



# COUNTRY CLUB HISTORIC NEIGHBORHOOD

## NEWS

DENVER COLORADO USA

[WWW.COUNTRYCLUBHISTORIC.ORG](http://WWW.COUNTRYCLUBHISTORIC.ORG)

VOLUME 8, ISSUE 3

OCTOBER/NOVEMBER 2012

### Zoning in Cherry Creek North

Over the course of the last several years Denver has updated the zoning code for the entire city, except for the Cherry Creek North Business Improvement District (BID). The city is in the process of updating zoning for Cherry Creek North BID via the Cherry Creek Area Plan Update (a process that can take up to 2 years). While these requirements/guidelines are being worked out, several developers have come forward seeking approvals on numerous large scale projects. Concerned entities (Cherry Creek North Neighborhood Association, CCHN along with the Cherry Creek North BID) were brought together as the Urban Form Working Group under the leadership of City Councilwoman Jeanne Robb to develop a "White Paper" to help guide developments in the area until the new rules are adopted.

As it stands the "White Paper" is not being used by the city when reviewing the current projects that are being put forth for development prior to the new rules coming into effect. Recently the Country Club Historic District (CCHN) Zoning Committee held a meeting on this issue and recommended that our neighborhood take a position supporting the use of the "White Paper" put out by the Cherry Creek North Urban Form Study group. The CCHN Board voted to support that recommendation at the October meeting and is concerned about property values, traffic and other quality of live issues if a large number of proposed developments attempt to get approval prior to the news guidelines being approved.

This is a very complex and involved issues and your CCHN Board would like to hear your ideas/concerns. As a neighborhood we strive to represent you and want to ensure we are listening to everyone so we can best represent the feelings and desires of our neighbors. We hope we have presented this issue in a manner that is easy to understand. Please contact CCHN President Charles Jordy at [Charles@jordyconstruction.com](mailto:Charles@jordyconstruction.com) if you would like to learn more or have questions or thoughts.

For more info visit:

White Paper: [http://www.denvergov.org/Portals/646/documents/Cherry\\_Creek/CCN%20Urban%20Form%20Study%20-%20White%20Paper.pdf](http://www.denvergov.org/Portals/646/documents/Cherry_Creek/CCN%20Urban%20Form%20Study%20-%20White%20Paper.pdf)

Cherry Creek Area Plan:

<http://www.denvergov.org/cherrycreekareaplan>

### Please join us for the: Country Club Historic Neighborhood Annual Meeting

November 13, 2012

At The Denver Country Club

Refreshments - 6:00 PM: Meeting - 6:30 PM

Come and see where your dues go and what's happening in the Country Club  
Neighborhood

Guest Speaker: Jeanne Robb – Denver Councilwoman (Council District 10)

2012

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## Windows

*By Sarah Donahue Wolff: for Preservation North Carolina*

Across the country, owners of old houses are being encouraged to remove their original windows and replace them with new energy-efficient models. Manufacturers of new window technologies advertise that old windows are inefficient, causing houses to leak energy and contributing to excessive heating and cooling bills, and to deterioration of the planet's environment. Replacing historic windows is touted as the "green" choice.

In reality, historic windows can be the "greener" choice. Environmentally conscious historic homeowners can keep their historic windows and improve energy efficiency at the same time.

- When the entire life of the window is considered and embodied energy calculated, retaining and repairing historic windows is environmentally preferable to replacing them.
- Homeowners can make relatively simple repairs to increase old windows' energy efficiency, and storm-window systems can further improve energy efficiency while protecting and retaining the historic character of the home.

### **Beyond Energy Efficiency: Sustainability**

Energy loss occurs in homes through many conduits: attics, basements, doors, even cracks in the walls. Windows account for only 10% for energy loss in a typical home, less than attics, floors and doors. Improvements in window efficiency, unless there are gaping holes, will only incrementally improve a home's overall energy efficiency.

Replacement windows themselves have a short useful life. Countless historic windows have been in use for more than a hundred years. New windows are expected to have useful lives ranging from two (as listed in some manufacturers' warranties) to twenty years, depending on their quality. Either the seal between the panes of glass breaks, reducing their insulation capacity and creating an ideal environment for mildew and other forms of mold, or the vinyl casing cracks, fades and discolors.

In either case you'll have to replace your new replacement windows before they have even half-paid for themselves in energy savings. It is estimated that the payback time needed to recover the financial investment in a new window is 41.5 years. Generously assuming a useful life of 20 years, new windows are not in use nearly long enough for homeowners to recover their cost.

Owners of historic homes have many ways to improve energy efficiency and reduce their impact on the environment. Despite advertising claims, window replacement is not the best way to improve the efficiency of historic windows. Repairing, insulating and adding storm windows are economically viable options for conserving both historic and environmental resources.

**To read the full article visit: <http://www.presnc.org/Features/Historic-Windows-Energy-Efficiency>**

## High Street Parkway



## Snow

Seems hard to believe after our record breaking summer, but snow and ice season is just around the corner. Remember to shovel your walks within 24 hours after the snow has stopped falling. This includes all sidewalks adjacent to your property. Snowy/icy sidewalks are dangerous and make it difficult for neighbors and school children to get around, not to mention guests and visitors during the upcoming holiday season.

In residential areas the city relies on citizen complaints to identify property owners that need to be educated about sidewalk safety requirements. You can contact the city at 3-1-1 to report un-shoveled sidewalks. If a property owner refuses to comply with the shoveling ordinance, Denver takes escalating legal action, which can include issuing an Administrative Citation that carries a \$150 penalty. Let's all make sure our sidewalks are snow and ice free this coming winter season.



### Upcoming Events:

25<sup>th</sup> Annual Champagne Cascade  
Sunday, Nov 11<sup>th</sup>  
Noon (Brown Palace Hotel)

Thanksgiving Day  
Thursday, Nov. 22<sup>nd</sup>

39<sup>th</sup> Annual Turkey Trot  
Thursday, Nov. 22<sup>nd</sup>  
8:00am (Washington Park)

Denver Parade of Lights  
Friday, Nov. 30<sup>th</sup> 8:00pm and Saturday,  
Dec. 1<sup>st</sup> 6:00pm (Downtown)

Denver Zoo Lights  
Friday, Nov. 30<sup>th</sup> to Wednesday, Jan. 2<sup>nd</sup>  
5:30 pm to 9:00 pm

Denver Botanic Gardens Lights  
Friday, Nov 30<sup>th</sup> to Tuesday, Jan. 1<sup>st</sup>  
5:30pm-9:30pm

Georgetown Christmas Market  
December 1, 2, 8 & 9, 2012  
10:00am to 6:00pm

Hanukkah Begins  
Friday, Dec. 21<sup>st</sup>

Tuba Christmas  
Sunday, Dec 23<sup>rd</sup>  
1:00pm (Skyline Park Denver)

57th Denver Debutante Ball  
Saturday, Dec. 22  
(Brown Palace Hotel)

Christmas  
Tuesday, Dec. 25<sup>th</sup>

Denver New Year's Eve Fireworks  
Monday, Dec. 31<sup>st</sup> at 9:00pm and Mid-  
night (Downtown)

### Fall has arrived on Gilpin Street Parkway



### Don't Leaf a Mess

Fall is here and the leaves are falling. Be considerate of your fellow CCHN neighbors when cleaning up your property. Residents are reminded not to blow/rake leaves into the street/parkways or alleys, this just sends them into someone else's yard. If you have a maintenance crew, please remind them to collect leaves rather than deposit them where they will just end up having to be cleaned up by someone else. If we all do our part, we can keep CCHN beautiful.



*Do not blow leaves into the streets/parkways*

*Country Club  
Historic  
Neighborhood holds a  
meeting every second  
Tuesday of each  
month at The  
Guaranty Bank &  
Trust  
3301 E. 1st. Ave.  
second floor  
5:30 PM. These  
meetings are open to  
all neighbors.*

Our thanks to all who have  
contributed to the CCHN  
Newsletter. If you have an  
Informative, newsworthy  
article, suggestions or  
ideas, you may submit  
them to Tom Lorz or  
Judi Tointon,



## Ice Skating Party

Welcome winter and the holiday season as our neighborhood hosts the annual ice skating party. Join us Sunday December 9th from 3pm –6pm at the Denver Country Club ice rink for this fantastic neighborhood event.

In addition to ice skating we will have light snacks, and a pizza buffet for kids. NFL football will be on the TV's in the warming house and adult beverages available for purchase. Bring the whole family to meet long time friends and new neighbors. Skate rentals are available for \$3.00, or bring your own. This will be a great way to get in the spirit of the season.

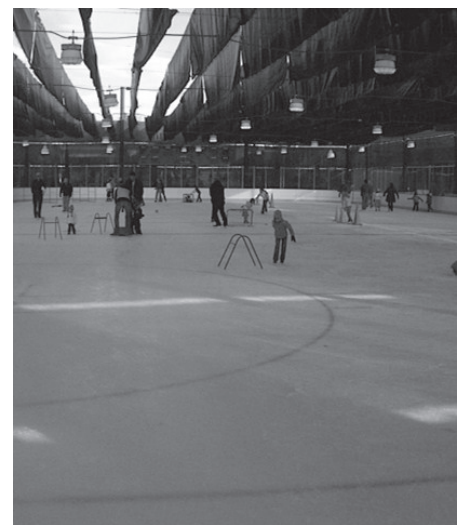
For more information on the skating party please contact

Jen Connelly

(303)-668-9686

RSVP

[jen\\_capece@yahoo.com](mailto:jen_capece@yahoo.com)



*Get involved! Call a committee member and volunteer.*

<u>Committee</u>	<u>Chairperson</u>	<u>Phone</u>
Landmark Design	Rusty Brown	303-320-4479
Beautification	Marielena Radecki	303-284-7489
	Mary Schaefer	303-321-9186
Traffic	Kathleen Economos	303-399-8631
Land Use & Zoning	Bob Fuller	303-333-9331
Membership, Directory	Betsy Lutz	303-399-3193
News Letter	Tom Lorz	720-436-9865
	Judi Tointon	303-765-2266
Social	Jen Connelly	303-3316639
	Tom Lorz	720-436-9865
Block Representative	Brooke Simpson	303-359-4045

## Denver LeafDrop Program

Recycle your leaves at one of Denver Recycles' LeafDrop sites. Weekday drop sites open in October and will stay open through the first week of December. Saturday and Sunday drop sites will be open during the first three weekends of November. LeafDrop is an environmentally responsible way to dispose of leaves. By participating in the LeafDrop program you can make less trash, keep our streets clean and help to make compost. The closest sites to CCHN are listed below.



WEEKDAYS: Drop sites are open October 1 through December 3 from 8 AM to 2 PM. Sites will be closed on holidays, and leaves must be in tied or secured bags. Paper bags are preferred.

Cherry Creek Transfer Station - 7301 E. Jewell Ave. (Quebec St. & Cherry Creek Dr. South) - Use the entrance on the Jewell Avenue side.

SATURDAYS: Drop sites will be open November 3, 10 & 17 from 11 AM to 3 PM.

Cherry Creek Transfer Station - 7301 E. Jewell Ave. (Quebec St. & Cherry Creek Dr. South) - Use the entrance on the Jewell Avenue side.

Cranmer Park - 3rd Ave. & Clermont St.

South High School - Louisiana Ave. & Franklin St.

SUNDAYS: Drop sites will be open November 4, 11 & 18 from 11 AM to 3 PM.

Cherry Creek Transfer Station - 7301 E. Jewell Ave. (Quebec St. & Cherry Creek Dr. South) - Use the entrance on the Jewell Avenue side.

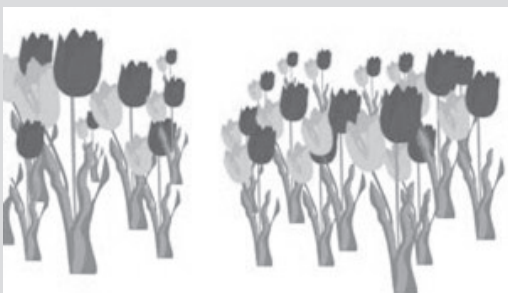
Cranmer Park - 3rd Ave. & Clermont St.

South High School - Louisiana Ave. & Franklin St.

(Note: On Nov. 11th enter by Arkansas Ave. off of Downing to avoid charity race traffic)

## Spring Bulbs

Since we have covered almost every other season in this newsletter we might as well touch on Spring. It is not too late to plant your spring bulbs for great color next year. Bulbs like to be planted in cool temps with a few weeks before the ground freezes. Grab some bulbs and get planting because spring is one of the most beautiful seasons in our wonderful neighborhood.



## Remember

keep your dogs  
leashed and please  
pick up  
after them!



## Useful phone numbers:

*Denver Police  
District #3*

NON-EMERGENCY  
720-913-1300

EMERGENCY 911

HSS

Firstwatch  
Security Services  
303-603-3000



**COUNTRY CLUB HISTORIC NEIGHBORHOOD**  
**191 UNIVERSITY BLVD. # 514**  
**DENVER, CO 80206**

Presort Std  
U.S. Postage  
**Paid**  
Denver, CO  
Permit #1455



## CCHN Plaque Order Form

Name: \_\_\_\_\_

Address: \_\_\_\_\_ Denver CO 80218 ☐ 80206 ☐

Phone Number: \_\_\_\_\_

Build Year of Home \*: \_\_\_\_\_ (for Plaque) ☐ unsure

Each Plaque will have the  
build year of the home at the bottom

*\*If unsure of date check here  
and we will research city  
records and confirm  
prior to ordering*

*with you*

\$250.00 ea. Plaques take 4-5 weeks

Send Check (written to CCHN)

Send to: Kurt Nelson  
1601 E. 3<sup>rd</sup> Avenue  
Denver CO 80218

For more info or for Phone orders call Kurt Nelson @ (303) 778-1362