



Published by Denver City Councilman Charlie Brown

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History and energy saving clash



The windows on the Tramway Cable Building downtown fit with its historic character. But, some architects and developers feel the Denver Landmark Preservation Commission has been too inflexible in its decisions on windows at the expense of energy saving. Developers say the two values can be accommodated without marring a building's historic look.

Historic buildings are a vital part of the Denver cityscape, but architects and developers trying to save and upgrade landmarks often have been stymied in attempts to bring those venerable buildings in line with 21st century energy conservation needs.

“We’ve received a lot of calls,” says Councilman Charlie Brown about the roadblocks that renovators face. “I’m a big believer in historic preservation, but I’m also a believer in common sense. There’s got to be a practical approach, not a preservation purist approach. I believe in protecting

historically significant buildings from destruction, and I don’t like ‘inappropriate’ alteration. The issue is how does one gauge what is ‘inappropriate’ especially with new energy-efficient windows that are identical in appearance.”

The path to renovation of historic buildings goes through the Denver Landmark Preservation Commission, a nine-member appointed board that reviews and determines proposed changes to designated historic buildings and buildings in historic districts.

Windows seem to be very

important to the commission – a page of frequently asked questions about the subject even is linked from the commission home page on the city’s website. Here are some key points:

“In general, owners of historic properties are discouraged from replacing existing original windows. Windows are a very important part of the original fabric of a structure. Their proportion and texture, enhanced by their age, add an element to the fabric of the facade that would be lost when replaced with new windows. ...

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The Park People, a private non-profit organization, preserves, enhances, and advocates for Denver's parks, recreation resources, open space and urban forest.

Their ***Denver Digs Trees*** program is a volunteer-driven, community based effort to increase the number of street trees across Denver. More than 30,000 public trees have been added to Denver's streets through their efforts. The Denver Digs Trees program is conducted in partnership with the Denver Parks and Recreation Department.

Order your tree by January 31! Go to www.theparkpeople.org and click on Denver Digs Trees for great information on tree types and links to the application form.

Information found at www.theparkpeople.org



Crime Summit set for January 26th

The Denver Police Department has just announced the 2nd Annual District Three Crime Summit on January 26th, 2008 from 8:00a.m. to 4:00p.m.. All community members and leaders are invited to attend in an effort to come together and take a proactive approach against crime. According to the press release the Crime Summit will be a day long conference including "speakers from the crime lab, traffic operations, nuisance abatement, sex assaults, the gang unit and vice narcotics." The conference will conclude with individual neighborhood discussions to create possible solutions to specific area issues and concerns.



This year the event will also be introducing a youth crime summit scheduled for the same day. This will give students from area high schools and middle schools the chance to have their own discussions regarding crime. Speakers include the graffiti unit, computer crimes, and gang unit and also vice narcotics. District Three Police hope that this will be a great way for neighborhoods and the Denver Police Department "to put our heads together and develop a proactive approach to making our neighborhoods a safer place."

Please RSVP to Toni Mahr at toni.mahr@denvergov.org or call 720-913-1178 (space is limited!)

L.A. City Council salary now highest in country

The recent salary increase for the Los Angeles city council members puts them almost \$100,000 more a year than a council member in Denver. The salary hikes went into effect January 1, and also includes a 4.98 percent cost of living boost. "If the 4.98% raise is applied first and then the 8.5% raise — as city officials expect it will be — the salaries for the 15 full-time council members will go from \$150,696 currently to \$171,648; ... and for the mayor, from \$195,904 to \$223,141."

According to the Los Angeles Times "the council is already the highest paid in the United States now will make more than members of Congress, who are scheduled to receive a 2% raise."



DIA Seeks Artwork for Colorado Beauty Exhibit

Denver International Airport (DIA) is pleased to announce a call to Colorado artists, galleries, museums, cultural centers and Colorado destinations to participate in a juried exhibition highlighting our beautiful state.



In November, the airport asked residents to submit statements that answered the question, "What does Colorado look like to you?" and each applicant may select up to two statements and submit up to two artwork entries.

The selected statements and artworks will be displayed at DIA from April 2008 through January 2009 (which includes the Democratic National convention and the busy holiday season). The deadline for entries is Jan. 25. For additional information about the exhibition visit www.flydenver.com/art and click call for entries.

It's Bull Ridin' & Fundraisin' Time Again!

Concerts For Kids is proud to announce its 3rd Annual Country Showcase Fundraiser on Thursday, January 24 at the Fillmore Auditorium. The evening Kicks off with the celebrity bull riding contest followed by three of Denver's favorite country bands.

Local celebrities (including Councilman Charlie Brown) will once again come together to showcase their mechanical bull riding talents, starting at 5:30p.m. Each rider will solicit funds from family, friends and coworkers for their ride on "Headache," the meanest bull in the West. With the help of Pro Rodeo Clown, Caine Hager and World Champion Bullfighter, Bill Bass, these 16 riders should have no problem holding on for a long, profitable ride!



Westword, January 5, 2006



Make Your Pledge Today!



Charlie "Colt .45" Brown is geared up to beat his own record of 45 seconds atop his biggest rival yet: "Headache," but he needs your support! Pledge your dollars, either by flat donation or a per second pledge (up to 8 seconds), online at www.concertforkids.org, and get your tickets to see all the action! General admission is \$13.75 per person and can be purchased through Ticketmaster online (www.ticketmaster.com) or by phone (303-830-TIXS); seating is not guaranteed and standard Ticketmaster fees apply. VIP tickets and additional information is available by contacting Sally at the Concerts For Kids office at (303-605-2885). Net Proceeds from this event Benefit the Children's Hospital Foundation, Juvenile Diabetes Research Foundation and the Denver Public Schools Foundation.

Unneeded comments marred Hirschfeld proclamation

Disagreement and frank comments are an integral part of the City Council, but sometimes discretion is the better part of being an elected official.

That wasn't the case last Dec. 17, when council approved a proclamation marking the 100th anniversary of printing company National Hirschfeld. Barry and Arlene Hirschfeld, noted philanthropists and civic leaders, were in the council chambers. (It also happened to be their 41st wedding anniversary.)

But the atmosphere was marred by council members Doug Linkhart and Chris Nevitt, who both made reference to a 1994 strike at the firm.

Councilman Charlie Brown sponsored the proclamation and was upset about what happened. He's part

of what he wrote to his council colleagues afterwards:

Although the proclamation passed 13-0, I was shocked and disappointed when two council members chose to attack our guests over a labor dispute that happened more than 14 years ago. It was the wrong time and the wrong place. Their comments were unnecessary and embarrassing even more to the Council than the Hirschfeld family. I left the chamber to meet them outside to apologize.

To be sure, there will be rare occasions when council members disagree on a particular proclamation. In October, Councilmember Robb sponsored one which I could not support. I wrote her a 1 1/2-page letter detailing my reasons. She graciously called me back and even offered to drop a portion in exchange

for support. I politely declined and as my e-mail to her said: "...out of respect for my colleagues, I will not speak against the proclamation but leave the chamber during discussion." Unfortunately, there was no early warning last night because I would have suggested our two colleagues do the same.

It may do all of us good to reflect upon a paragraph from the Hirschfeld's New Years/Christmas card I quoted last night: "Unfortunately, the past year has been filled with acrimony and mean-spiritedness... a good example of conduct to avoid in 2008."

It was clear that last night two members didn't heed this thoughtful message. What an unnecessary shame.



Special Events!

Super Dogs Show: Dog lovers unite! Bringing you an all-new show full of amazing tricks, aerial stunts and comedy antics all performed by man's best friend, Super Dogs is one of the National Western's hottest family events. Performances are Jan. 21 at

1 p.m. and Jan. 22 at 6:30 p.m. in the Events Center. Seats start at \$12, and include admission to the 100-acre National Western Complex.



Mexican Rodeo Extravaganza: Mild, medium or caliente - no matter how you like your entertainment, the Mexican Rodeo Extravaganza has something for you. An event filled with cultural pageantry, the Mexican Rodeo Extravaganza features bull riders and bareback riders, trick roping, mariachi and the daring Paso de la Muerte or



"Death Jump." The Mexican Rodeo Extravaganzas are Jan. 12 at 7:30 p.m. and Jan. 13 at 2:30 p.m. in the Denver Coliseum. Visit www.nationalwestern.com for ticket information and the complete list of special events.

Excerpts from Councilman Brown's comments on a city council proclamation recognizing the 102nd National Western Stock Show

"Next to Super Bowls and the World Series, this is one of the most exciting times of the year for our community, one I continue to look forward to each January. This is when our western lifestyle—our western spirit—is re-born and renewed.

"Last summer, many of the presidential candidates attended an agricultural summit near a cornfield in Iowa. One of the candidates admitted to the crowd, "In the neighborhood where I live, the main livestock are squirrels." I read that and have been thinking that we should take advantage of the 35,000 folks attending the DNC this summer. I believe it would be a good opportunity to invite elected officials, candidates, members of the media to tour a nearby working cattle ranch and educate them to the challenges of ranching and farming in the Rocky Mountain West. Let them hear directly from ranchers about what it's like.

"Can you imagine America without the West? That's like trying to imagine Denver without the National Western Stock Show.

"The West is a potent symbol for our country. The National Western is an important symbol not only for our state and region but even for our hearts.

"The National Western reminds us that the true West—with all its possibilities and opportunities—the true West is still out there."



A young cowgirl saddles up for the Stock Show's Horse Stick Rodeo, sponsored by The Children's Hospital.

Yes, Virginia there is a 4-H Club in Denver!

While many of us have never been to a farm or a ranch, it is great to know that 4-H (Head, Hands, Heart, Health) has its ties to Denver! Colorado State University Extension coordinates multiple 4-H programs and clubs throughout the city providing leadership skills to thousands of youths every year through "community 4-H clubs, project clubs, special interest groups, television, school enrichment, and special activities."

As an urban area, Denver's 4-H clubs do not focus as much on livestock, but offers additional leadership programs such as gardening, photography, and various after-school programs. Visit www.colorado4h.org for more information on local 4-H activities and events.



the intent is to repair and weatherize existing windows whenever possible.

“Historic windows should be preserved wherever feasible; this is especially important for individual landmark structures.”

Elsewhere in city government, of course, saving energy is a big priority. Part of Mayor John Hickenlooper’s Greenprint Denver program is encouragement of energy-saving construction.

Many developers and others have found that landmark commission policy often does not allow for energy-saving double-pane windows, even when they are designed to replicate the look of original windows.

That problem has tripped up companies trying to redevelop the old Washington Park School in District 6 and the historic Fontius Building and Tramway Cable Building (the former Old Spaghetti Factory) downtown, among others. Discussions over windows for the Fontius and Tramway buildings have been dragging on for months, and Fontius developer Evan Makovsky had an appeal scheduled before the commission on Jan. 15. Makovsky has been widely praised for his efforts to assemble and redevelop the long-blighted block on which the Fontius Building sits.

A number of developers and others contacted by Council-



The photo shows an old, damaged window (on left) from the Fontius Building downtown and one of several replacement windows that developer Evan Makovsky is suggesting to use if allowed to by the Landmark Preservation Commission. Project manager Todd Piccone said that so far they’ve spent “more man-hours dealing with the window issue than on the rest of the job.”

man Brown agree that the commission has been too restrictive in its approach.

Charles Jordy of Jordy Construction noted, “I understand their (LPC) interest in keeping the integrity of the building facade. However, from a practical and energy-conservation viewpoint it’s not very realistic, in my view. It seems to me an applicant should be able to propose replacement windows that would best maintain the overall look of the existing windows but provide good workability and energy conservation. ... For some reason windows are untouchable.”

Architect Peter D. Pappas commented, “It is the tendency of the LPC to become fixated on such minor and mundane issues as window glazing, material and function. Their rationale is that in order to pay respect to the ‘historic’ charac-

ter of a building, the window must be as close to identical to the original window as possible, ignoring that the existing structure was constructed before the advent of energy codes and the advances in technology that make efficient windows (and doors) possible.”

“There is a big difference between single pane windows and Tiffany glass. Unfortunately, the LPC seems to treat every old window like it was a piece of Tiffany glass,” said Councilman Brown.

And Jerry Glick, a noted LoDo and Highlands developer and chair of Denver Civic Ventures (the Downtown Denver Partnership’s non-profit arm) notes, “Clearly the goals of preservation and green are in conflict. ... it only makes sense for building owners to

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retrofit their buildings for great energy efficiency. ...

“Windows are a particularly important topic. Single-pane windows are the greatest source of heat loss in the winter, and of heat gain in the summer. The energy costs, not to mention the comfort of the occupants, is severely compromised when single-pane glass is not replaced.

“Adaptive reuse is what keeps our older buildings in use, and prevents their demolition. One of the fundamentals of adaptive reuse is the ability to use energy efficient systems, including at least double-pane glass.”

Other developers and architects share the sentiments of Pappas and Glick but don't like to talk about the issue publicly out of concern about how future projects might be viewed by the commission.

Landmark commission documents indicate that the agency isn't quite so impressed with double-pane glass. The commission's guidelines urge use of insulation and storm windows to save energy, and a staff comment in the design review of the Tramway Cable Project said, “Replacing single pane glass with double pane glass does not achieve a significant increase in energy efficiency.”

However, a Colorado fact sheet produced by the Effi-

Single vs. double pane

“From an energy standpoint, a single pane of glass is a very poor insulator.”

- *“The Renewable Energy Handbook”*,
William H. Kemp

“The single pane of glass in older windows offers little insulation from outdoor temperatures. There should be two panes of glass between you and the outdoors.”

- *“Complete Guide to Reducing Energy Costs”*,
Consumer Reports

“Nowadays, single-pane windows are used only in warmer climates, but even here this practice is foolhardy, as single-pane windows can gain a lot of heat during the summer, greatly increasing cooling bills.”

- *“The New Ecological Home”*,
Daniel Chiras

cient Windows Collaborative recommends use of windows that produce the kind of insulating values (called the U-factor) provided by double pane windows but not by single pane. The fact sheet also notes that blocking air leakage around a window (recommended by the landmark commission) “is not as important as U-factor.”

Jim Lindberg of the National Trust for Historic Preservation takes a different view. “In fact, it usually makes sense in terms of economics, energy use and solid waste reduction to retain existing historic windows, rather than replace them. ... Replacement window systems are very expensive, yet pro-

vide relatively minor improvements in insulation values ...

“It is also important to consider the long-term environmental benefits of retaining existing historic windows. ... Older windows are often made of dense, old-growth hardwood that insulates well and can be maintained for generations. By contrast, most replacement units consist of an array of manufactured materials that have been shipped thousands of miles and must be completely replaced every 10 years or so, when the adhesives and seals begin to fail.”

The commission is moving toward taking another look at the issue. Architect and commission member Jim Bershof notified Councilman Brown this month that “Window repair and window replacement have engendered much discussion. ... Often, it appears that there is a conflict between preservation and energy conservation. To try to bring better understanding to this issue, the Landmark Preservation Commission has decided to form a task force” to study the issue and hopes to produce findings by next fall.

The commission unanimously approved the task force at its Dec. 18, 2007, meeting, and that group will include not only commission members but also city council representation, city planners, preservation experts and design professionals. Let's hope they approach the issue sensibly.