

Sunday, October 1, 2023 11<sup>A</sup>M to 5<sup>P</sup>M  
WWW.PARKHILLHOMETOUR.ORG



# 45TH ANNUAL Park Hill HOME TOUR & STREET FAIR



presented by

**YOUR PARK HILL REAL ESTATE EXPERTS AT COMPASS**

Jay Epperson ▲ Marcy Eastman ▲ Judy Wolfe ▲ Kelly Hudson  
Heather Haller ▲ David Krohne ▲ Ray Blaesing



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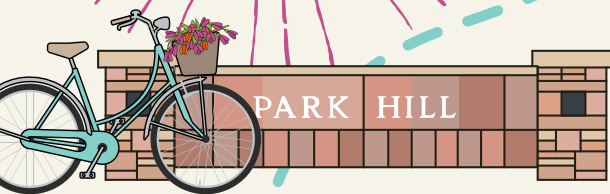
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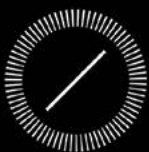
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\*Representative home not on 2023 home tour.



COMPASS

# 45TH ANNUAL Park Hill HOME TOUR & STREET FAIR

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\* Please note that 1980 Dahlia is the home of Montview Boulevard Presbyterian Church. There is a service between 11 a.m. and noon. Doors will open for tours at 12:30 p.m. **A home tour ticket is required for entry.**



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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 the **quality of life** and **history** of the neighborhood through **community participation**.

### **GREATER PARK HILL NEWS**

We publish the Greater Park Hill News, 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. Newspaper 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**

Through our no-cost Emergency Food Pantry, Weekend Food Program, Thanksgiving Giveaway, Garden-in-a-Box Giveaway and seasonal Farm Stand, we supply produce, healthy snacks and meals to more than 4,000 individuals annually, which equates to approximately 30,000-40,000 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 at our office on the first Thursday of the month at 6:30 p.m. (except July and December). We also host special forums on issues that impact Park Hill residents, as well as annual events, including the Park Hill Yard Sale (May), Park Hill Garden Walk (June), Park Hill Parade (July) and Park Hill Home Tour & Street Fair (fall).

### **DONORS & VOLUNTEERS**

All of our programs are sustained and supported primarily by volunteers and donors with the help of a very small, part-time staff. We have multiple volunteer opportunities at GPHC, and your in-kind and financial donations are greatly appreciated.

**Please visit [greaterparkhill.org](http://greaterparkhill.org) to learn more about our organization's initiatives, programs, meetings and events and to become a member.**



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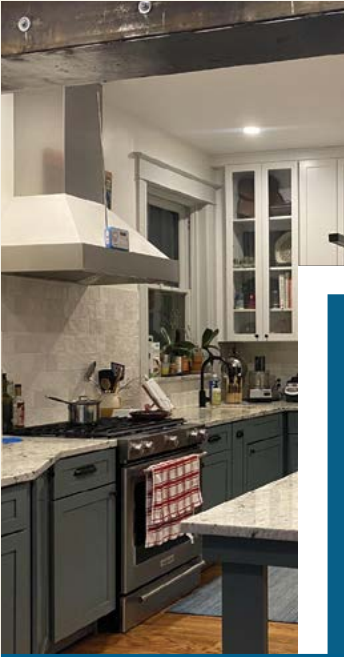
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# SUSTAINABILITY INFORMATION

*Sustainability Mission: We are committed to producing a sustainable and (almost) zero waste event. We work to minimize waste and educate our vendors and customers about our sustainability efforts. We provide a free, open "zone" at the Street Fair to educate attendees about local sustainability efforts.*

## Visit the Sustainability Zone

Join GPHC and our partners in the Sustainability Zone. We have free giveaways and presentations and demonstrations by local sustainability partners regarding waste and ecological footprint reduction. Bring your kiddos along for a great time for a great cause.

## Garden Harvest Exchange

Do you have fruits, herbs or vegetables in your home garden? Please share your surplus of produce with your fellow gardeners and neighbors at the Sustainability Zone's Garden Harvest Exchange. Any leftover produce will be donated to the GPHC Emergency Food Pantry.

## FREE Electronics Recycling

GPHC is partnering with PCs for People to provide FREE electronics recycling during this event. Drop-off is at the Greater Park Hill Community office, located at 2823 Fairfax St. PCs for People will accept nearly all computer-related electronics for free. Bring your obsolete and broken electronics taking up space in your home and keep them out of the landfill. For the list of accepted items, scan the QR code.



## Waste Diversion

Each year we strive to reduce the waste produced by this event through reusable beverage containers 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.

## Drinking Water

No single-use plastic is allowed here! The Denver Water Truck is located at 19th and Forest Parkway. PLEASE bring your reusable water bottle. New for 2023: Thanks to a generous grant from the City and County of Denver's Office of Climate Action, Sustainability and Resiliency, we are providing reusable [r.Cup](#) containers to reduce waste in the landfill and recycling depots. r.Cups will be returned to receptacles for future reuse. Scan the QR code for more info about r.Cup.



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# HOME TOUR INFORMATION

Park Hill's humble beginnings were established at the end of the 19th Century. Over the course of several decades, development expanded with the most significant growth occurring between the 1920s and the 1950s. Today, Park Hill is renowned for its diversity of homes that zigzag from majestic Tudors and charming Craftsman bungalows to funky Mid-Century masterpieces and contemporary wonderments. Residents and visitors alike love the tree-canopied streets and parkways, the meticulously maintained gardens, the charming retail and restaurant enclaves and the neighborhood's central and convenient location.

In 1978, the Park Hill Home Tour was established when a local realtor organized the first tour to showcase the rich history and captivating architecture of the neighborhood. Over the years, the event has evolved into a beloved neighborhood tradition and crucial fundraiser benefit the community programs, neighborhood initiatives, sustainability efforts and other valuable work we do at GPHC.

The 45h Annual Park Hill Home Tour & Street Fair once again celebrates our beautiful neighborhood, tightknit community and all that brings us together. We hope you enjoy the church and five homes we've chosen for this year's tour, one of which is the oldest surviving home in Park Hill. While visiting them, behold the creativity of the designers and builders and the innovative visions of the homeowners who graciously open their homes for all of us to enjoy.

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The Red Pepper Real Estate logo features a red chili pepper on the left. To its right, the words 'RED PEPPER' are written in large, bold, black, uppercase letters. Below this, the words 'REAL ESTATE' are written in smaller, black, uppercase letters. The background of the logo is a light yellow and orange geometric pattern. Below the logo, the tagline 'Connecting people, homes & community for over 15 years.' is written in a smaller, italicized font. To the right of the tagline is a portrait of Mary Salsich, a woman with short brown hair, smiling. To the right of the portrait is her contact information: 'Mary Salsich', 'Red Pepper Real Estate', 'Owner/Broker', '303-570-5566', '[msalsich@redpepperre.com](mailto:msalsich@redpepperre.com)', and '[www.redpepperre.com](http://www.redpepperre.com)'.

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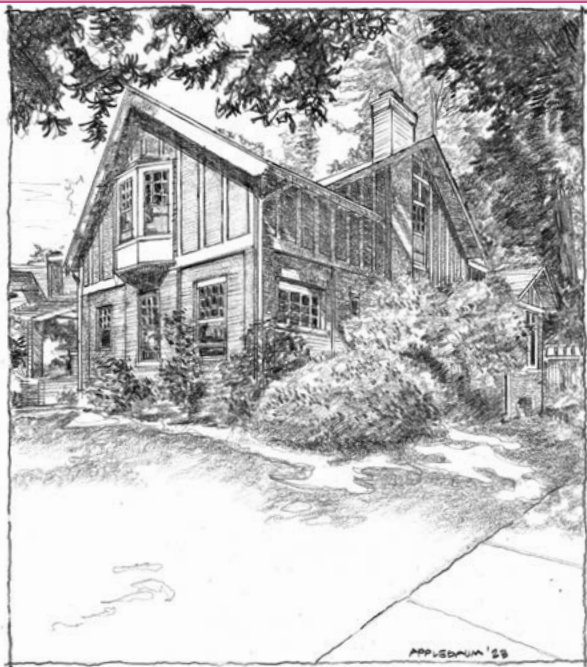


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## 2200 Dexter St.



**David and Eileen Arnolds**

Built in 1909, this two-story Craftsman bungalow, which occupies a large corner lot, has been called home to many families, including the Arnolds family. David, along with his recently deceased wife Eileen, bought the home in 1986 and raised their three children in it. They've also shared it with several exchange students over the years. Today, the bungalow and its unusually large backyard set the stage for family gatherings that often include the homeowner's children and grandchildren.

The original 1,600-square-foot home was enlarged in 2020 with the addition of a first-floor bedroom, an ADA-compliant bath and a closet plumbed for a washer and dryer with the goal of aging in place. The details and finishes of the addition are so well done, it's nearly impossible to distinguish between what's new vs. what's original to the home. To reduce waste and maintain continuity from one renovation to the next, windows from the original outside wall were used in the new bedroom.

The kitchen was renovated and expanded to delight the family's culinary wizards who cook on a six-burner gas range, prep on a massive center island and have enviable cabinet space for all kinds of storage. French doors were also added to create elegant access to the deck and patio.

While the upstairs was adequate for raising the family's children, once David and Eileen were empty nesters, they had the opportunity to create a more luxurious primary bedroom with an ensuite bath outfitted with a deluxe soaking tub. The two additional original bedrooms and hall bath are perfect for visiting grandchildren.

The basement is an all-age paradise with its large playroom full of toys and family games; there's also a guest bedroom and bath.

This lovely home continues to be the hub of three generations of extended family get-togethers every week.



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## 2371 Eudora St.

### Sue Wofford



When you approach Sue Wofford's home, you're greeted with the kaleidoscopic beauty of flush wildflowers reminiscent of an English cottage garden. The magnificent flowers complement the majestic Tudor, which was built in 1936.

After purchasing the home in 1977, Sue completed several remodels (including a kitchen overhaul) and additions, but the antique expressions of yesteryear remain consistent. Furniture, hooked rugs, quilts and other collectors' items — many handmade by family members — make the otherwise updated home feel warm, inviting and firmly rooted in tradition.

A staircase with the original iron railing catches the eye upon entering the residence. You'll also notice many of the original light fixtures throughout the home. The dining room lays claim to an oil portrait of James Henry Clayett

— a relative of Sue's — that was painted in Moorefield, West Virginia by artist Will Alexander immediately after the Civil War.

In 1983, a large family room addition was constructed off the back of the house, where French doors beckon to the shaded backyard patio and gardens. An abundance of bookshelves throughout the home are stocked with current and collectible titles that add a sense of culture and elegance to the restful atmosphere.

Descending to the basement, you'll find a sizable bedroom, petite bathroom and original wooden kitchen cabinets that provide extra storage for family heirlooms like china and silver.

When the house was purchased, it had three upstairs bedrooms and one bath. The original wall and floor tile in the bathroom remain intact. One bedroom now functions as an office with a captivating view of the front gardens, while the second bedroom is graced with quilts and braided rugs.

In 1995, the third bedroom became the entrance to a large primary suite overlooking the existing family room. Bedecked with a balcony that peers over the backyard, a walk-in closet and bath with a large shower, it's a focal point of the home. Family lore suggests the hooked rug of the seal of Maine, which hangs in the bedroom, and was crafted by Sue's maternal grandmother, once hung in the rotunda of the State Capitol building in Augusta, Maine.

The sun-kissed house and lush gardens create a joyful space for gatherings. Throughout the seasons, the home and its outdoor botanical landscape create a magical place to celebrate meaningful connections with family and friends.

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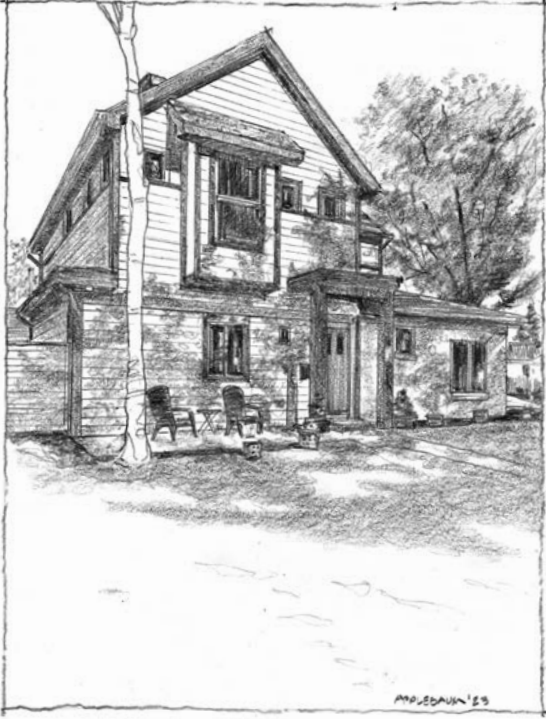
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## 2695 Grape St.

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**Lucas and Lindsay Clark**

Built in 1948, this gorgeous residence underwent a remarkable transformation, seamlessly blending the charm of the original one-story brick façade with a modern two-story farmhouse design. The renovation, completed in 2022, transformed the Clark home into a stylish and spacious living space for their family and fur member to enjoy.

Clocking in at a generous 3,800 square feet, the home ballyhoos five bedrooms and six bathrooms, enough space to provide ample room for the family to spread out. The owners adore the open layout of the main floor, which trumpets a sweeping living room, a dining room that's ideal for gatherings and a spectacular kitchen equipped with top-of-the-line attributes, including a wine and coffee bar.

Additionally, the main floor provides a lovely guest bedroom with its own bathroom, as well as an office that conveniently shares a powder room and a mudroom to keep everything organized.

The second floor boasts considerable space, and the family appreciates that each bedroom has its own bathroom and walk-in closet. As well, the laundry room is conveniently situated on the same floor, ensuring easy management of the myriad laundry loads that inevitably come with a trio of kids.

A fantastic bonus to the residence is the third-floor loft, complete with its own bathroom. This versatile space has become a favorite spot for the family to enjoy movie nights. But that's not all: A covered rooftop deck offers breathtaking mountain views, making it a wonderful outdoor retreat.

The home's design and layout have truly captured the hearts of Lucas and Lindsay. The only adjustment they've made is converting the back patio into a peaceful oasis where the family can play games and spend quality time together. This home has it all: comfort, functionality and luxurious elements that enhance the family's daily life.



# Your neighbors— and neighborhood experts!



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Park Hill Resident for 18+ Years



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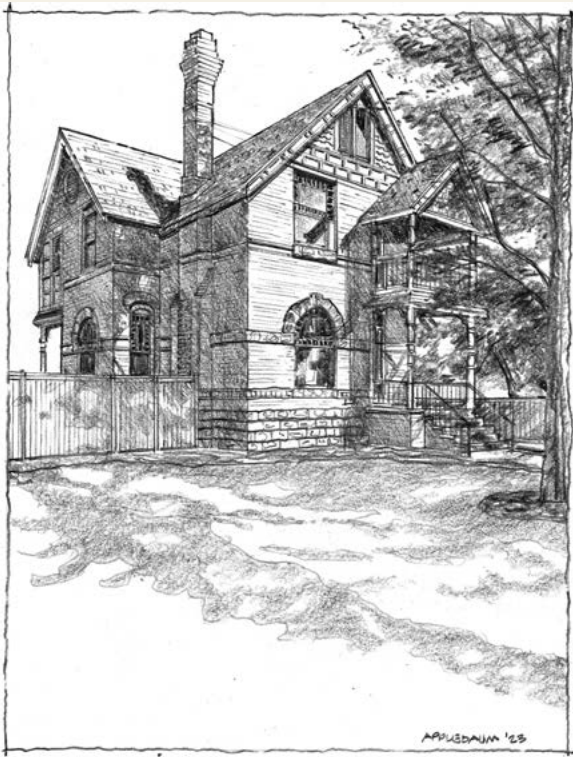


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## 3435 Albion St.

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**Steve Davis**

The 1890 “Robinson House” is the oldest surviving home in Park Hill, which makes it all the more special that it’s on our home tour. The Robinson family, who were the first to purchase the home, paid a whopping price tag of \$5,000, which was a ton of money in 1890, the year it was built. Today, the enchanting two-story residence still incorporates the cross-gabled roof, turned porch columns and spindle work banisters of the Victorian era.

In 1983, the home was converted to Kate’s at 35th Avenue, a popular neighborhood restaurant that closed in 2010. The building was listed in the National Register of Historic Places in 2003, and then, in 2021, Steve Davis, who specializes in historic restorations, bought the home after the property was subdivided with row homes built on the south side of the property. With a goal of preserving the historic attributes of the home, while updating it to sell in a modern market, Steve has taken the house through a massive renovation.

The brick exterior maintains its original integrity thanks to the second-story gingerbread porch, arched window with brick surround and keystone and ornamental roof edging with fish scale tin shingles.

The interior, including an open main floor with a large kitchen island and half bath, has been fully remodeled to accommodate today’s lifestyles. The second-floor lays claim to a primary suite and two additional bedrooms and a full bath, while the basement was dug deeper to increase the ceiling height to accommodate another bedroom and bath. A gas fireplace touting a period appropriate (but new) grate rounds out the comforting features of this nostalgic Park Hill treasure that will continue to live on with Steve’s vision.



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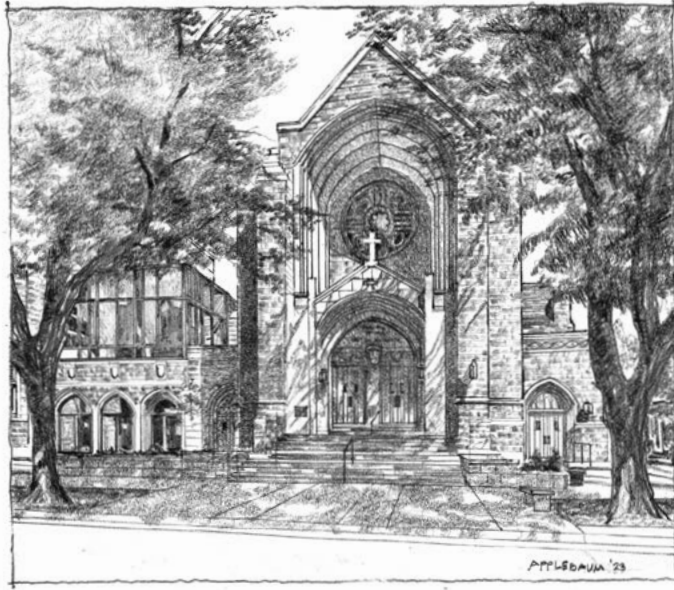
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STEVE DAVIS

SDAVIS7625@GMAIL.COM

303.807.0750

## 1980 Dahlia St.



### Montview Boulevard Presbyterian Church

*Please note: There is a service between 11 a.m. and noon. Doors will open at 12:30 p.m.*

From its humble beginnings as a single wood-floored canvas-roofed tabernacle, Montview Boulevard Presbyterian Church has evolved into a sprawling 85,000-square-foot campus that has long been a nucleus of spirituality, culture, community and social justice, perhaps most personified by a Sunday in 1964 when Dr. Martin Luther King, Jr. held a question and discussion session with Denver-area ministers. The church could only accommodate half of the 3,000 people who assembled, so Dr. King spoke to the overflow crowd from the church steps.

In 2003, the Richardsonian Romanesque-style church, which is more than a century old, entered the Colorado State Historic Register; in 2004, it was added to the National Historic Register.

Of course, antiquated churches, while glorious to behold, require tender loving care. To that end, the Colorado State Historic Fund, coupled with Tryba Architects and Colarelli Construction, worked in tandem to create a restoration and reconfiguration road map for the church led by four guiding principles: beauty & awe, stewardship, connectivity and responsiveness.

A dozen projects were prioritized, including turning the church's original Montview Boulevard entrance into a welcoming "front porch," restoring the building's wood paneling and ornate stonework, refurbishing or replacing the church's 219 original windows, replacing the roof with a 29-foot-tall, 1,250-square-foot glass window wall to create the lantern-like entrance element in what's now called Westminster Commons and opening up two of the building's oldest spaces—the 1918 Miller Center Theater and the original 1910 Heritage Center—and connecting them architecturally. The Miller Center theater was converted into a flexible space to host community events, including theater productions, and crews also restored its historic wood paneling, along with the original windows that had been boarded up and painted over.

While the result of the multi-million-dollar project is a breathtaking display of warmth, light, grandeur, craftsmanship, historic relevance and modernism, the mission of the church remains the same: celebrate relationships with the greater community and be an inclusive home for community gatherings, educational programs, spiritual growth, music performance and works of social justice.



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[www.montview.org](http://www.montview.org)

Photo: Charlie Elsworth

## 2460 Moncao Pkwy.



### Susi Tattershall and Ken Carlson

This quintessential split-level Mid-Century Modern was built in 1952, and when Susi and Ken purchased the home in 2012, they were only the third owners. After settling in, they removed 60 years of wax buildup and polished the foyer tiles to their original gloss. The foliage in the indoor planters — also in the foyer — lends a lustrous hue of green throughout the year, a welcoming addition, especially in wintertime.

In the sunken living room, the massive picture window gives way to a beautiful view of Monaco Parkway, while the classic Mid-Century fireplace maintains the simple design of that era. Susi's antiques — including a restored pipe organ — add a touch of yesteryear to the home. The original crystal light fixture in the dining room is a striking conversation piece, too.

Susi and Ken opened the kitchen up to the breakfast nook and dining room, and the floors were replaced with polished concrete. Susi is a bona fide gourmet cook, and her kitchen is decked out with a commercial grade range, hood and refrigerator, as well as an island for food prep. In the breakfast nook, original cabinets and built-ins maintain the Mid-Century design. Heating is achieved by hot water running through the concrete slab, so there are no vents, returns or radiators to break up the sleek interior. A cozy den showboats many original details, including built-in shelves and massive French doors that open to the covered patio.

The upper-level bedroom and bath were gutted to create a primary suite with a sitting area. Carpet was removed, and the original oak floors beneath were polished to their original luster. Large, original windows benefit from beams of sunlight in the bedroom, while the size of the walk-in closet is a dream, outmatched only by a luxurious new primary bath.

The second and third bedrooms are graced by many of the couple's exquisite antiques, while the bath boasts classic pink-and-blue tile and several original fixtures, including a half-moon-shaped sink and chrome flip-around toothbrush holder in the wall. Likewise, the powder room on the main floor still exhibits its original pink-and-gray tile and a similar flip-around toothbrush holder (although the sink and toilet are newer).

Susi, who restores violins and antique pianos and creates hand-turned bowls on her lathe, utilizes the large garden level rec room as her workshop. The lower level also includes an original wet bar, cedar closet and wavy wood paneling.

Susi and Ken love the distinct Mid-Century style of their home. Sleek, spacious and bombarded with natural light, this home personifies comfort, whimsy and flair, and the loving owners never tire of new projects to elevate the home's integrity.

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# STREET FAIR INFORMATION

Join us on Forest Street Parkway from 11 a.m. to 5 p.m. for our free Street Fair!

Don't forget to pick up the map handout at the information booth (Montview Blvd. and Forest Pkwy.) for a complete list of our amazing vendors.

## ENTERTAINMENT

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

## VENDORS

Explore rows of nearly 80 vendors, including animal & pet, fashion apparel, handmade crafts, fine art, food & drink, plants and flowers, jewelry, candles, health & fitness, home & garden, books, kids, local non-profits, real estate agencies and more.

## WINE, BEER, & COCKTAILS

Featuring a selection of local craft beer brought to you by Bruz Off Fax, a bevy of wines from Mayfair Liquors and spirited cocktails from TIGHE Brothers Distillery.

## FOOD TRUCKS

Enjoy savory bites and delicious treats from our seven food trucks.

## SUSTAINABILITY ZONE

An interactive booth with tips and tricks for reducing your ecological footprint, plus a garden harvest exchange.

## KIDS AREA

Plenty of activities for our young visitors, courtesy of the Art Garage.

## FREE E-RECYCLING

We've partnered with PCs for People so you can recycle your old electronics. Please drop your electronics off between 11 a.m. and 5 p.m. at GPHC, located at 2823 Fairfax St. PCs for People also offers certified data destruction and sustainable recycling.



  
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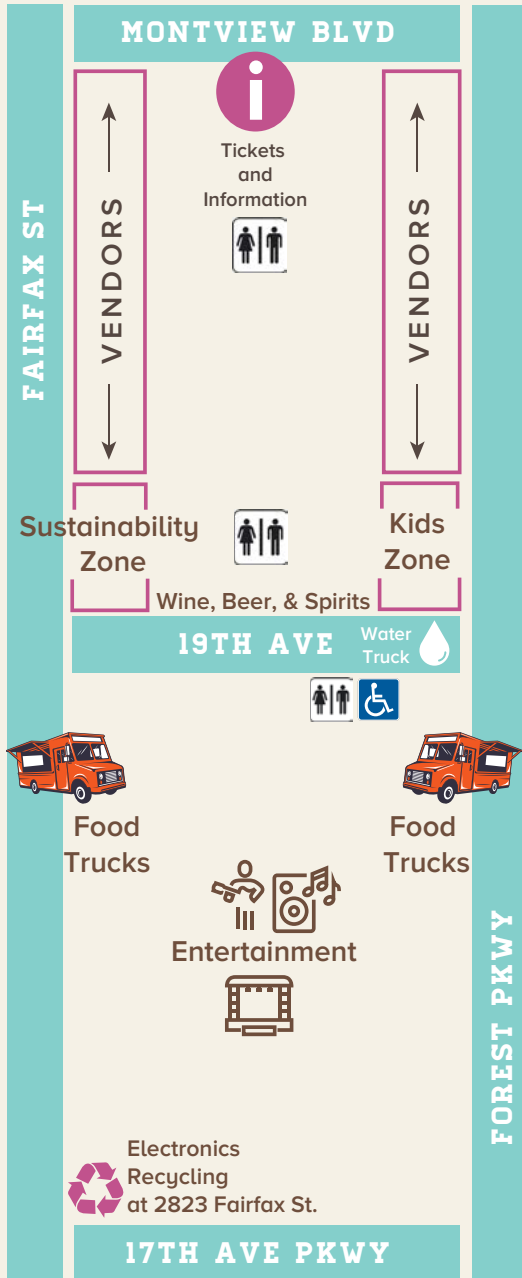
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# STREET FAIR MAP



# THANK YOU

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**Thank you to our street fair and home tour planning committee volunteers who collectively dedicate hundreds of**

**hours to this event.**

Mary Salsich  
Emily Morgan  
Joanne Bronstein  
Blair Taylor  
Alexandra Paillet  
Liz Rutledge  
Joel Hunter-Pirtle

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

Cake Crumbs Bakery & Café (2216 Kearney St.)  
Ed Moore Florist (6101 E. Colfax Ave.)  
Mayfair Liquors (1385 Krameria St.)  
Spinelli's Market (4621 E 23rd Ave)  
Torpado Coffee (2231 Oneida St.)

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

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**Thank you to the homeowners for graciously opening their homes to the community.**

Dave Arnolds  
Lucas and Lindsay Clark  
Steve Davis  
Montview Boulevard Presbyterian Church  
Susi Tattershall and Ken Carlson  
Sue Wofford

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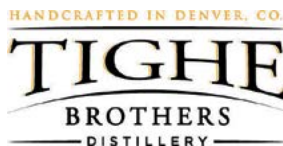
**Thank you to the sponsors whose in-kind and financial investments make it all possible.**

Art Garage	Mary Gerwin, PorchLight Real Estate Group
Ben Lusz, PorchLight Real Estate Group	Mayfair Liquors
Bruz Off Fax	Montessori Children's House of Denver
Compass Real Estate Denver	Montview Boulevard Presbyterian Church
Davis Investments, LLC	Nestman Orthodontics
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Ed Moore Florist	Sexton Lawton Architecture
Friends in Cabinetry	Sexy Pizza
Long Table Brewhouse	SunShare Community Solar
Marc Applebaum	
Mark Baker, Equity Colorado	

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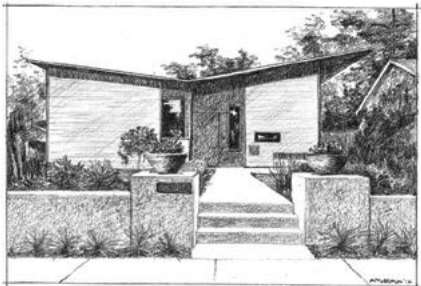
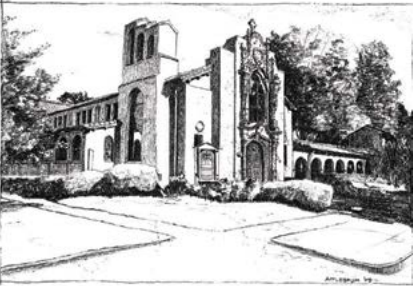
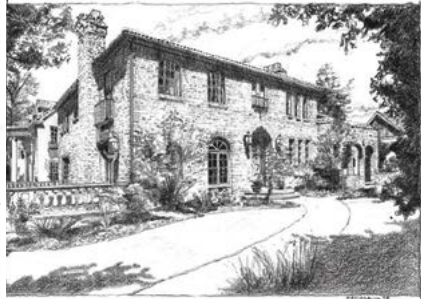
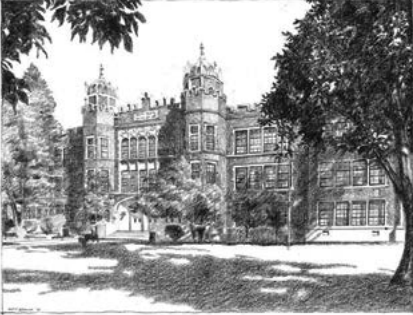
Park Hill Home Tour event artwork and design by Chloe Marty [www.chloemarty.com](http://www.chloemarty.com)

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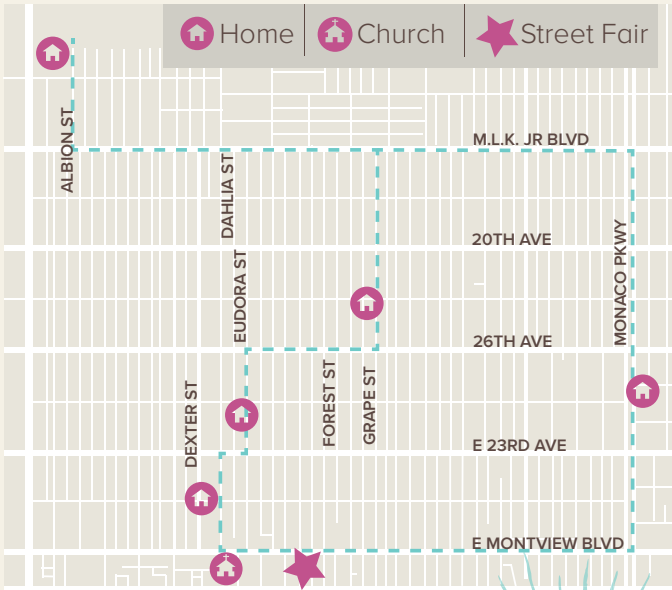
Applebaum Architects LLC

303-809-4804

[marcapplebaumarchitects@gmail.com](mailto:marcapplebaumarchitects@gmail.com)

[www.applebaumarchitects.com](http://www.applebaumarchitects.com)

Start the tour at any home at 11 a.m.  
except for Montview Boulevard Presbyterian Church,  
which opens at 12:30 p.m. following its service.



2200 Dexter St.  
2371 Eudora St.  
2695 Grape St.  
3435 Albion St.  
2460 Monaco Pkwy.  
1980 Dahlia St. *(doors open at 12:30 p.m.)*

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