

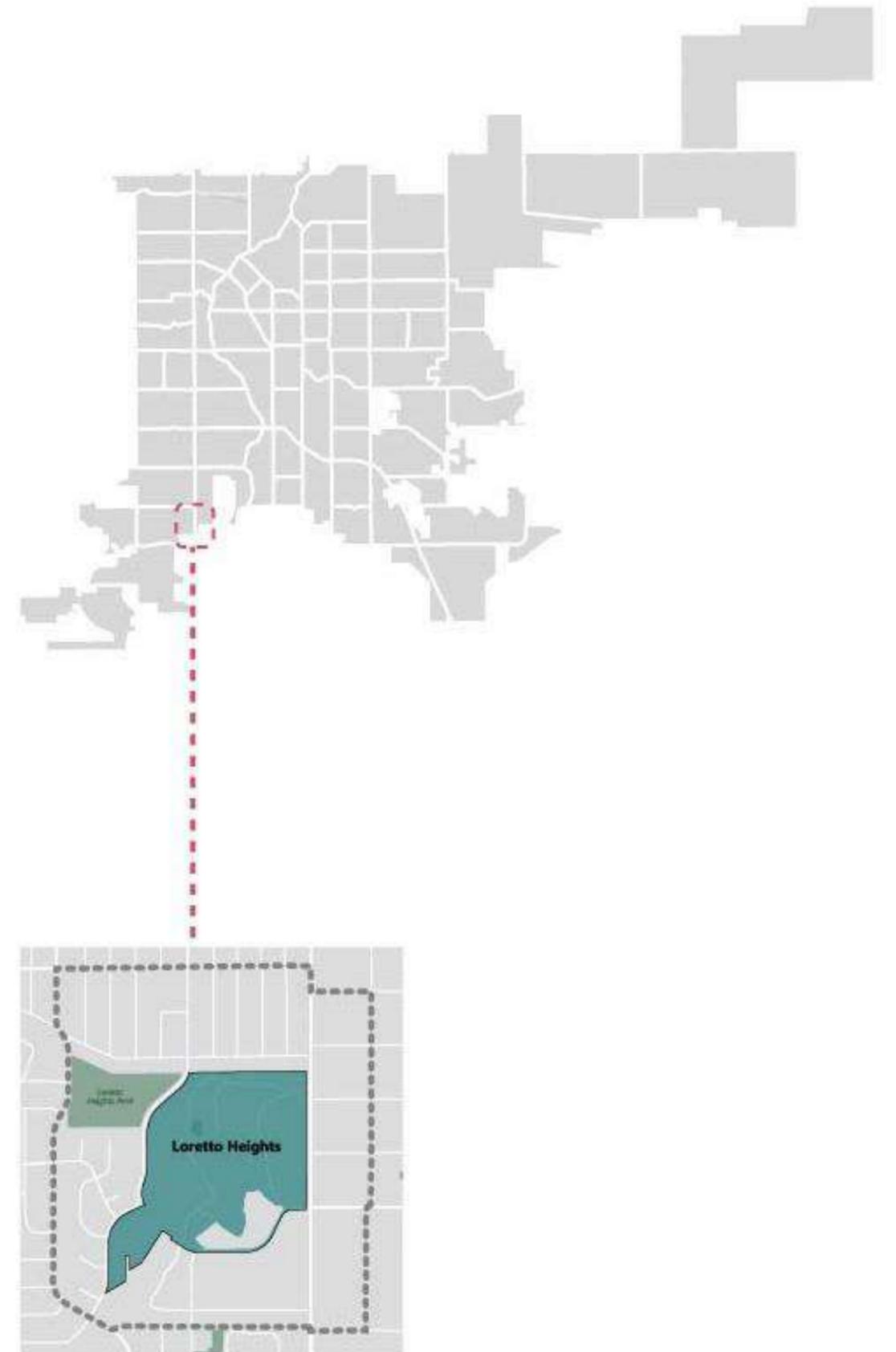
# LORETTO HEIGHTS AREA PLAN

# Steering Committee Meeting #7

April 23<sup>rd</sup>, 2019

6 PM – 8 PM

Loretto Heights Library



# Loretto Heights Steering Committee Meeting #7

## AGENDA

Loretto Heights Library; 6-8 pm

5 Minutes

Welcome

60 Minutes

Historic Preservation Discussion

50 Minutes

Parks & Open Space Discussion

5 Minutes

Closing

**WELCOME**

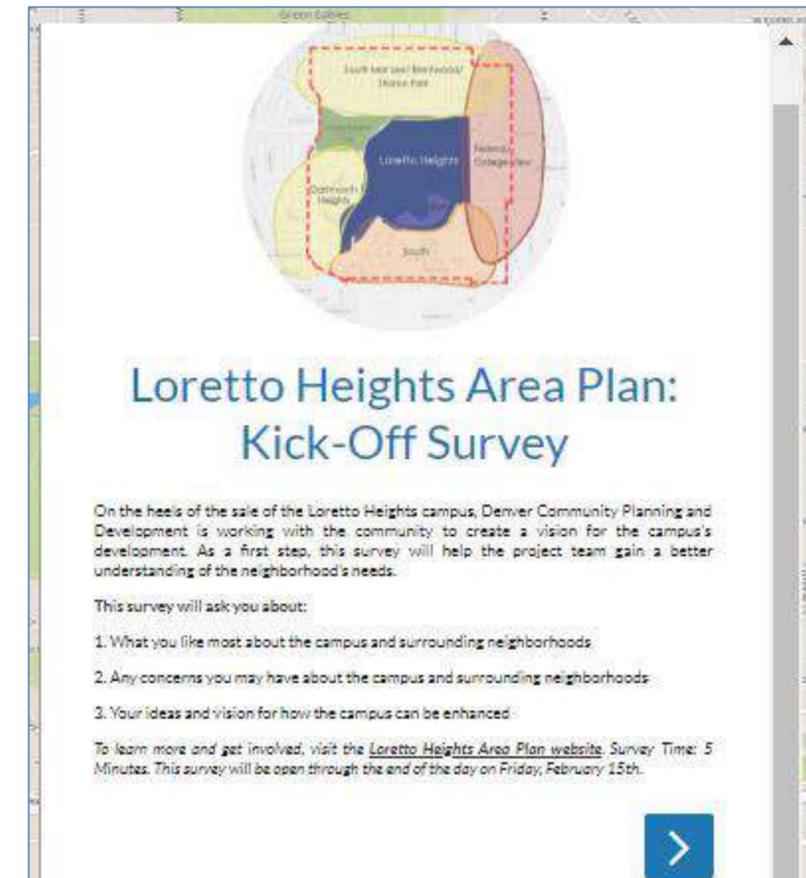
# **HISTORIC PRESERVATION**



# **WHAT WE'VE HEARD: Historic Preservation**

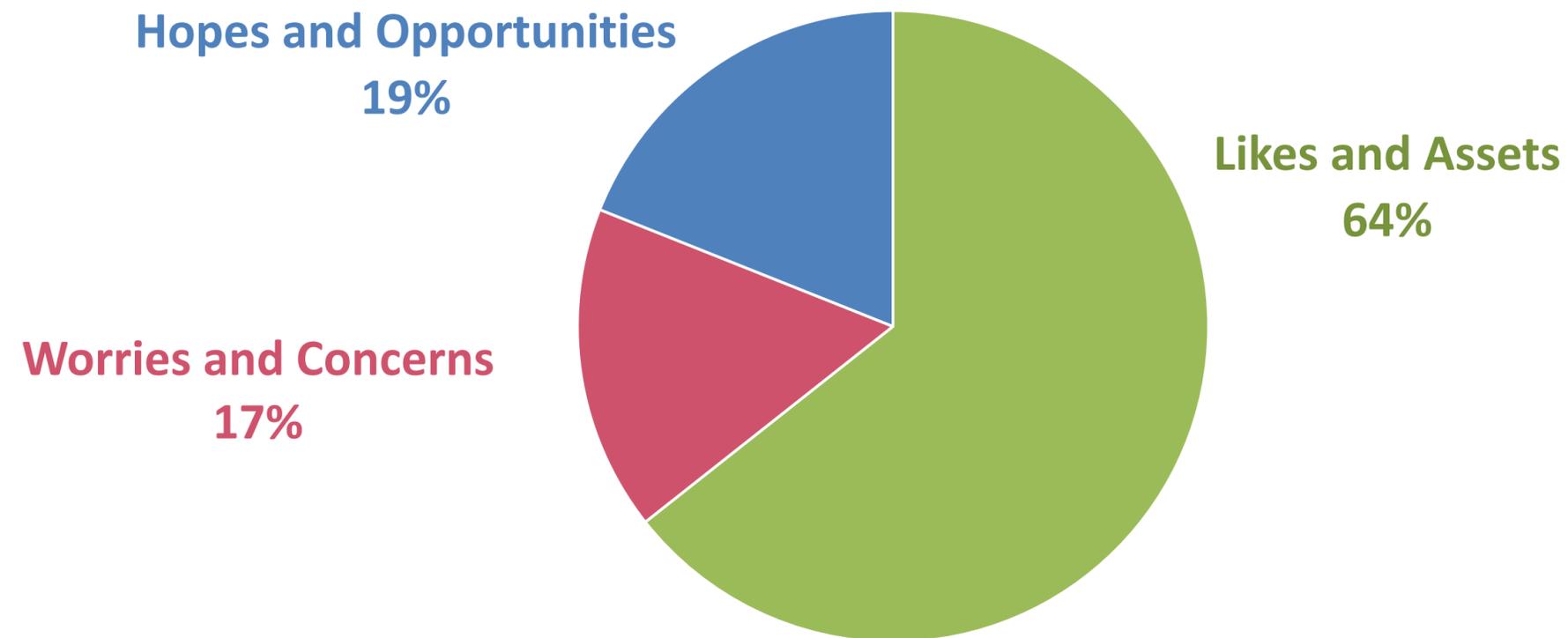
# Loretto Heights Kick-Off Survey: Feedback on Historic Preservation

- Total Survey Respondents: **380**
- Total Comments Provided: **1,800**
  - Comments on Hist. Pres: **738**
    - “Likes and Assets”: 475
    - “Worries and Concerns”: 123
    - “Hopes and Opportunities”: 140



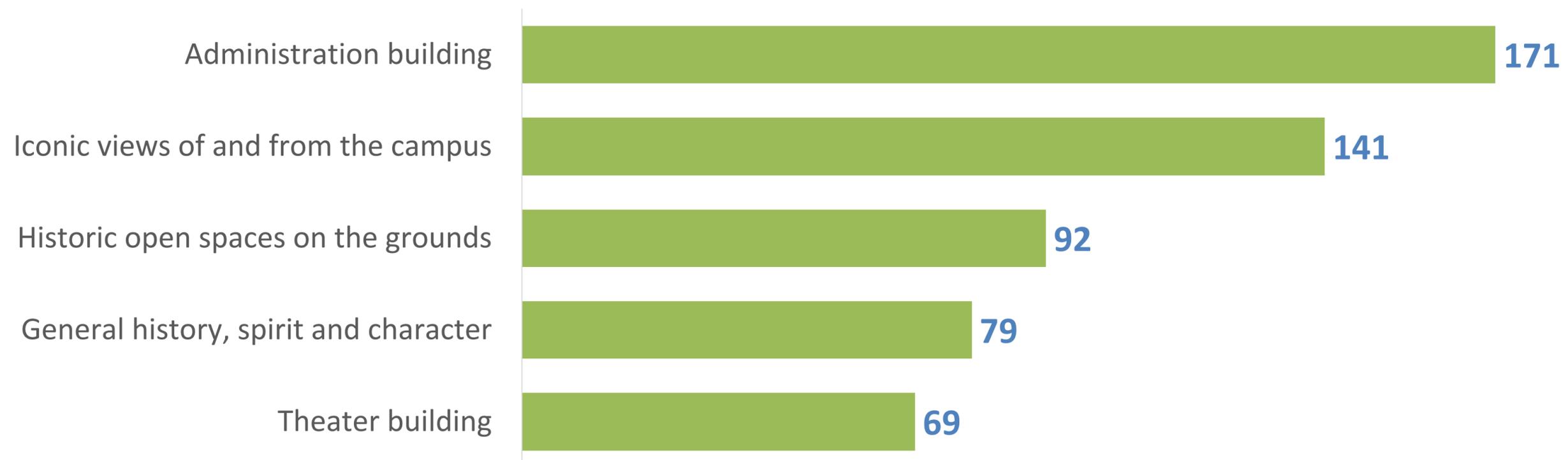
# How do residents generally feel about the need for historic preservation in Loretto Heights?

Historic Preservation Comments by Sentiment  
(% of Total Historic Preservation-Related Comments)



# What do residents like about the area's historic character?

Question: "What do you like about the Loretto Heights area?"  
Most frequent comments related to historic preservation

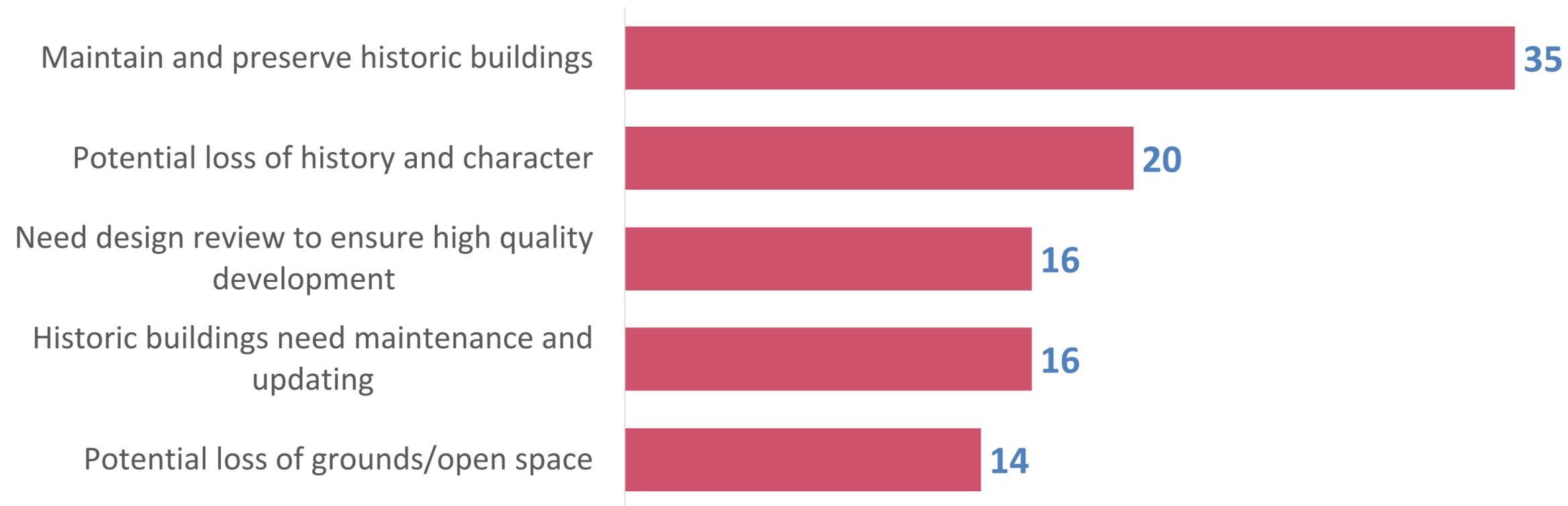


No. of "likes and assets" comments

Source: Loretto Heights Online Kick-Off Survey  
N = 475; Many comments included multiple sentiments

# What concerns do residents have regarding historic preservation?

Question: “What concerns you about the Loretto Heights area?”  
Most frequent comments related to historic preservation



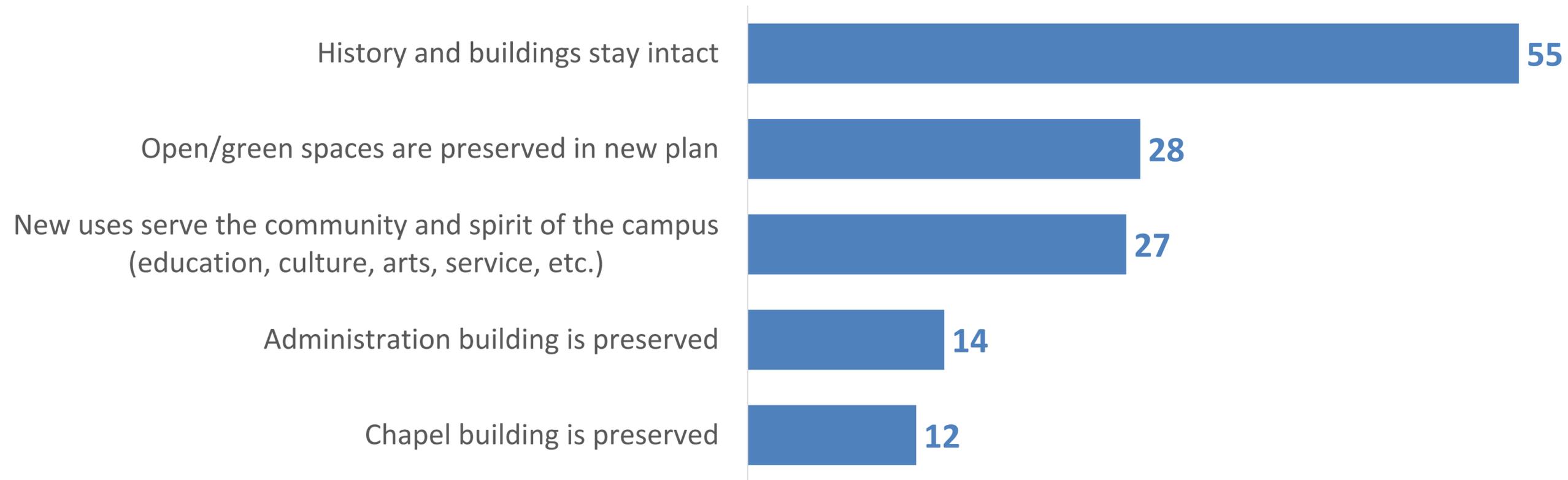
No. of “worries and concerns” comments

Source: Loretto Heights Online Kick-Off Survey  
N = 123; Many comments included multiple sentiments

# What are residents' hopes for historic preservation?

Question: "What hopes do you have for the Loretto Heights area?"

Most frequent comments related to historic preservation

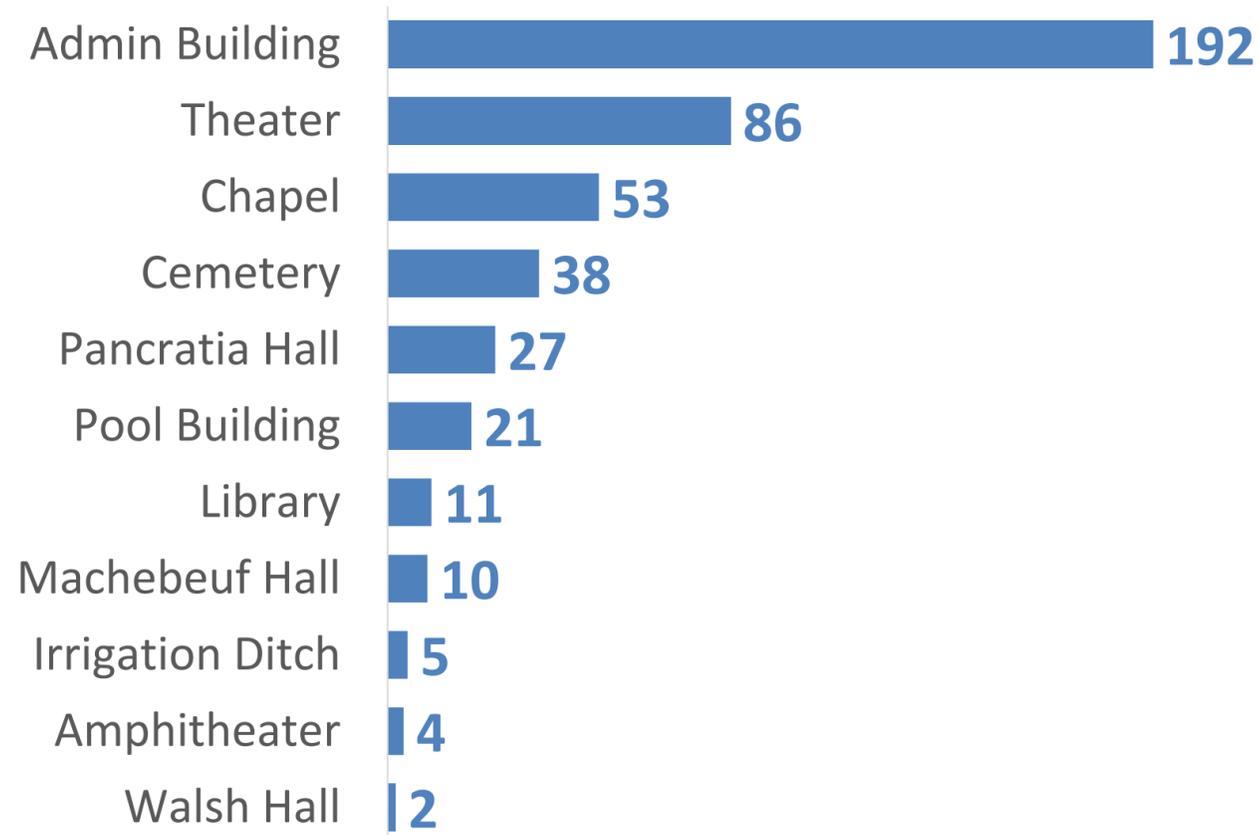


No. of "hopes and opportunities" comments

Source: Loretto Heights Online Kick-Off Survey  
N = 140; Many comments included multiple sentiments

# Preservation Priorities: Which buildings are most important to nearby residents?

Preservation Requests by Building/Site  
(No. of Comments)



Source: Loretto Heights Online Kick-Off Survey

*"I love the **tower** and being able to see it from a distance. It is a marker 'home.'"*

*-Survey Respondent*

*"I would love to see an inclusive, intergenerational community....The **theater** would be an incredible community theater hub."*

*-Survey Respondent*

*"I'm concerned [the **chapel**] will be torn down. I was married here, as were many other couples. The stained glass and pipe organ was imported from Europe when the chapel was renovated. There's a lot of sentiment with the chapel, but the art and history should be preserved."*

*-Survey Respondent*

# Feedback by key word: Historic Buildings



## **Admin Building: 192 Comments**

A powerful visual foundation and the emotional heart of nostalgia surrounding the campus. Residents feel very strongly that it should remain and its architectural character preserved, potentially to be reused to serve the community in the spirit of the original campus.



## **Tower: 69 Comments**

Residents view the “iconic tower” as a “community beacon” and a “marker of home”. Many reference being able to see the tower from many areas of the city, and feel strongly those views should remain.



## **Theater: 86 Comments**

The second-most frequently cited historical building, the theater is much-loved. Residents appreciate this cultural institution being nearby in their neighborhood, and would like to see it used more often to promote local arts.



## **Chapel: 53 Comments**

Residents feel an emotional tie to the chapel, particularly those who were married—or who have had relatives married—inside. They especially appreciate its history, architecture, stained glass window, and organ.

# Feedback by key word: Historic Buildings



## **Cemetery: 38 Comments**

Residents would like to preserve the cemetery out of respect for those buried there. Many specifically requested that allowances be made for continuous maintenance of the site.



## **Pancratia Hall: 27 Comments**

Residents appreciate the building's role as a core campus building, and would like to see it preserved and adaptively reused. Multiple comments suggested reuse as affordable housing for seniors or other groups.



## **Pool: 21 Comments**

Residents love the historic pool and its "beautiful roof". Many would like to see it refurbished and opened to the public as a community resource.



## **Library: 11 Comments**

Residents would also like to see the library re-opened and leveraged as a community resource and gathering space.

# Feedback by key word: Historic Preservation



## **Machebeuf: 10 Comments**

Residents fondly recall eating meals at Machebeuf during their time on campus. They would like to see the building maintained and adaptively reused.



## **Walsh Hall: 2 Comments**

Walsh Hall was mentioned less often than other campus buildings; however, one resident recalled memories of living in the dorm. Another requested it not be used for affordable housing.



## **Heating Plant: 0 Comments**

No comments were submitted regarding the Heating Plant.



## **Amphitheater: 4 Comments**

Residents would like to see the amphitheater used for community events and outdoor gatherings.

# Feedback by key word: Historic Preservation



## Marian Hall: 0 Comments

No comments were submitted that referenced Marian Hall by name.



## Art Studio: 0 Comments

No comments were submitted that referenced the Arts Studio by name.



## “Save”: 38 Comments

Many comments referenced “saving” various campus buildings, as well as the historic cemetery. There is a lot of concern about whether core buildings will remain.



## “Preservation/Preserve”: 135 Comments

Overall, residents feel strongly about the need to preserve both the area’s historic buildings, as well as its traditional spirit of community, education, arts and service.

# Feedback by key word: Historic Preservation



## **“Reuse”**: 10 Comments

Residents would like to see historic buildings reused to serve the community, and to help transform the campus into a more active, accessible, and inclusive neighborhood center.



## **“Views”**: 123 Comments

Views are also considered integral to the site’s identity and character. Many residents cited views of the tower from elsewhere in the city, as well as views from the campus they feel are unparalleled in Denver.



## **“Landscape”**: 6 Comments

While “landscape” was not frequently mentioned, many comments cited a love for the campus’ grounds, open spaces, views, and topography.



## **“History/Historic”**: 246 Comments

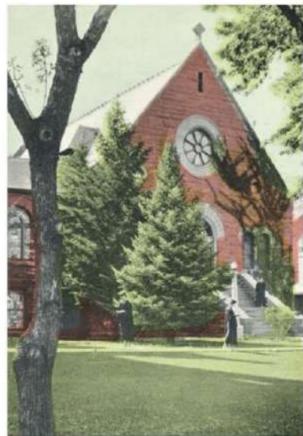
Overall, residents love the history of Loretto Heights, its buildings, and its character. They feel strongly that this history stay central to the identity and use of the site.

**LORETTO HEIGHTS HISTORIC RESOURCES  
SURVEY REPORT & INVENTORY**

# HISTORICAL BACKGROUND & TIMELINE



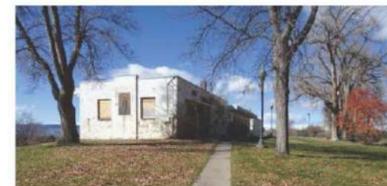
Frank E. Edbrooke designed Administration Building constructed and opens



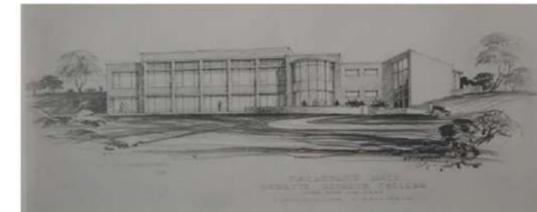
Chapel constructed Cemetery developed



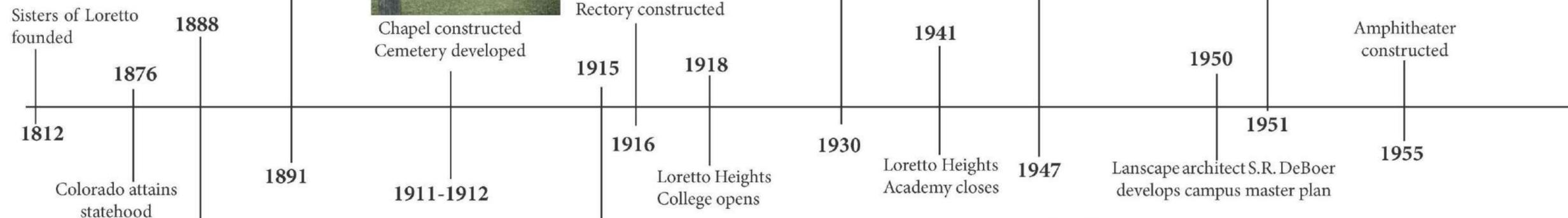
Pancratia Hall constructed



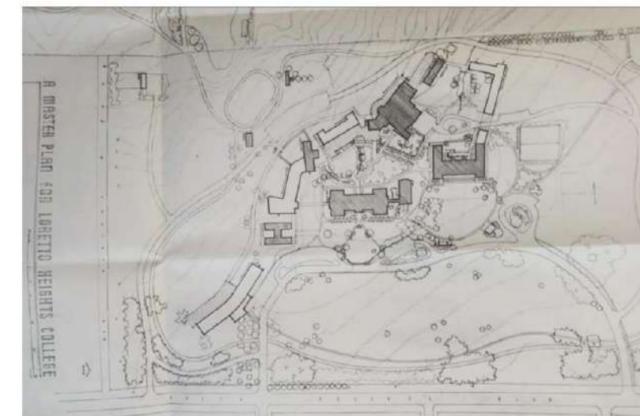
Art Studio constructed



Machebeuf Hall constructed



Mother Pancratia Bonfils dies



# HISTORICAL BACKGROUND & TIMELINE



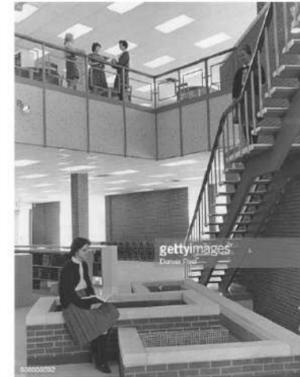
Library



Walsh Hall



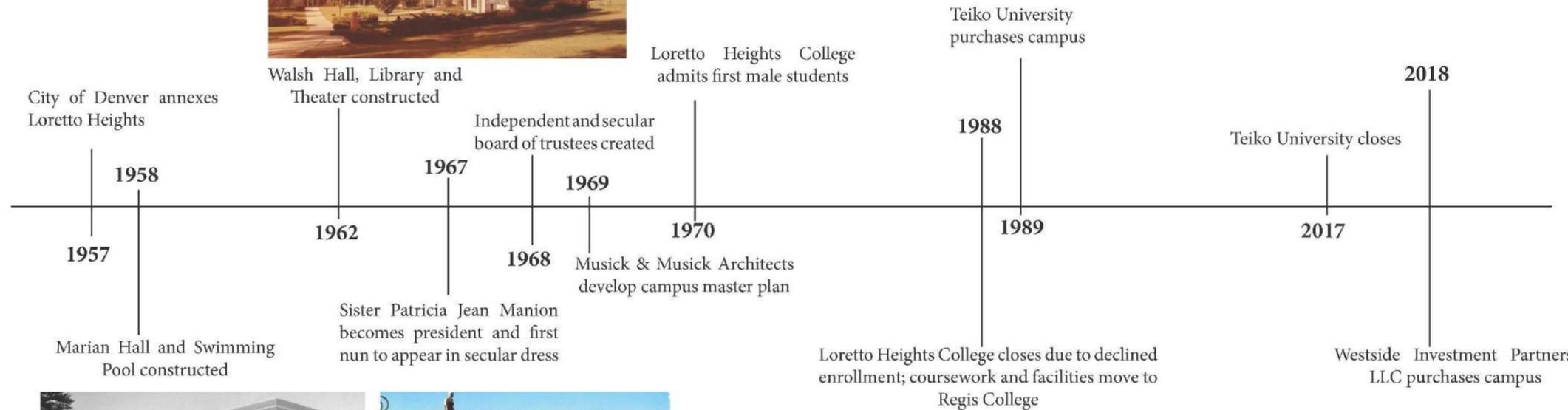
Theater



Library



Theater under construction, 1962



# Historic Significance and Integrity

Period of Significance:  
1891 – 1969

Areas of Significance:

- Education
- Religion
- Architecture
- Social History

Integrity: High



1905



2018



1965



2018

# Evaluation of Historic Resources -



**TABLE 2:  
NATIONAL REGISTER AND DENVER LANDMARK EVALUATIONS  
FOR INDIVIDUAL PROPERTIES**

NO.	NAME	NATIONAL REGISTER	DENVER LANDMARK
1	Administration Building / Ad. Building <sup>a</sup>	Yes - already listed	Yes
2	Our Lady of Loretto Chapel / Chapel <sup>a</sup>	Yes - already listed	Yes
3	Cemetery	No - State Register only	Yes
4	Priest's House / Bungalow <sup>b</sup>	Yes	Yes
5	Pancratia Hall	Yes	Yes
6	Art Studio	Yes	Yes
7	Amphitheater <sup>c</sup>	No	Yes
8	Machebeuf Hall	Yes	Yes
9	Central Heating Plant / Boiler Room	Yes	Yes
10	Swimming Pool <sup>d</sup>	No	Yes
11	Marian Hall <sup>e</sup>	No	No
12	Walsh Hall	No	No
13	May Bonfils Stanton Library / Library <sup>f</sup>	Yes	Yes
14	May Bonfils Stanton Center for Performing Arts / Theater <sup>f</sup>	Yes	Yes
15	Caretaker's House <sup>g</sup>	No	No

<sup>a</sup> These two buildings were already National Register listed in 1975 as "Loretto Heights Academy," although this designation only includes the building footprints. The boundary should be expanded to include viewsheds/landscape extending east to Federal Blvd. A similar boundary would apply to a potential Denver Landmark designation for this grouping.

<sup>b</sup> The current "Loretto Heights Academy" National Register listing could be amended to include the Priest's House.

<sup>c</sup> The Amphitheater was evaluated in conjunction with Machebeuf Hall since they were built at the same time and attributed to the same architect, John K. Monroe. Machebeuf Hall could be designated on its own.

<sup>d</sup> The 1988 Swimming Pool Enclosure does not meet the National Register "exceptional significance" consideration required for properties less than 50 years old.

<sup>e</sup> Marian Hall is attached to Pancratia Hall. For National Register evaluation, they are one building. For Denver Landmark evaluation, they could be designated separately.

<sup>f</sup> The Library and Theater were designed together, with their connecting Arcade, by local architects Musick and Musick. The two buildings, with arcade, would need to be listed in the National Register as an ensemble. While an ensemble listing is preferred for a Denver Landmark designation, one building could potentially qualify for local designation without the other, and if that happened, the Arcade or appropriate portion of the Arcade should be designated, along with the Green Court.

<sup>g</sup> The c. 1970 Caretaker's House west of the Library does not meet the National Register "exceptional significance" consideration, and no information was found in Loretto records to inform its origin, architect, or occupants.

# Evaluation of Historic Resources – Historic District



Map Number	Name	Year	Architect
1	Administration Building	1891	Frank Edbrooke
2	Chapel	1912	Frank Edbrooke
3	Cemetery	1912	N/A
4	Priest's House	1916	Harry Edbrooke (assumed)
5	Pantratia Hall	1930	Harry Edbrooke
6	Art Studio	1947	C.M. Stoffel (engineer)
7	Amphitheater	1950	John Monroe (assumed)
8	Machebeuf Hall	1951	John Monroe
9	Heating Plant	1891-1951	Frank Edbrooke, John Monroe
10	Swimming Pool	1958/1988	John Monroe; Gordon Lewis Asso.
11	Marian Hall	1988	John Monroe
12	Walsh Hall	1962	Musick and Musick
13	Library	1962	Musick and Musick
14	May Bonfils Stanton Theater	1962	Musick and Musick
15	Caretaker's House	c. 1970	Unknown

District Option A  
 Contributing Resources

0 0.05 0.1 Miles

\*The Swimming Pool would be contributing to a Denver Landmark Historic District, providing the period of significance extends from 1891-1988, but would not contribute to a National Register District



Map Number	Name	Year	Architect
1	Administration Building	1891	Frank Edbrooke
2	Chapel	1912	Frank Edbrooke
4	Priest's House	1916	Harry Edbrooke (assumed)
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10	Swimming Pool	1958/1988	John Monroe; Gordon Lewis Asso.
13	Library	1962	Musick and Musick
14	May Bonfils Stanton Theater	1962	Musick and Musick

District Option B  
 Contributing Resources  
 Individually Eligible  
 Extended Viewshed Boundary

0 0.05 0.1 Miles

Note: Protection of the extended viewshed boundary could be achieved by adding this area to the Denver landmark historic district boundary delineated in Option B, or through design standards and guidelines of the Area Plan.

# Common Historic Preservation Tools

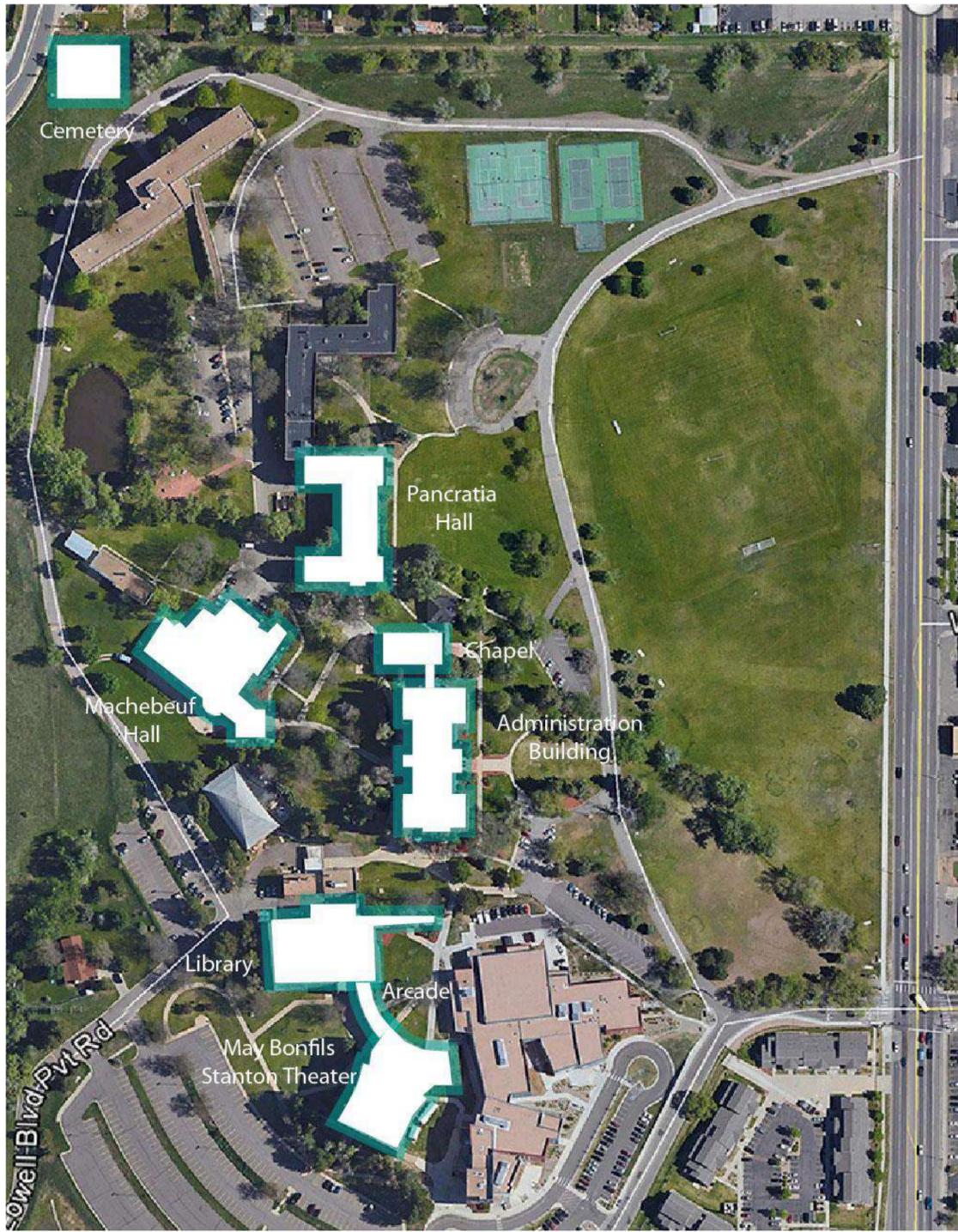
# Common Historic Preservation Tools Matrix

This table indicates what each tool can achieve when applied on its own. Tools can also be combined to achieve multiple goals.

	National Register of Historic Places	Denver Landmark	Preservation Easement	Historic Covenant
Prevents demolition	No	Yes	Yes	Yes
Requires design review	No*	Yes (exterior only)	Yes (primarily exterior)	Yes (specific to agreement)
Eligible for Federal Rehabilitation Tax Credit	Yes	No	No (though eligible for one time deduction)	No
Eligible for State Rehabilitation Tax Credit	Yes	Yes	No	No
Entity in charge	National Park Service	City and County of Denver	Easement holder	Covenant holder

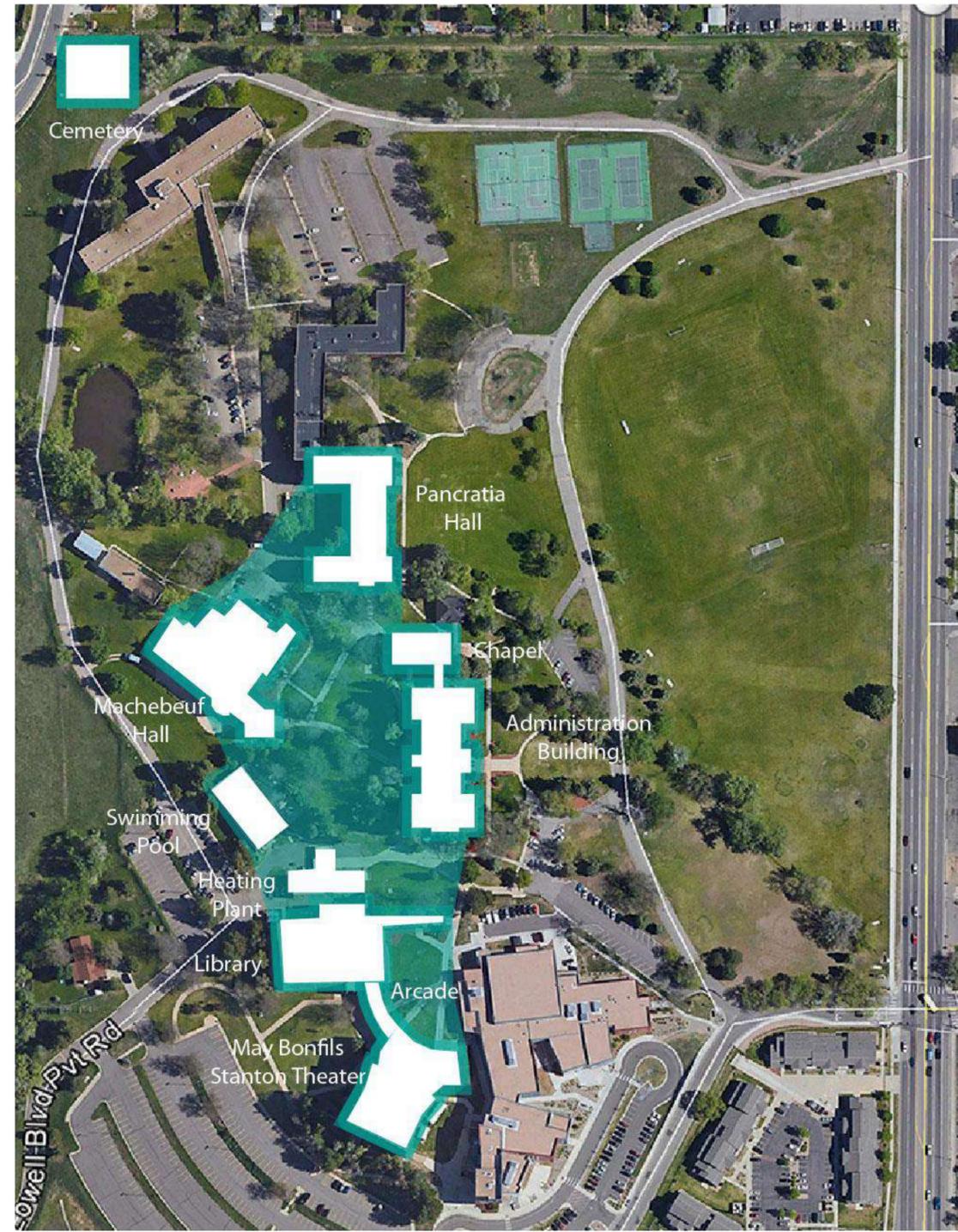
\* If a National Register-listed property receives federal and/or state rehabilitation tax credits, the project must follow the *Secretary of the Interior's Standards for Rehabilitation*—a set of design standards and guidelines that provide the foundation for the *Design Guidelines for Denver Landmark Structures & Districts*.

# Individual



# vs

# Group



# **HISTORIC PRESERVATION DISCUSSION**

# Questions

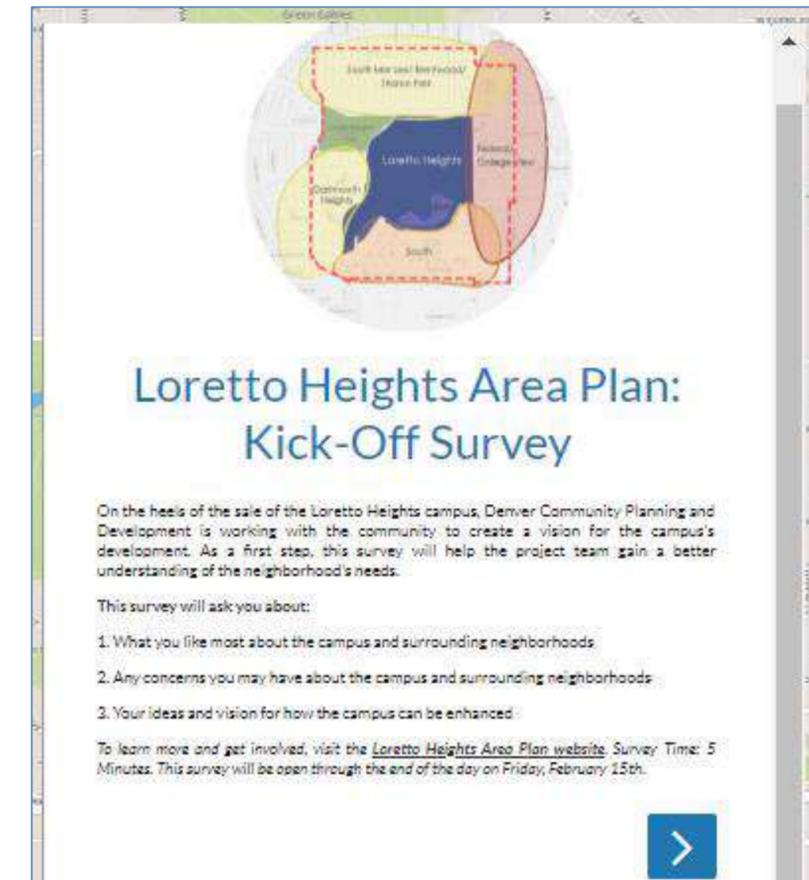
1. What does historic preservation of the Loretto Heights campus mean to you?
2. Which of the Loretto Heights historic buildings and features should be a part of the campus redevelopment?
3. What level of change to the historic buildings and features are you comfortable with in the redevelopment?

# **PARKS & OPEN SPACE**

# **WHAT WE'VE HEARD: Parks & Open Space**

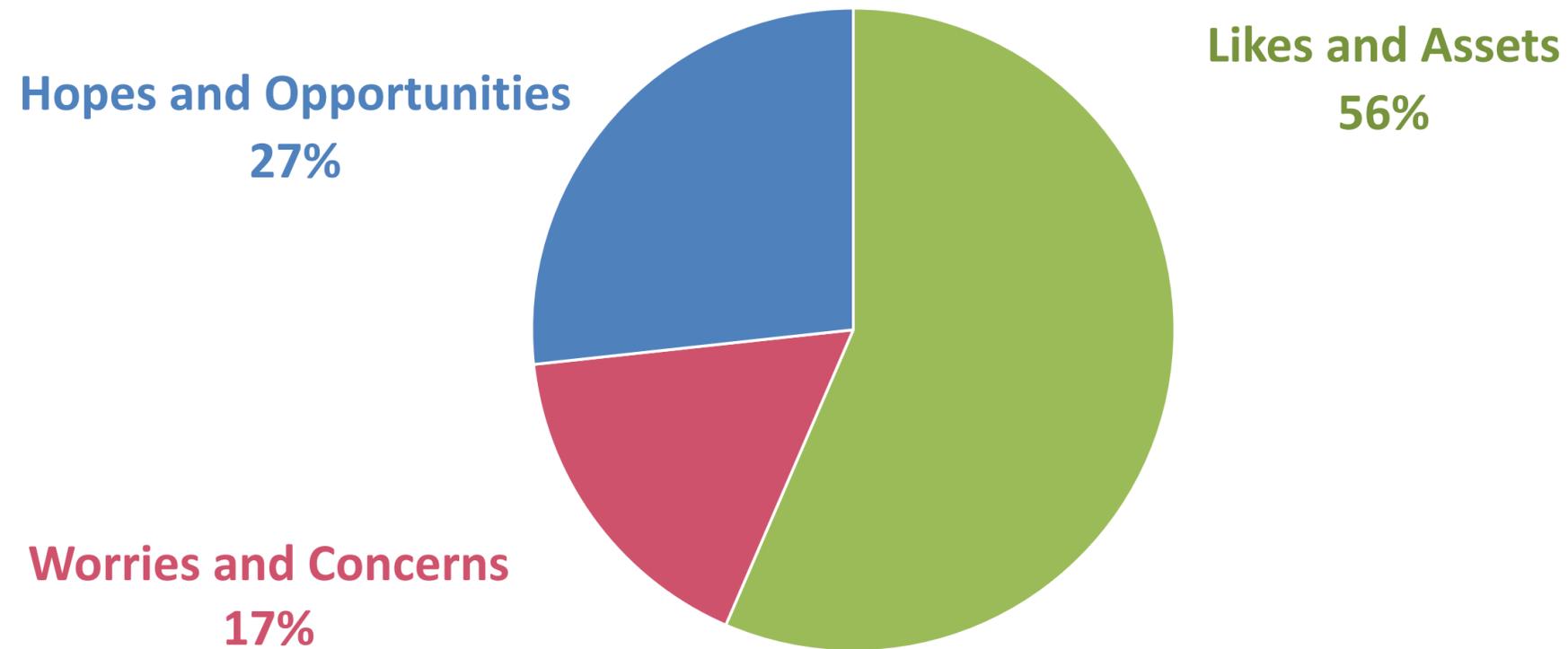
# Loretto Heights Kick-Off Survey: Feedback on Parks and Open Spaces

- Total Survey Respondents: **380**
- Total Comments Provided: **1,800**
  - Parks/Open Spaces Comments: **524**
    - “Likes and Assets”: **296**
    - “Worries and Concerns”: **88**
    - “Hopes and Opportunities”: **140**



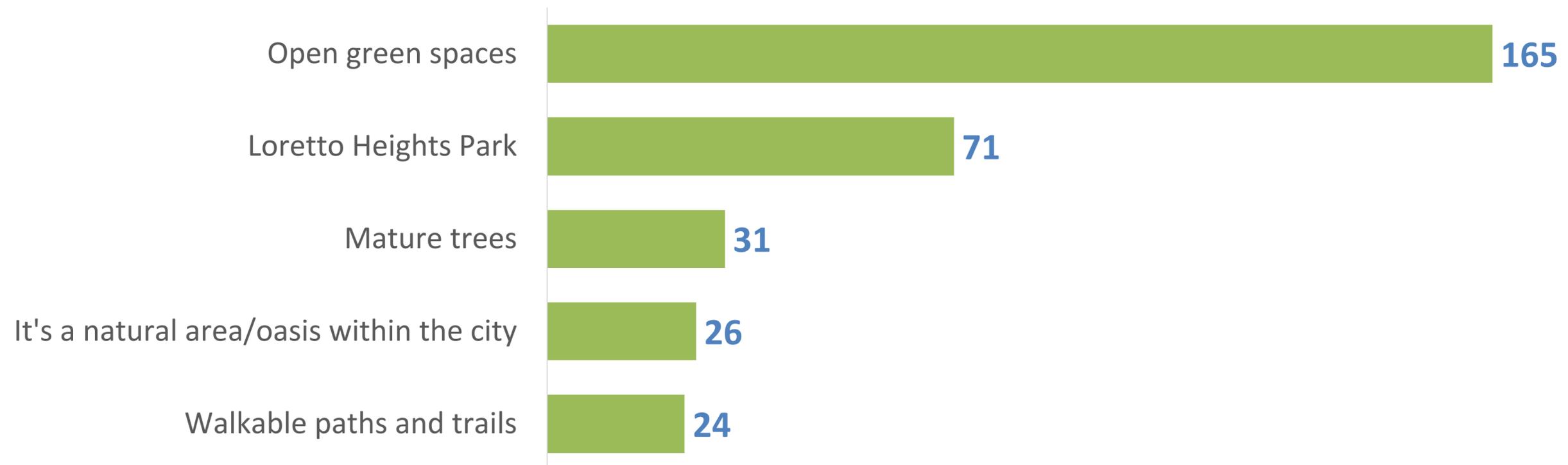
# How do residents generally feel about parks and open spaces in Loretto Heights?

Parks and Open Spaces Comments by Sentiment  
(% of Total Parks and Open Spaces-Related Comments)



# What do residents like about the area's parks and open spaces?

Question: "What do you like about the Loretto Heights area?"  
Most frequent comments related to parks and open spaces

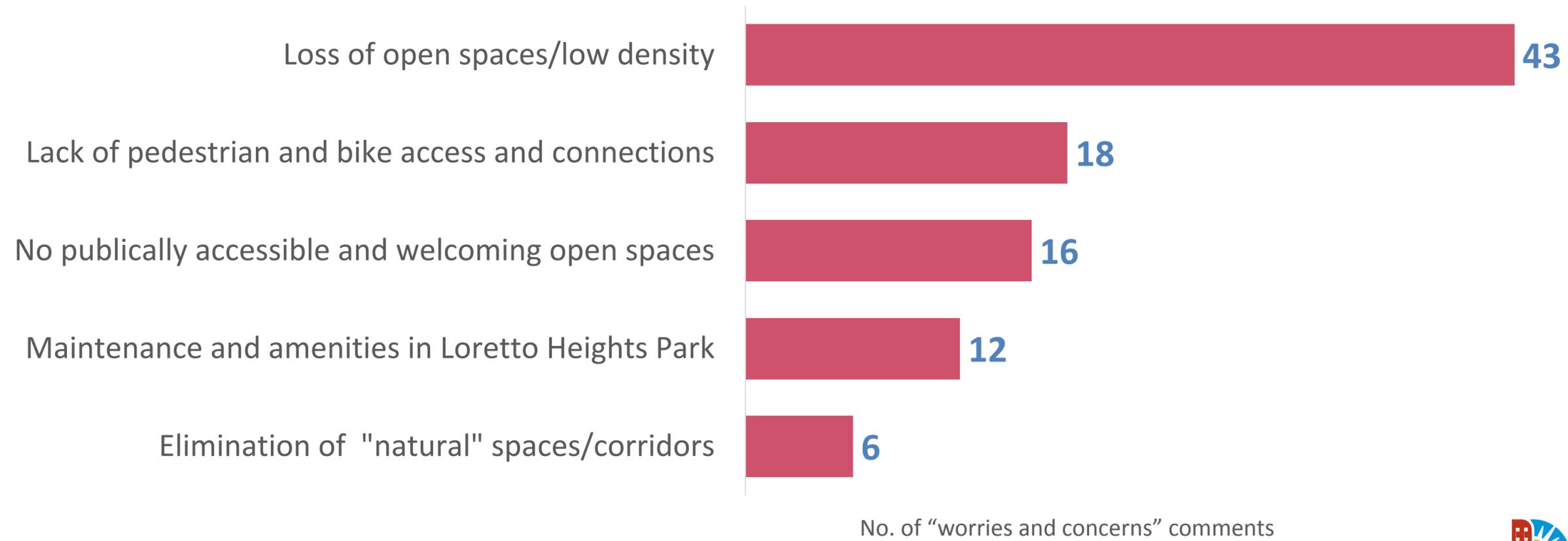


No. of "likes and assets" comments

Source: Loretto Heights Online Kick-Off Survey  
N = 296; Many comments included multiple sentiments

# What concerns do residents have regarding the area's parks and open spaces?

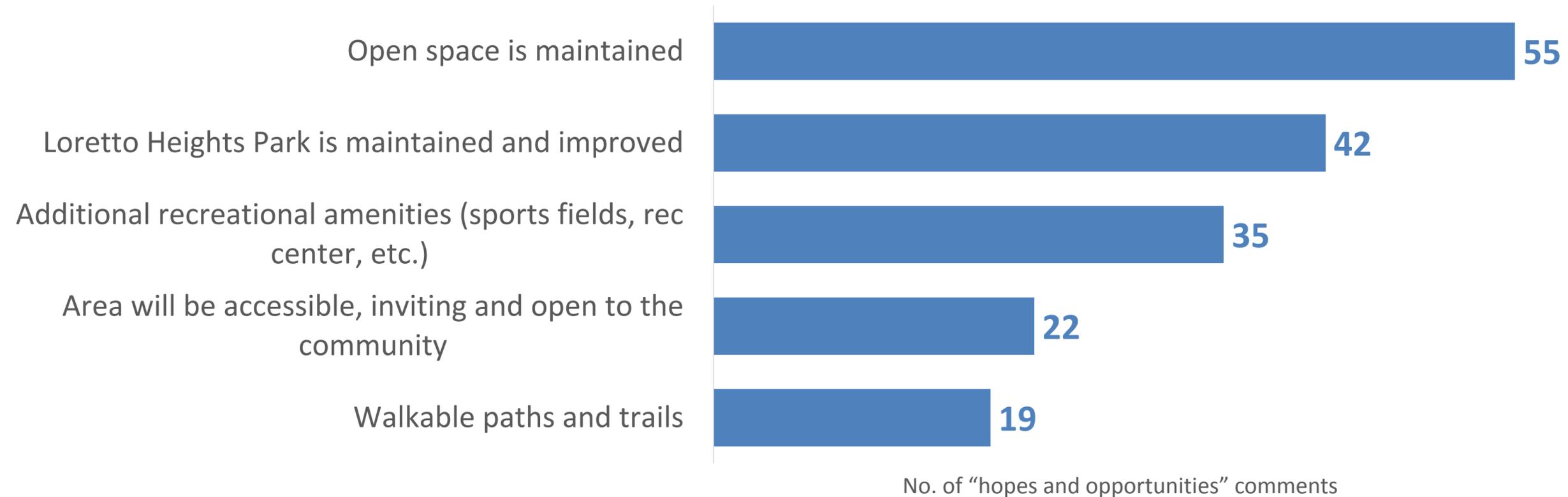
Question: "What concerns you about the Loretto Heights area?"  
Most frequent comments related to parks and open spaces



Source: Loretto Heights Online Kick-Off Survey  
N = 88; Many comments included multiple sentiments

# What are residents' hopes for the area's parks and open spaces??

Question: "What hopes do you have for the Loretto Heights area?"  
Most frequent comments related to parks and open spaces



Source: Loretto Heights Online Kick-Off Survey  
N = 140; Many comments included multiple sentiments

# Feedback by key word: Parks and Open Spaces

## “Loretto Heights Park Connection”

251 Comments

- Residents care deeply for their neighborhood park, and would like to see it maintained, expanded, and improved. Many residents also requested improved pedestrian connections and accessibility among the campus, the park, and nearby neighborhoods.

## “Trails/Paths”

65 Comments

- Residents love the winding, walkways and “natural” and would like to see this system maintained and expanded for recreation opportunities and overall community wellness. They enjoy the elevation gain for exercise, the natural environment, and the beautiful views.

## “Recreation”

39 Comments

- Residents would like to see some of the open spaces on campus activated. It is important these amenities feel welcoming, inclusive, and accessible to everyone in the community.

## “Ped/Bike/Sidewalks”

38 Comments

- Residents would like to see accessibility improved for pedestrians and bikers. Many mentioned the lack of connections makes the campus seem uninviting, resulting in a lack of use for many nearby neighbors. There is also a strong desire for wider, complete sidewalks.

# Feedback by key word: Parks and Open Spaces

## “Playground”

15 Comments

- Residents appreciate the playground at Loretto Heights Park but expressed concern about the lack of maintenance and amenities.

## “Lawn”

15 Comments

- Residents appreciate the open space and sightlines to the Administration Building provided by the front lawn. Many mentioned that it was a welcome respite from the bustle of Federal Boulevard.

## “Water”

8 Comments

- Some residents expressed concern for proper stormwater drainage with the new development. Some also mentioned a desire to maintain a natural corridor around the irrigation ditch.

# ***GAME PLAN FOR A HEALTHY CITY***

# GAME PLAN FOR A HEALTHY CITY

GUIDING PRINCIPLES & STRATEGIES

The Game Plan provides a roadmap for our parks, recreation programs, and urban forest to serve the needs of all Denverites in the face of population growth and climate change.

## EVERY DROP

ADAPT TO THE CHANGING CLIMATE AND LIMITED RESOURCES.

## EVERY PERSON

DIVERSIFY PARKS AND RECREATION SERVICES.

GROW THE PARK SYSTEM AND RECREATION ACCESS.

## EVERY DOLLAR

INVEST IN DENVER'S PARKS AND RECREATION RESOURCES AND PEOPLE.

## UNIQUELY DENVER

CONNECT TO DENVER'S NATURE AND CULTURE.

### *healthy CITY*



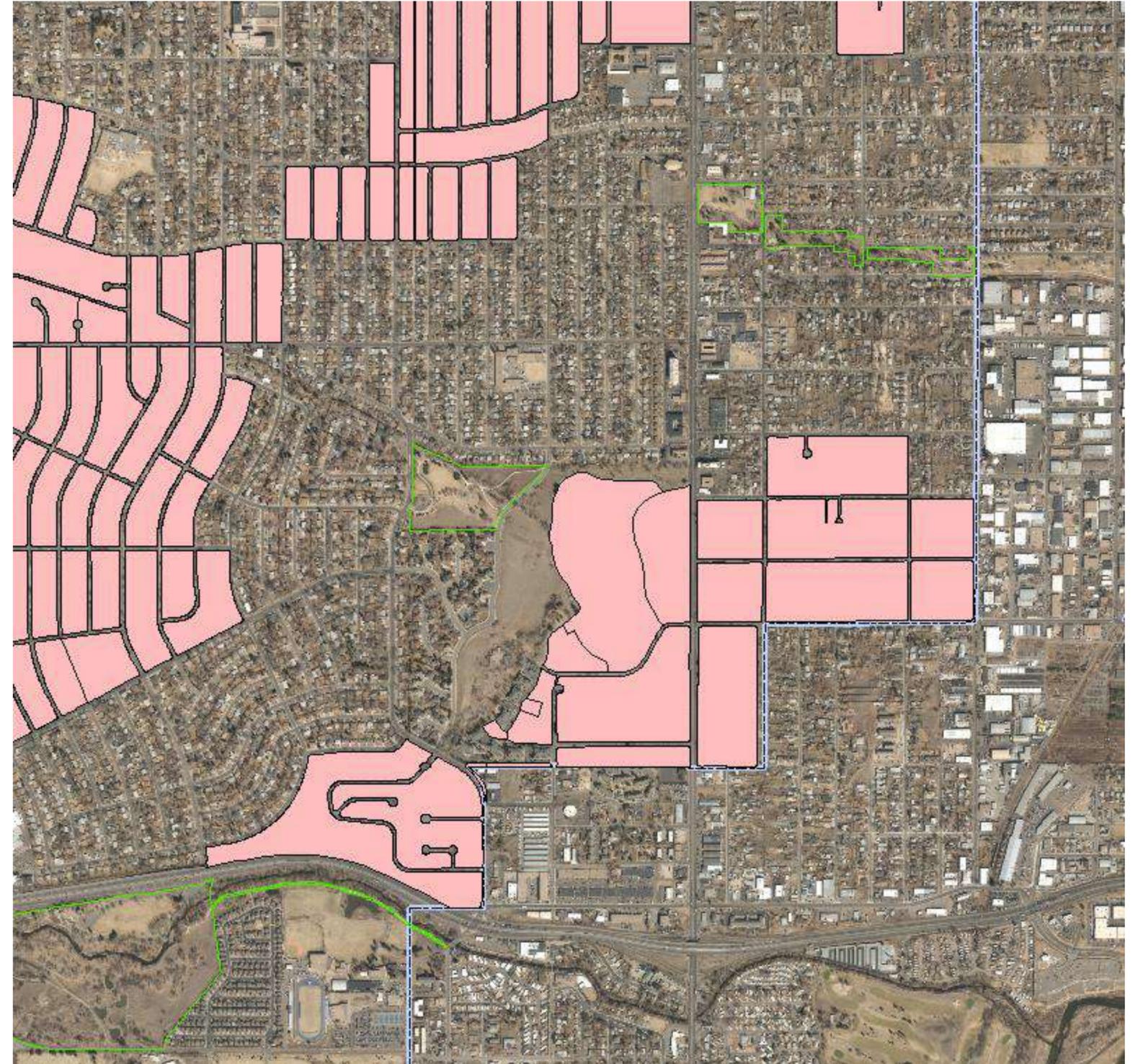
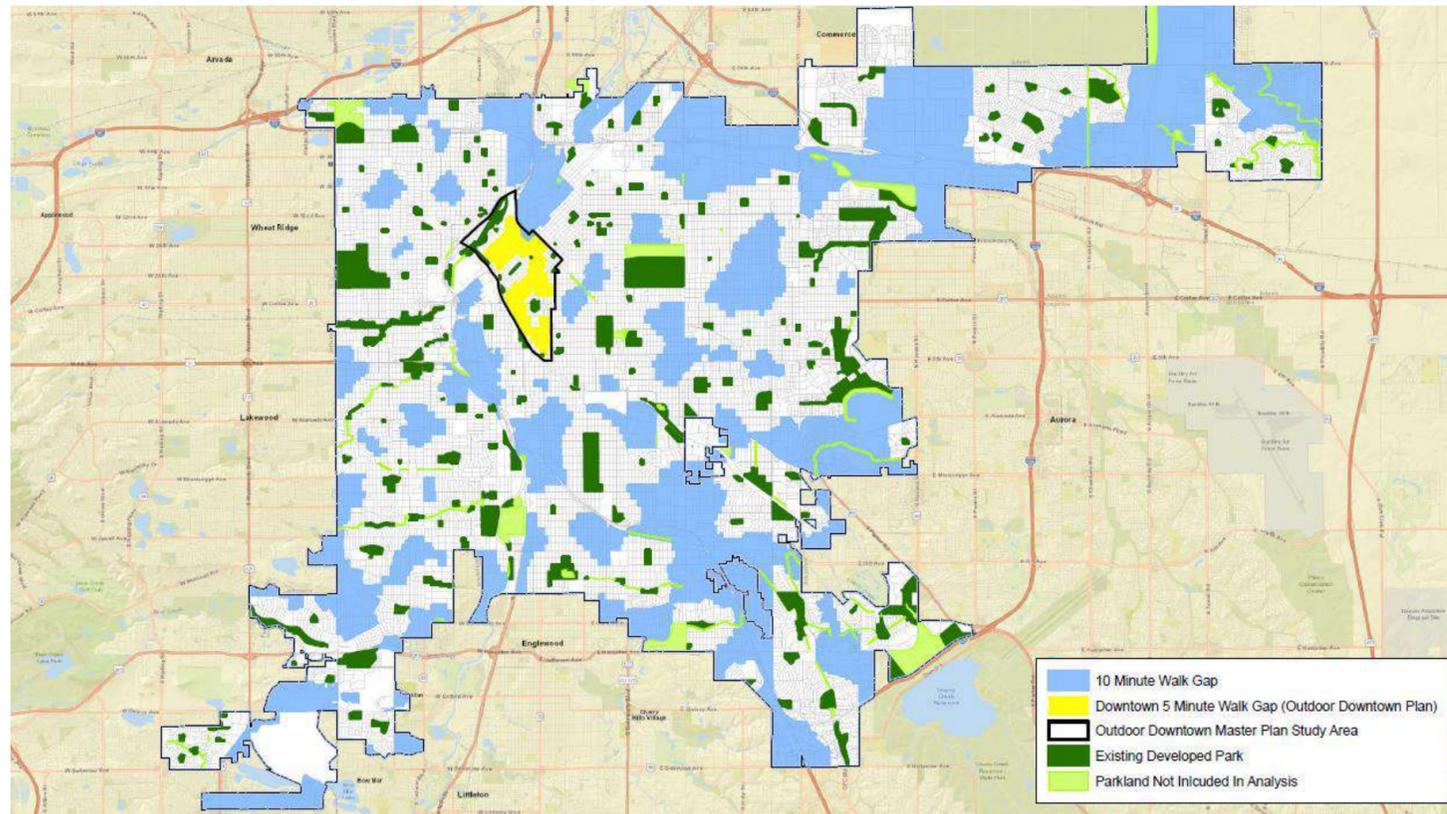
- CLIMATE CHANGE ADAPTATION
- ENHANCE BIODIVERSITY
- RESOURCE STEWARDSHIP

### *healthy PEOPLE*



- PARK/OPEN SPACE ACCESSIBILITY
- IMPROVE & ENHANCE PARKS
- IMPROVE & ENHANCE OUTDOOR RECREATION OPPORTUNITIES

# 5 – 10 minute walk gaps



# Public vs. Private Open Space and Parks

## Public

- Larger
- More flexible spaces
- Diversity of activity and uses
- Public master planning process following DPR public engagement requirements
- Public parks following rules and regulations
- Designation

## Private

- Smaller
- Plaza like
- Designed to serve adjacent uses
- Small gathering spaces and play features
- Privately owned and maintained
- Different rules
- Public access by an easement and or covenant



# Regional Parks



**Washington Park**  
ParkArt® Series - October 2016

1 inch = 350 feet at 11x17  
100  
Map Scale In Feet



# Community Parks



**Garfield Lake Park**

ParkArt® Series - October 2016

1 inch = 180 feet at 11x17

100  
Map Scale In Feet



# Neighborhood Parks

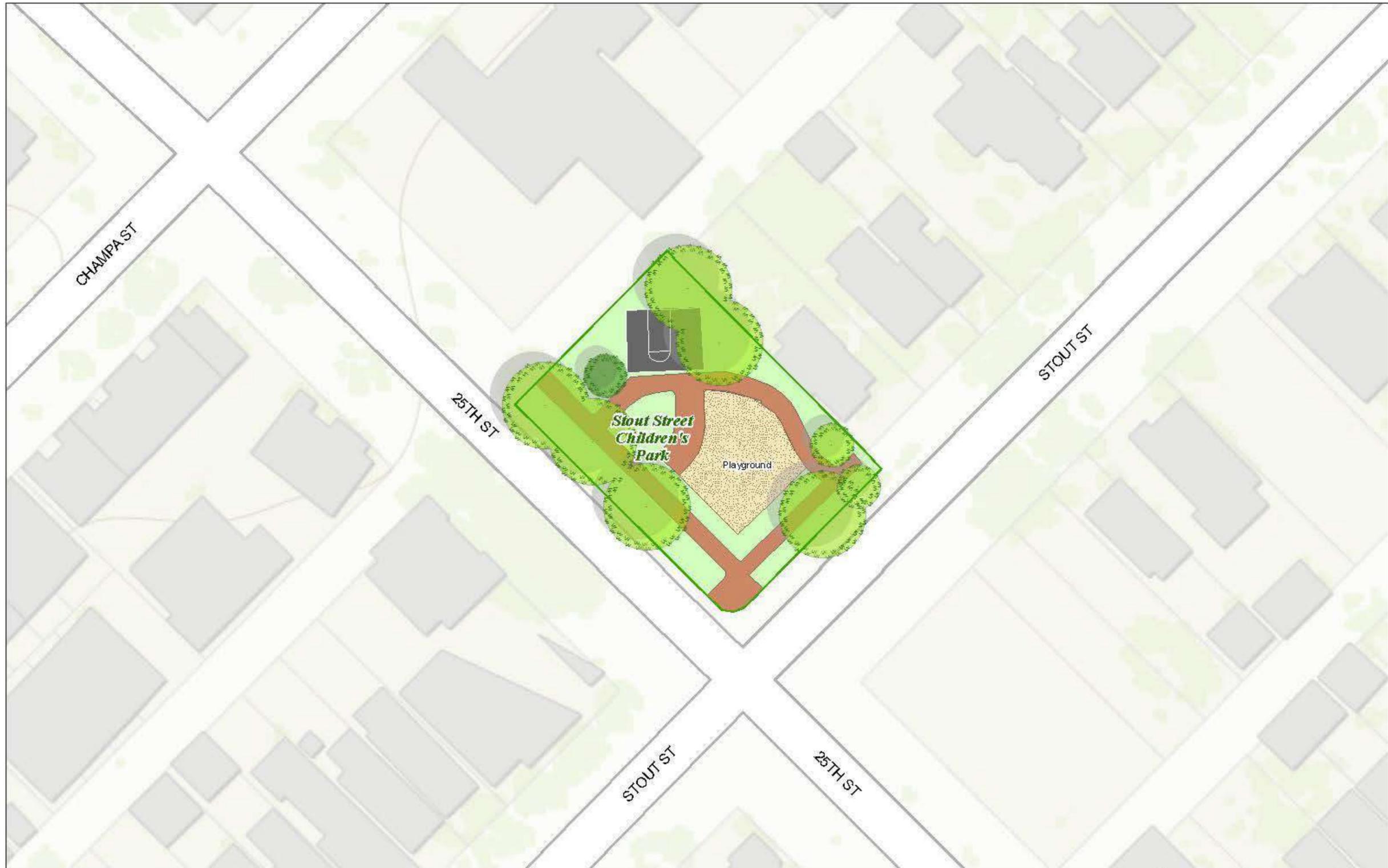


**Chavez (Cesar E) Park**  
ParkArt® Series - October 2016

1 inch = 50 feet at 11x17  
100  
Map Scale In Feet



# Pocket Parks



## Stout Street Childrens' Park

ParkArt® Series - October 2016

1 inch = 40 feet at 11x17

100

Map Scale In Feet



# **PARKS & OPEN SPACE DISCUSSION**

# FEEDBACK FROM PUBLIC MEETING

## Top Amenities



# Loretto Heights Park

**We've heard concerns about the maintenance and programming of Loretto Heights Park. What improvements can be made to improve the experience?**

# Loretto Heights Park

**Loretto Heights Park is a public park that includes the following amenities: picnic shelter, picnic tables, benches, playground, natural areas and a bike/ped path. What additional park and/or recreation amenities would you like to see accommodated as part of this redevelopment project that would complement this existing, adjacent community park?**

# Open Space

**We've heard that it is important to have both passive open space (seating, trails, picnic areas) and active open space (athletic fields, courts, playgrounds). What proportion of the redeveloped campus should be passive or active?**

- a) All active space
- b) Majority active space, some passive space
- c) Equal mix
- d) Majority passive space, some active space
- e) All passive space

# Open Space

**Which types of private open space should be incorporated as part of the redeveloped campus (select up to two)?**

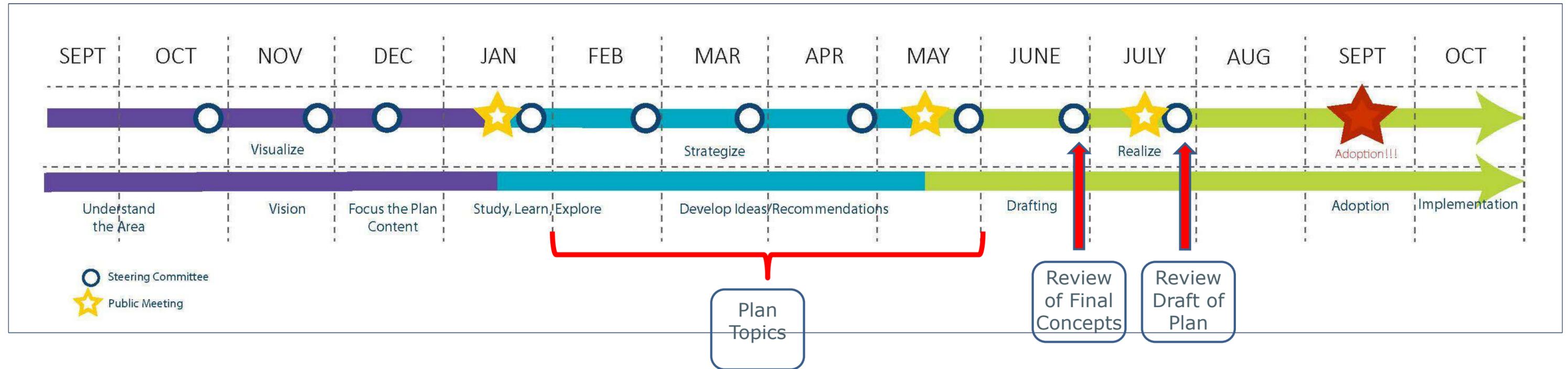
- a) Flexible grass lawn for recreation
- b) Formal sports field for league play
- c) Plaza space with outdoor seating
- d) Small pocket parks
- e) Retail space with outdoor seating
- f) Festival space for events (farmers market, etc.)

# Open Space Amenities

**Which amenities are most important to include in private open spaces within the redeveloped campus (select up to three)?**

- a) Nature Play (playground)
- b) Public Art
- c) Water Feature(s)
- d) Seating
- e) Hardscape (plaza with seating)
- f) Amphitheatre
- g) Dog Park
- h) Fitness Equipment
- i) Swimming Pool

# SCHEDULE



- Three Steering Committee Meetings Remain
  - May – Implementation Strategies
  - June – Review of Final Concepts
  - July – Review Draft of Plan

# UPCOMING ITEMS



## May Steering Committee Meeting

**Tuesday, May 28<sup>th</sup>**

**6pm-8pm**

**Loretto Library (3001 S. Federal Blvd.)**

## June Steering Committee Meeting

**Tuesday, June 25<sup>th</sup>**

**6pm-8pm**

**Loretto Library (3001 S. Federal Blvd.)**

# Project Website

[www.denvergov.org/lorettoheights](http://www.denvergov.org/lorettoheights)