking Tours for Ticketed Curtis Street Home Tour Attendees

Walking Tours: Early History, Culture, and Architecture of Denver’s Oldest Neighborhood

* Saturday, September 18, 1 PM
  - led by Gerald Horner

* Sunday, September 19, 1 PM
  - led by John Hayden

Meet in the parking lot of Montessori Academy of Colorado at 26th and Curtis Streets

Curtis Park is one of Denver’s most economically and architecturally diverse neighborhoods and the city’s first streetcar suburb. The streetscapes of Curtis Park, consisting of large, medium, and small sized houses, constitute a record of a unique period in Denver’s history.

On these tours, we’ll take a closer look at the rich history of Curtis Park and how this neighborhood continues to thrive as a vibrant inner-city community.

Good-bye, Neighbors!

Maggie Miller

Do you remember me? My name was Hector, and I was a Hackberry Tree. You may have noticed my absence since that recent fateful day August 16. The view of the Urgent Care at Downing and Champa is a lot less pretty, and the sidewalk there is a lot hotter when you walk by. That’s because I’ve left this world, thanks to the developer of the property.

The good news is that all of me did not end up in the wood chipper. The nice people on the Curtis Park Neighbors Tree Committee were not able to save my life but they were able to arrange for my wood to go to some other nice people at “Where Wood Meets Steel.” Those people will spend the next several months curing my wood, and then people can use it to make things like tables. Maybe even a nice coffee table for the re-developed Urgent Care center, ha ha. (Did you ever read The Giving Tree? That’s me.)

I know I sound bitter. I am, not just for me but for every mature shade-giving tree that happens to live on private property in Denver. We are totally unprotected, and that’s wrong, and it’s also bad for Denver’s ecosystem and the planet. (The National Wildlife Federation states that trees in parking lots have been shown to reduce asphalt temperatures by 36° F*) Maybe my death will motivate people to fight harder for Denver’s trees.

I hope so.
Save the Date! 12th Annual Curtis Park Great Pumpkin!

As fall approaches we are once again getting ready for the Great Pumpkin! A free, local neighborhood Halloween event. This year’s event will occur on Halloween, Sunday Oct. 31st, from 3:00 pm to 5:00 pm at the Stout Streets Children’s Park at 2501 Stout. Like last year there will be trick or treating, a costume parade, haunted cemetery, performers, music, treats and of course the Great Pumpkin. The Trick or Treat Street grows this year to connect the Children’s Park to Welton Street along Stout and 27th Streets where local Five Points businesses will participate in the event. We will need volunteers and houses along the route to help with trick-or-treating and the party at the park. If you are interested in helping out please contact John Hayden at haydenpyor@msn.com or Beth Bianchi at bethanik@hotmail.com.

We are looking for neighbors to volunteer to participate and be included in the fun. Homeowners on Stout from 25th-27th and 27th from Stout to Welton are needed to volunteer to have their house as a trick or treat! Please email Beth Bianchi at bethanikb@gmail.com or John Hayden at haydenpyor@msn.com to get involved!

Neighborhood Internet Resources

CurtisPark.org

Provides a wealth of information: History of CP, info in Curtin 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 Oct. 22nd for ads, and Sept. 25th for articles.

Special Thanks To
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