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HOME TOUR
& STREET FAIR

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2022

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Proceeds from the Park Hill Home Tour & Street Fair benefit Greater Park Hill Community, Inc. (GPHC), a volunteer-based registered neighborhood organization that: Promotes the **character** and **vibrancy** of Park Hill; Provides **resources, information** and **advocacy**; and Preserves **quality of life** and the **history** of the neighborhood through **community participation**.

GREATER PARK HILL NEWS

We publish an award-winning, monthly newspaper that has been in continuous production since 1960. We take pride in providing coverage on neighborhood, local, and (on occasion) national news. Circulation is 14,000 and the newspaper is distributed by neighborhood volunteers to homes and businesses in Park Hill and the surrounding areas.

FOOD PROGRAMS

Our Emergency Food Pantry, Weekend Food Program, Thanksgiving Giveaway, and Free Farm Stand serve over 2,000 individuals annually and provide food for 20,000-30,000 meals each year.

SUSTAINABILITY PROGRAMS

GPHC oversees Park Hill's involvement in Denver's Sustainable Neighborhood Network which assists citizens in enhancing neighborhood sustainability and reducing their environmental footprint. Park Hill achieved Outstanding Sustainable Neighborhood status in record time and GPHC hosts multiple sustainability programs and events each year to help the neighborhood maintain the achievement.

MEETINGS & EVENTS

We hold community meetings on the first Thursday of the month at 6:30pm (except July and Dec). We also host special forums on issues that impact Park Hill residents. Join us for fun and community at our annual events: Park Hill Yard Sale (May), Park Hill Garden Walk (June), Park Hill Parade (July), and Park Hill Home Tour & Street Fair (Sept).

DONORS & VOLUNTEERS

All of our programs are sustained and supported primarily by volunteers and donors with the help of a very small staff. We have a diverse array of volunteer opportunities for all ages and your donations are welcomed and appreciated.

Visit greaterparkhill.org to learn more about us and to join us as a member.

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SUSTAINABILITY INFORMATION

Sustainability Mission: We are committed to producing a sustainable, zero waste event. We work to minimize waste and educate our vendors and customers in our sustainability efforts. We provide a free, open "zone" of our Street Fair to educate the public regarding local sustainability efforts.

Visit the Sustainability Zone

Join GPHC and our partners in the Sustainability Zone where we will have free giveaways, local sustainability partners talking about how you can reduce your ecological footprint, and sustainability demonstrations. Bring your kiddos and come have a great time for a great cause!

Free Electronics Recycling

GPHC is partnering with PCs for People to provide FREE electronics recycling during this event! Drop-off will be located at 2823 Fairfax Street. They will accept nearly anything computer-related for free. Bring your obsolete and broken electronics that are taking up space in your home and keep them out of the landfill!

Drinking Water

No single-use plastic here! The Denver Water Truck will be at 19th and Forest so be sure to bring your reusable water bottle.

Waste Diversion

Each year we strive to reduce the amount of waste that is produced by this event and divert disposable materials from landfill to recycling and compost.

Certifiably Green Denver

GPHC and the Park Hill Home Tour & Street Fair participate in **Certifiably Green Denver** (CGD) which implements green business and event certification processes to increase participation and adoption of sustainable practices, improve energy efficiency and water conservation, and decrease the use of resources and generation of waste.



HOME TOUR INFORMATION

The humble beginnings of Park Hill were established at the end of the 19th Century. Over the course of several decades, development expanded with the most significant growth between the 1920s and the 1950s. Park Hill is known for its diverse homes ranging in style from historic Victorian to modest mid-century. Residents and visitors alike love the tree-lined streets and parkways, the meticulously maintained gardens, the charming strips of retail shops and restaurants, and the neighborhood's central and convenient location.

The Park Hill Home Tour began in 1978 when a local Realtor organized the first tour to showcase the rich history and diverse architecture of the neighborhood. Over the years, the event has evolved into an important community fundraiser and tradition.

The 44th Annual Park Hill Home Tour & Street Fair once again celebrates our neighborhood, our greater community and all that brings us together. The past 2 years have been tough. This year, we are ready to view in person the interiors of the homes we've chosen for the tour. Enjoy the 6 homes on the tour that exemplify a combination of old and new maintaining the diversity of the Park Hill neighborhood. They represent a variety of architecture, the creativity of designers and builders, and the vision of the homeowners.



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4130 E 16th Ave



Eve and Bobby Wilson

The Wilson's home was built in 1941 as a 900 sq. ft. bungalow. In 2010, a developer popped the top to add another 1,000 sq. ft. Bobby bought it in 2011, then met and married Eve. Together they remodeled in 2019 to make it just what they wanted for their family.

Most the interior walls of the main floor were removed in the first remodel to open up the space. Extra windows added an abundance of light to the home. However, the developer's finishes needed improvement to meet Eve and Bobby's tastes. Interior Designer, Diane Gordon went to work creating a warm and welcoming space with imaginative accents. The living room fireplace and mantel are repurposed barnwood with a colorful tile surround.

The kitchen is the focal point with a massive kitchen island. The tile backsplash behind the gas range adds a bit of whimsy. The dining space is tucked into the corner and includes custom-designed banquette seating which can accommodate any large family gathering.

The upstairs addition gives the family two bedrooms and a full bath for the kids and a large primary bedroom with ensuite bathroom with a glorious steam shower. The re-purposed barnwood again serves as an accent wall in the primary bedroom. An abundance of windows makes the whole upstairs bright and airy.

The basement was dug out to increase the ceiling height to 9 ft. to accommodate Bobby's tall frame. It creates a much more welcoming space as an entertainment room, guest bedroom and bath.

The landscaping was added by the Wilsons. The entry walk is decorative stamped concrete. The "hardscape" provides the perfect backdrop for the colorful native plants. Stamped concrete carries through to the back patio which is covered by a pergola and bistro lights. Again, garden beds were planted with low maintenance, yet colorful plants.

Don't miss all the framed photographs throughout the home. They were taken by Eve's grandfather, Ted Nierenberg. He and Eve's grandmother, Martha were Holocaust survivors. Also, they were the creators of Dansk dishware in 1954 to bring the simplicity of Scandinavian design to the American market.

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4807 E 17th Ave Pkwy



Bob Moses

Built in 1927, this stately home sits on almost ¼ acre. The architect is unknown, but the s Mediterranean Revival style is reminiscent J.J.B. Benedict's architectural style with its ornate entry, rough textured brick and tile roof.

Bob, only the third owner, purchased the home in 1988 with his wife, Susan Platt Proudfoot (recently deceased), who was primarily responsible for the interior design. Together, they maintained the historic architecture of the home while updating it for today's conveniences. The high ceilings convey the feeling of spaciousness and grandeur.

The grand living room is complete with ornate fireplace and massive south-facing windows. Arched French doors lead to a sunroom. The dining room contains a beautiful glass chandelier from New Orleans. A recent remodel opened up the old kitchen to include a wet bar and eating area with access to the backyard. Truly a kitchen for a culinary enthusiast.

Across from the kitchen and down a half flight of stairs, you walk into a private office with access to a covered patio. It has its own bath including a steam shower and sauna. This level also has an entertainment room with another fireplace and sitting area. Another half flight of stairs takes you back to a hallway with a grand staircase to the second floor.

The second floor maintains the grandeur of the 1920s architecture with high ceilings and large rooms. A seating area on the landing opens to three updated bedrooms. The primary bedroom connects to another through a remodeled half bath. A second bath is undergoing a total renovation to become a five-piece full bath.

The patio is a retreat for outdoor dining and entertaining. The seat walls, fountain and pergola are laid out to focus on the beautiful oak tree to the west. It is truly an oasis from the city.

The owner, a lover of felines, has converted the three-room basement into a combination laundry room, storage area, and two-cat habitat with climbing access from the basement to a three-foot by three-foot by ten-foot outdoor catio (cat patio) – a must-see.



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1673 Hudson St



Daniel Kotzin and Jennifer Sey

Built by architect Glen W. Huntington in 1907, this gorgeous home has had only five owners in the last 115 years. Dubbed the “Hayden House” for its first inhabitants, 1673 Hudson Street was one of the very first homes built in Park Hill. The enclosed porch that wraps around the house once served as a “milking room” for the cows, but today it offers a relaxing space for the home’s newest family to sit back and enjoy the view. Daniel Kotzin and Jennifer Sey moved to Denver in 2021 and are quite taken with their new home as well as with the neighborhood, which, they say, has been exceptionally welcoming.

One thing that particularly impressed the new homeowners about the extensive renovations done to the house in 2020, just prior to their purchase, was how the remodel brought the house firmly into the present while maintaining so much of the home’s historic charm. The graceful double staircase that greets one upon entering the front door, for example, is original, as are the large front windows halfway up the staircase that open onto another porch (not currently in use). Radiators and antique light switches also hearken back to the home’s earlier days.

The 8,500 square foot home provides ample space for all. There are six bedrooms, eight bathrooms, three living areas, a large dining room, a guest suite, a home gym, a sauna and a steam shower. The game room and designated art room in the basement, and the shiny brass fire pole down to the kitchen from one of the upstairs bedrooms, are highlights for the two young children who live here. In the kitchen, a giant black and white backsplash immediately catches the eye, while glass doors beckon to the large stone deck and shaded backyard beyond. Daniel and Jennifer love the home and its surroundings and plan to stay in the neighborhood a long, long time.

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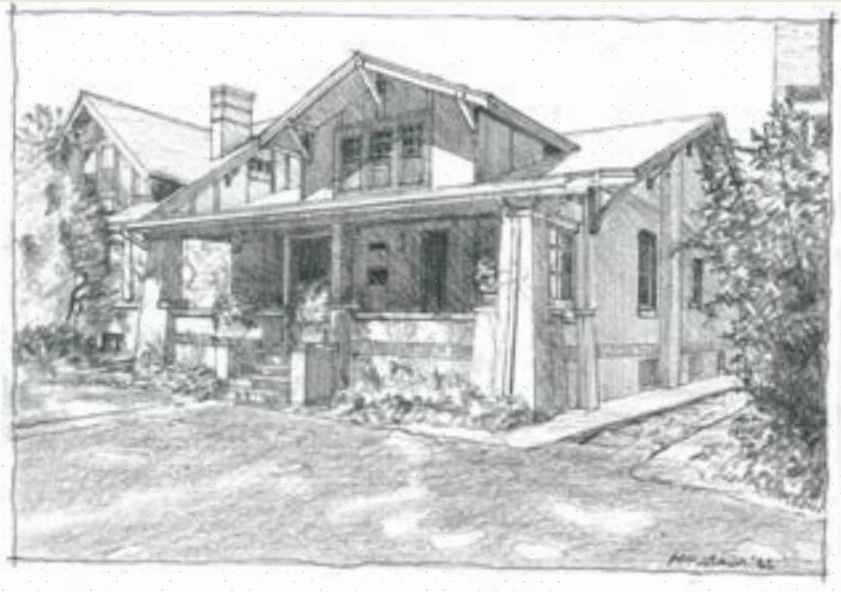


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2539 Dahlia St



Joanne and Jerry Bronstein

The Bronsteins purchased this beautiful 1911 Arts & Crafts home in 2011 before they moved to Denver from Pennsylvania to be near family. They completed the renovation in 2021. Jerry is an architect and Joanne is an interior designer. They had a vision for the home to incorporate their favorite pieces of art and furniture, while maintaining the original style with complimentary finishes and details.

True to the Arts & Crafts style, the home featured exceptional beamed ceilings, exquisite woodwork and a leaded glass built-in breakfront. The living room opens to a second seating area (which was originally the dining room) and welcomes guests with whimsical and creative furniture, art and accessories. Walls were removed in the den to create an open and inviting new kitchen and dining room designed for entertaining.

An addition at the back of the home increased the square footage by adding a guest room with built-ins and full bathroom. All new door frames and baseboards were designed to match the original ones in the home.

On the stair landing to the basement, don't miss the custom-designed door by artist, Tom Wheeler, with a titanium and natural stone insert. The formerly unfinished basement is now a bonus room and bedroom with exposed brick walls.

The second floor offers the biggest surprise. Originally, it included only a small bedroom. They enlarged and updated it as the primary bedroom and added a sumptuous bath and spacious walk-in closet. But that's not all...pass through the closet and you enter a "hidden" workout room, complete with everything you need to stay healthy.

Outside, the exterior was painted a warm white field color with crisp grey trim. To the front porch, they added a new wood ceiling and fans for summer comfort while enjoying their beautifully landscaped front yard, metal artwork, and the neighbors strolling by. It's their favorite place to hang out.

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2630 Ash St



Andrea and Phillip Gordon

Formerly a 1923 Bungalow, this home was transformed into a contemporary masterpiece in 2016. Popping the top doubled the size and multiple indoor and outdoor living spaces were created. The Gordons bought the home when the renovation was complete and have since added landscaping, built-in cabinets and solar panels.

The abundance of large windows and open living, dining and kitchen spaces drew Andrea and Phillip to the home. The original, coal-burning fireplace and exposed brick walls honor the home's special roots. The new design combines vintage charm with an urban feel using steel beams and metal window trim.

The dining room features a creative custom-built banquette. It leads to the living room enhanced with a contemporary linear fireplace. The scene-stealer is the interior glass overhead garage door for great indoor/outdoor entertaining opportunities. The kitchen's sleek European cabinets, lustrous quartz countertops and large center island, not only accentuate the contemporary feel, it makes a fantastic gathering place.

A second floor was added and continued the industrial theme with floating butcher-block stairs and steel railing. Upstairs, the primary bedroom offers a spacious light-filled room that walks out to a private balcony. Wood floors replaced the original carpet in all three bedrooms and custom concrete sinks enhance the ensuite bathrooms.

While the home is ideal for entertaining or just hanging out, Andrea loves her basement studio. There she creates her original paintings and whimsical ceramic artworks in an ideal workspace.

The owners especially enjoy their many outdoor spaces. In addition to the balcony on the second floor, the front porch wraps around with outdoor seating and a view of the floating staircase inside. On the south side of the home, raised garden beds provide vegetables in summer and the covered patio with firepit is enjoyed year-round. The interior garage door opens to yet another patio. Don't miss the patio benches made of wood pallets built on industrial wheels. Andrea and Phillip's creativity shines through once again.



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6300 Montview Blvd



Jennifer and Steve Cordes

This stately Montview Boulevard home was built in 1934. The Tudor home was enlarged in 1980 with an addition above the 3-car garage. The Cordes bought in 1913 because they loved the architecture and spacious grounds. However, the main floor rooms were too small and cramped, so in 2019, they remodeled.

The beautiful turret staircase with the original wrought iron railing in the entry foyer was maintained. The walls enclosing the former butler's pantry, kitchen, and dining room were removed to create an open, inviting kitchen, living and dining area that includes French doors to the back patio. Creativity was required to incorporate the existing basement stairs into the design. Since the stairs were located in the middle of the new space, they were incorporated into the design. The stair walls were removed and replaced with iron railing to match the existing railing of the main staircase.

Through the kitchen and up a half flight of stairs is a TV/game room built above the garage. The room is massive, with a wall of custom-built cabinets, wet bar, sectional couch and a pool table. It's definitely the gathering place for the family. Travel up three more stairs to an office defined by iron railings to match those downstairs.

The upper floor includes a two bedrooms, a full bath and the primary bedroom and bath. The primary bath was enlarged creatively by opening up into the attic space. All the light fixtures removed from the first floor in the redesign were re-installed on the second floor to maintain their heritage.

The Cordes love the home's outdoor spaces, from the curving front walk to the shady patio on the west side of the home to the back yard. The back patio includes an outdoor dining area under a custom-designed pergola, a flagstone seating area and a wall fountain that creates a sense of calm after a stressful day.



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STREET FAIR INFORMATION

Join us for a **FREE Street Fair on the Forest St Parkway!**
11:00am – 5:00pm

Be sure to pick up the map handout at the information booth (Montview and Forest) for a complete list of participating vendors.

ENTERTAINMENT

Visit the stage at 19th and Forest for some great local entertainment!

VENDORS

Visit rows of vendors including Animal & Pet, Apparel, Art & Handmade, Food, Health & Fitness, Home & Garden, Kids, Non-profit, Real Estate and more!

WINE & BEER

Featuring a selection of local craft beer brought to you by Park Hill's own Fiction Beer Company and a selection of wines brought to you by Neighbors at Park Hill.

FOOD TRUCKS

Enjoy some delicious treats, both savory and sweet!

SUSTAINABILITY ZONE

An interactive booth with tips and tricks for reducing your ecological footprint!

KIDS AREA

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STREET FAIR MAP



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Thank you to our planning committee volunteers who collectively dedicate hundreds of hours to this event.

Mary Salsich
Emily Morgan
Rachelle Larcus
Kortney Raab
James Larcus
Liz Rutledge
Joel Hunter-Pirtle
Jen Mathes

for graciously opening up their homes to the community.

Joanne & Jerry Bronstein
Jennifer & Steve Cordes
Andrea & Phillip Gordon
Daniel Kotzin & Jennifer Sey
Bob Moses
Eve & Bobby Wilson

And thank you to our day-of-event volunteers; we truly could not pull this off without each one of you.

Thank you to the homeowners

Thank you to our local business partners for helping us with ticket sales.

Cake Crumbs Bakery (2216 Kearney St)
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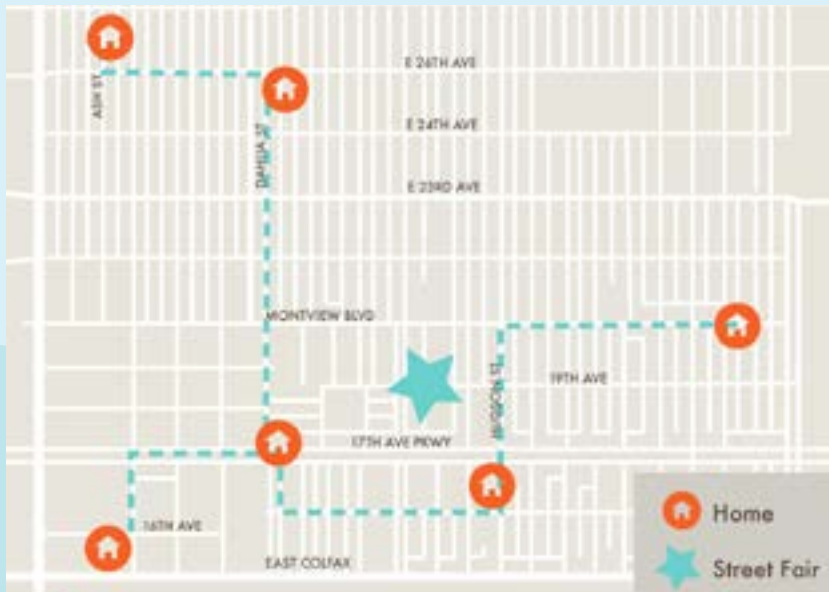
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We meet weekly on Tuesday mornings, alternating via Zoom and at Morning Story Restaurant at Leetsdale and Holly. Please join us! Check out our website for a list of upcoming speakers.

For more information check out:
www.cherrycreekrotary.org
www.facebook.com/CherryCreekRotary

START THE TOUR AT ANY HOME

Last entry is at 4:45!



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