



PLATT PARK POST

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cover photo: Christina Patsiokas

SOUTH PEARL
STREET BEAT

Every Issue!





NEIGHBORHOOD NOTES

BY TOM SNYDER

I get to interact with people around the hood quite a bit, and every so often, I come across touching and inspiring stories of neighbors helping out fellow neighbors. Take the case of an elderly neighbor I recently met, who has lived here since 1968. She shared that she's regularly visited and looked after by neighbors on the block. And they do more than say hello. These neighbors strike meaningful conversation and offer help when needed, making a true difference in this woman's life. Seeing people, decades younger and no relation other than just living down the block, going out of their way to take care of her is a beautiful thing. Cheers to all you unsung heroes out there doing the same and so much more to define what being a neighbor is really all about.

Now, it's time for the updates! If you haven't ventured up to the north end of South Pearl Street in a while, things are looking quite different on the 1200 block. Of course, the obvious change is the addition of the **Aston Denver Apartments**. This 5-story structure bills itself as a place where you can, "step out your front door and into the pulse of city life." Not sure Platt Park is exactly the "pulse of city life" yet but, hey, if the point of the location is that it's surrounded by the awesomeness that is Platt Park, then they nailed it. The building boasts around 70 units, and current rents range from around \$2k to close to \$5k (gulp) a month. It's a nice looking place with the ground floor set to be some yet-to-be-determined commercial space.

Directly across the street is **Lavender Coffee Boutique** at 1219 S. Pearl. As the owner of Platt Park's newest coffee establishment, Lindsey Sozio has put her interior design experience into creating a beautiful space that has a coffee-shop-meets-spa vibe. One unique feature that sets Lavender apart is its offering of CBD-infused coffee. Sozio shared that introducing CBD to coffee lets you enjoy the benefits of caffeine but without the jitters. There's a full range of drinks offered both with and



without CBD. Additionally, they offer croissants and other pastries from Rebel Bread (a favorite of the Farmers Market). Lavender also sells other CBD products, like face lotion, bath salts, and a variety of wellness products designed to "help people find moments of calm in their daily routine." The place was already buzzing when I dropped by, so if you are looking for a new place to write your next novel or recharge after yoga, give it a visit. Open daily from 6am to 6pm. Look out for the back patio coming this spring!

Right next to Lavender is the newly opened **Stir-Pan Creamery**. If that name sounds familiar, then you probably frequent Breckenridge Main Street, where the original Stir-Pan is located. Self-described, "Stir-Pan Creamery allows customers to select and build their own flavor and watch as our professionals create their dessert right in front of them." Stir-Pan is open daily from 11am to 10pm and flavors vary every day. Drop by!



And not to be left out at 1223 S Pearl, is **Clean Your Dirty Face** (yes, that's the name). CYDF is a national chain of facial spas founded in Chicago in 2015 and now boasts three locations in the Denver/Boulder area. CYDF offers a full range of products and services. They are open every day except Monday.

Before you flip through the rest of the PPP, let's jump over to Broadway. A lot is happening over there. New to the local shopping scene is **Second Wind Sports**, located at 1901 S Broadway. If you're looking to pick up some lightly used, affordable outdoor gear, then this might be your place. They will also take your used gear on consignment, so don't just let those Black Diamond hiking poles collect dust in your closet any longer. Go put them back into circulation and make a few bucks along the way. Owner Charlie Fay says "we are looking for high quality outdoor gear - if it's in good shape then we'll likely use it." Open Tuesday through Sunday from 10am to 6pm.

Searching for a new place for a cold one on South Broadway? Check out **Monolith** and **Burns Family Artisan Ales** on the 1200 & 1300 blocks. I haven't yet had a chance to drop in but will commit to that before the next issue.

Spring is right around the corner, but don't put that snow shovel away just yet - it is Colorado after all. There are lots of great things to be looking forward to around here. Be sure to check out the other great articles in this addition, so you are fully in-the-know about all things Platt Park. Till the next issue...

See you around the neighborhood,

Tom Snyder

SAFETY MATTERS

By the 3PA Safety Committee

There was less crime in the Platt Park neighborhood in 2023 than in 2022. This good news is shown by crime statistics data that are provided by the Denver Police Department website. Property crime decreased from 392 in 2022 to 318 in 2023. Violent crime decreased from 20 in 2022 to 10 in 2023. Total crimes decreased from 527 in 2022 to 426 in 2023. For more specific crime details, visit the [City of Denver Website](#).

There are many great sources of information about how to improve neighborhood safety, including our own Denver Police Department and the internet. At the risk of stating the obvious, here's a short list of safety suggestions that are particularly relevant to our beloved community:

- Get to know your neighbors and be a great neighbor
- Keep your eyes and ears open for suspicious activity and report it if you see/hear it
- Get to know our local police officers, and join in their monthly community meetings
- Keep track of police department safety recommendations
- Install a security system, preferably with cameras
- Keep your property well kept, including lawn mowing and sidewalk snow-shoveling
- Improve outdoor lighting and leave lights on at night
- Help prevent auto-theft by registering your vehicles with "DENVERTRACK" and/or using anti-theft car-locking devices
- Lock doors, latch windows, and close your garage door
- Take some cautionary steps to protect your property when you are not at home
- Drive slowly and carefully in the neighborhood

As we reported last year in the Platt Park Post, the Denver Police Department holds two local community-outreach events on the first Wednesday of each month. One is Coffee-with-Cops (CWC) from 10 a.m. to 11:30 a.m. at Nixon's Coffee House (in Platt Park at 695 E Louisiana). The other is the Citizen's-Advisory-Board (CAB) meeting at 6 p.m. at the District 3 Police Station (in Washington Park at 1625 S University). Both of these monthly events are a great way for police officers and community members to meet, learn more about each other, and discuss issues. We recommend participating in these meetings and getting to know our wonderful Community Resource Officers:

Kate Young - kate.young@denvergov.org

Antonio Pacheco - antonio.pacheco@denvergov.org

Christie Mochoruk - christie.mochoruk@denvergov.org

All three of whom regularly participate in CWC and other neighborhood meetings and also provide training on neighborhood, home and commercial security, crime prevention, and similar matters.



We also reported last year in the Platt Park Post, that we recommend that you register your vehicles with "DENVERTRACK," the Denver Police Department's relatively new program, launched about nine months ago, which helps prevent auto-theft. "TRACKED" decals on a car windshield and driver-side window may discourage auto-thieves and reduce the probability that the car will be stolen and, if it is stolen, it may be tracked and hopefully recovered. You can learn more about DENVERTRACK and register your vehicles online at denvergov.org/denvertrack. There were nine fewer auto-thefts in Platt Park in 2023 than in 2022 (i.e., 75 versus 84 auto-thefts) and with greater participation in DENVERTRACK, we could be able to help continue this favorable trend.

An advertisement for Tom & Denise Snyder, Realtors. It features a photograph of a man and a woman smiling. To the right of the photo is a QR code. Below the photo, the text reads: "SELLING PLATT PARK FOR NEARLY 20 YEARS!" followed by "TOM & DENISE SNYDER YOUR NEIGHBORHOOD EXPERTS". To the right of this text is the Snyder Realty Team logo, which consists of a stylized house icon above the text "SNYDER REALTY TEAM". Below the logo is the phone number "(303) 877-3097" and the email address "TOM@SNYDERTEAM.COM".



The Platt Park Postcard is a series created by neighbors Barbara Lewis and Sharon Withers to highlight the colorful history of our community. What are you curious about? Email us at catalystbel2@gmail.com



Landscape - 1890-1900. View of South Broadway at Alameda Avenue. A man walks on the dirt road towards a house in the distance. Denver Public Library

Baron Walter Von Richthofen (a kinsman of the “Red Baron” of World War I) built an elite drinking establishment, Sans Souci (without cares or worries) at Broadway and Virginia. Both ventures were financial failures, and Sans Souci became known as the Baron’s Bower. As Sans Souci became a rowdy roadhouse and more saloons opened in the area, residents of South Denver said “Enough.”



1880-1890. Members of a band pose on a gazebo-like bandstand attached to a building at the concert gardens in San Souci Park in the Town of South Denver. Men and women stand on the porch and on the ground nearby. The building features a high-pitched roof, wrap-around porches, awnings, and small ornamental steeples. Denver Public Library

Town of South Denver founded as refuge from Wild West of Denver

In the 1880s, Denver – “the Queen of the Plains” – was a somewhat tarnished queen. The gold rush from 1858 to 1861 drew fortune-seekers to the western part of the then-Kansas territory. Saloon keepers and ladies of the evening followed the miners, and camps began to form. Denver was filled with corruption, gambling, violence, houses of ill-repute and the “demon alcohol.” The frontier town was known as “the most sinful city of the West.”

As growth was moving south of Cherry Creek, big plans were laid to make Denver famous by building the National Mining and Industrial Exposition at Sherman and Center street. Organizers had visions of South Broadway as a tree-lined thoroughfare in an elite suburban area.

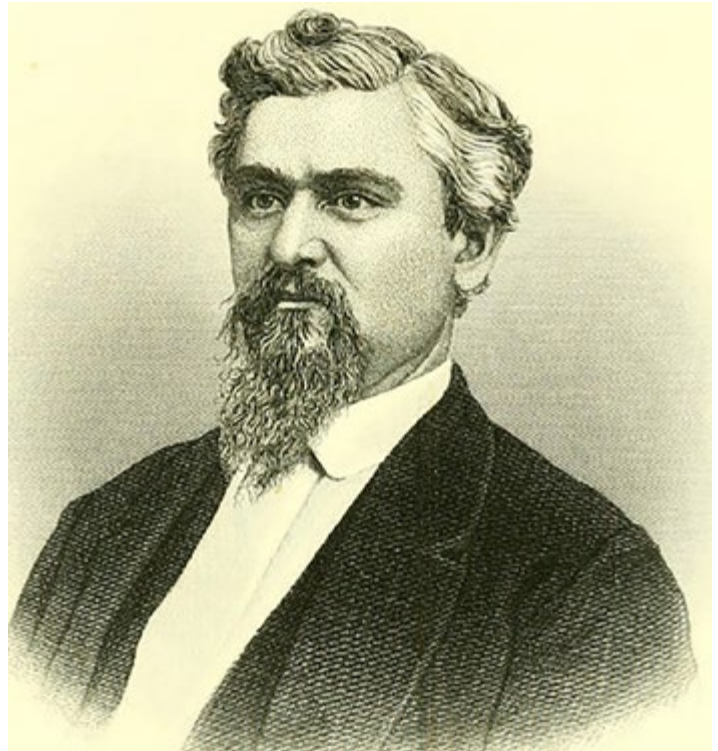


Clow House - The Clow family, who built this house at 234 Lincoln, built in 1882 in the Town of South Denver, planted trees to offer shade on the high plains of Colorado.

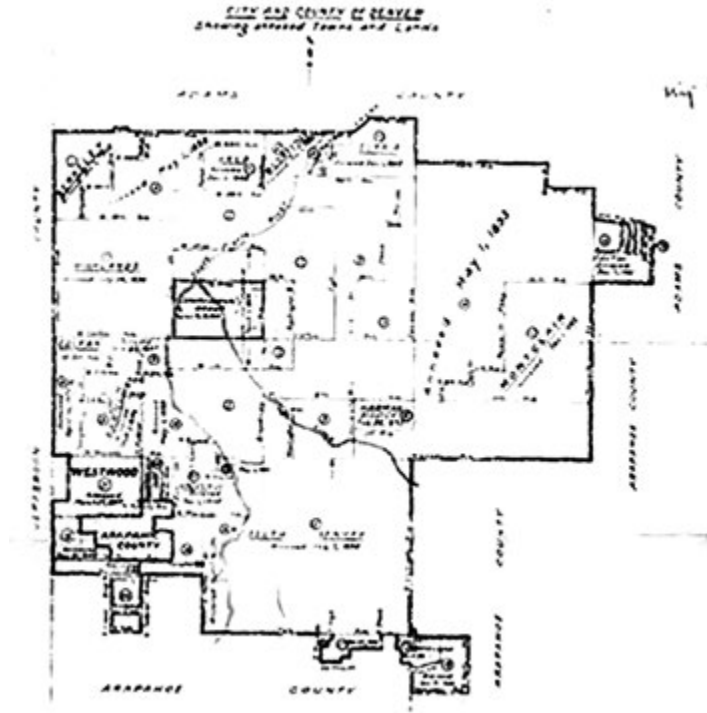


The National Mining and Industrial Exposition opened August 1, 1882 at the corner of South Broadway and Exposition Avenue in Denver, Colorado, exhibiting mining and industrial equipment and resources. The buildings were removed after the third annual exhibition in October, 1884. Long, white tents and covered wagons stand in front of the complex near a railroad track. Denver Public Library

South Denver leaders James A. Fleming, Avery Gallup, John Dailey and Rufus “Potato” Clark led the effort to incorporate the Town of South Denver in August 1886 and create a “moral, law abiding community.” The borders were Alameda on the north to Yale on the south; the Platte River on the west to Colorado Boulevard on the east. Many recognized the Town of South Denver as the first suburb of Denver.



James H. Platt
James H. Platt moved with his wife, Sarah Sophia Chase Platt-Decker to Denver, Colorado in 1887. He had various business ventures, including insurance, paper manufacturing and mining.



In order to discourage saloon keepers from even thinking about setting up shop in the Town of South Denver, the town leaders instituted a liquor license fee of at least \$2,500 which would be about \$75,000 in today’s dollars. By contrast, today’s license fee is about \$1,500.

The effectively dry Town of South Denver attracted a large Dutch population especially along Clarkson, Emerson, Ogden and Corona streets. It became known as the Dutch Ghetto, and Emerson St. between Louisiana and Evans was dubbed “Dutch Boulevard.”

A financial collapse forced the citizens of the Town of South Denver to accept annexation to Denver in January 1893 (by a vote of 288-100), along with a promise from Denver to keep the area dry. Shortly after annexation, the City of Denver renamed the area bounded by I-25 on the north, Evans on the south, Broadway on the west and Downing on the east as Platt Park. To acknowledge Denver’s industrial progress, the area was named after James H. Platt, who owned a paper mill near Broadway and Louisiana.

Today, Platt Park has about five liquor stores, nine bars, 20 restaurants that serve alcohol and 17 marijuana dispensaries. Is that rumbling under your feet Fleming, Gallup and Clark rolling over in their graves?



Rufus “Potato” Clark
A Potato Farmer and reformed alcoholic was one of the founders of the Town of South Denver.

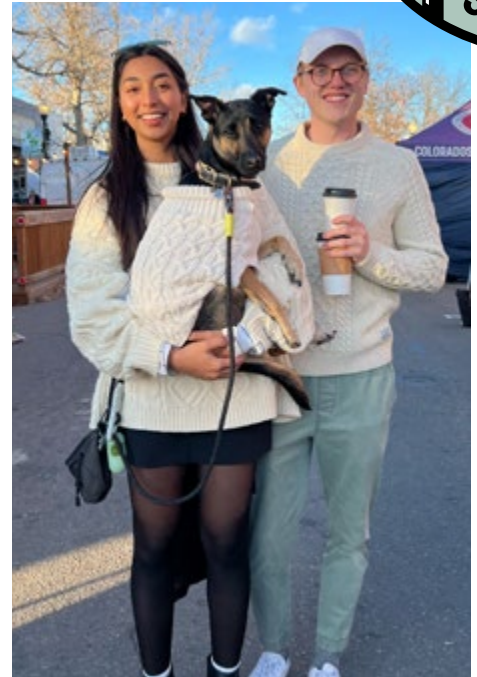


Landscape - 1910-1915. View of Alameda Avenue in Denver, Colorado; shows bridges, a team of horses, and the Charles Lillybridge home and photography studio. Taken in the same area as the other landscape photograph, butt about 10 to 15 years later. Photo by Charles S. Lillybridge, 1849-1935. Denver Public Library

AN AUTHENTIC MIX OF REAL PEOPLE, LOCALLY-OWNED ONE-OF-A-KIND SHOPS,



SCENES FROM WINTERFEST



DENVER'S HOTTEST RESTAURANTS, AND FUN SEASONAL EVENTS ALL YEAR LONG



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WINTERFEST WAS SO VERY MERRY!

Hay rides, live music, holiday vendors, olde world santa, roasted chestnuts, and hot toddys were all a big part of our annual holiday tradition back in December. For the first time in South Pearl Street history, we added a special event to kickoff Winterfest... We held a holiday tree lighting ceremony with the tallest pine tree in Platt Park! The 50 foot tree stayed lit through the holidays and into January, keeping a festive feel in the park throughout January.

NEW MERCHANTS ON SOUTH PEARL!

In the past 6 months, South Pearl has seen a bunch of new merchants arrive on the street! Please help us welcome these new family members by visiting their businesses... Aligned Orthodontics, Lavender Coffee Boutique, Stir-Pan Creamery, Clean Your Dirty Face, The Junior League of Denver, Green Light Reiki, Dona Forta, Peak Health DPC, Yucca, The Fix Massage and Blank Barbers.

A NEW SUSHI EXPERIENCE TO OPEN ON SOUTH PEARL STREET THIS YEAR!

The new building being built in the middle of the 1500 block of South Pearl is nearing the final stages of construction! By late summer or early fall, the owners of Sushi Den, Izakaya Den, and Ototo, will open their newest Japanese cuisine experience on South Pearl called "Denchu" according to the Denver Post.

ROAD CONSTRUCTION COMPLETED AT LOUISIANA AND SOUTH PEARL

For months and months, the intersection at the corner of South Pearl and Louisiana has been torn up by the City of Denver to replace buried underground drainage. The construction made it very difficult to access some of our favorite eateries like Hoja, Duffeyroll Cafe and Chook. Now that the street has opened once again, make sure and visit our friends and grab a bite. They would love to see your smiling faces (and hungry appetites) again!

Cheers to a great spring!!! The countdown to Farmers Market has begun!

PAWS AND REFLECT

An Article from a Local Platt Park Dog's Point of View
By Lemon (your favorite neighborhood pup)



I'm not sure why my human, Megan Arel, named me Lemon, but it might be because I add brightness and cheer to everyone's day. It seems wherever I go, people come up to me and just sort of fall in love. Lots of people think I'm a yellow lab puppy, but my first birthday was last November, and I'm pretty much full grown. Since I'm small for my breed, my owner thinks I'm a lab mix—half lab and half joy!

Megan is such a good human. She loves dogs, and she fostered all of my siblings! We went to her house from Texas when I was just a few months old. Megan took all five of us in and kept us until my siblings were adopted. I was a runt and very quiet, so I was the last one left. Megan said I was so calm and sweet she just had to keep me for her own. I'm so glad she did, because we go everywhere together! She's taken me on road trips to Wisconsin to visit her family, and then all the way to West Virginia to visit one of her friends. I loved being in the car, camping, staying in hotels, and generally fooling around with Megan. I love to run free, and she gives me as many opportunities as possible to do that. I especially like the desert—maybe because there's so much open area, and it's easy for her to keep an eye on me when I run around. Megan takes me to restaurants and coffee shops too, and lets me play with other dogs.

I have a unique posture. I like to sit perfectly straight, so I look like a prim and proper soul. When I'm sitting like that it seems like everyone wants to come up and pet me, which is fine by me! I have long legs too, so sometimes I like to slouch on my back with my legs tucked, and even though I'm 40 lbs, Megan will hold me like a baby. It's the best life for a dog.

Megan says my superpower is "making others melt." People just seem to gravitate my way. We've even seen the biggest, gruffest looking men get off their motorcycles and just blubber their way over to say hello to me.

If you see me around Platt Park, give me a little pat-pat. We go to Steam a lot, so you might catch me there. I love people and dogs, and I promise I'll make your day a little brighter!

GELLI'S COMMUNITY FRIDGE FEATURED ON CBS COLORADO

By Greg Pulliam



[Check out the CBS Colorado story about Gelli's Fridge here.](#)

Pictured:

*Lisa Ridenour, founder of Gelli's Community Fridge
Michelle Lasnier, owner of Ruby's Market
Tracey Brummett, Café 180's Director of Community Engagement (and Platt Park neighbor)*

In case you missed it, Gelli's Community Fridge on South Pearl Street was featured on CBS Colorado on January 17. Gelli's was founded by Platt Park neighbor Lisa Ridenour, in memory of her daughter, Giselle, who passed away in 2020 from an accidental drug overdose. Gelli's is a free, 24/7 grab-and-go fridge and pantry where people dealing with food insecurity can take what they need with no questions asked. Platt Park's Gelli's Fridge is in front of Ruby's Market, 1569 South Pearl Street, and has the support of the market's owner, Michelle Lasnier. Café 180 is a major contributor to Gelli's Fridge and brings 50 fresh meals twice weekly to the fridge. You can find out more about this neighbor-initiated non-profit charity, including donation details and other ways you can support the effort, at gellisfridge.org.

FOSTERING COMMUNITY HARMONY

The Importance of the Platt Park People's Association and Good Neighbor Agreements - by Holly Hall

In the tapestry of community living, the relationships we forge with our city, businesses and our neighbors play a pivotal role in creating a harmonious and thriving environment. In Platt Park, we are fortunate to have a very active Registered Neighborhood Organization (RNO). In my almost nine years as a resident of Platt Park, I have witnessed the Platt Park People's Association Board (3PA) work with neighbors on issues of development, zoning/re-zoning and liquor licenses throughout our community. 3PA is a passionate group of volunteers that work to build a stronger and more connected community.

Here are some examples of what 3PA does for the residents of Platt Park:

- **Community Engagement and Advocacy:** 3PA is the voice of the people, providing a platform for residents to express their concerns and aspirations. Through regular meetings, events, and forums, 3PA fosters community engagement, ensuring that every resident has a stake in the decisions that impact the neighborhood.
- **Information Dissemination:** Keeping residents informed is a cornerstone of 3PA. By disseminating relevant information about local policies, upcoming projects, and community events, 3PA empowers residents to make informed decisions. The goal is for this exchange of information to build trust, transparency, and a sense of unity among community members.
- **Responsive Governance, Planning and Development:** 3PA takes an active role in shaping the destiny of the neighborhood. 3PA works with neighbors and actively participates in ensuring that projects align with the needs and character of the community.
- **Social Connection and Inclusivity:** Beyond policy, 3PA fosters social cohesion. By organizing community events, social gatherings, and other activities, they create opportunities for residents to connect and build relationships. This not only strengthens the fabric of Platt Park but also contributes to a sense of belonging and shared identity.

Good Neighbor Agreements (GNA), what are they and why do we want them?

- **Aligning Business and Peaceful Living:** One of the primary functions of a GNA is to establish clear guidelines between businesses and neighbors around issues such as liquor licenses, hours of operation, amplified music, safe outdoor spaces, and more.
- **Resolving Disputes Amicably:** Disputes are an inevitable part of communal living, but a well-defined GNA provides a roadmap for resolving conflicts amicably. Whether it is noise disturbances, parking issues, or other disputes, having predetermined guidelines in place can expedite the resolution process and prevent disagreements from escalating into more significant problems.
- **Creating a Sense of Belonging:** GNAs are not just rules and responsibilities; they also contribute to the creation of a close-knit community. When we actively participate in the development and adherence of these agreements, we are establishing community, belonging and a shared identity. This sense of community impacts us all for a more positive quality of life in Platt Park.

3PA has been heavily involved in a few GNAs recently. Working with neighbors and businesses to find a resolution that works for everyone is no small feat. Several board members sat with a business that is applying for a liquor license for hours to foster trust and to guide them to understand the impact their business could have on the adjacent residents. This conversation led them to understanding the roles and responsibilities of all parties involved. GNAs are a way to allow for harmony, communication, amicable dispute resolution, enhancing safety, and security and encouraging social responsibility. These agreements play a crucial role in creating and maintaining our vibrant neighborhood.



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ASBURY ELEMENTARY

Asbury Elementary, nestled in the heart of the Denver University neighborhood, is a special place to learn and to grow. At Asbury, curriculum and instruction encourage students to think critically and dream big. One of the components that makes Asbury unique is the strong focus on Project Based Learning (PBL). Asbury's PBL vision statement explains, "Asbury learners will take ownership of their learning through inquiry, curiosity and voice and choice. They will engage in projects based on authentic real-world experiences in our community." To accomplish this, students work with teachers and community partners to bring their experiences to life.



PBL encourages students to collaborate, think critically, and solve real-world problems. This approach goes far beyond traditional teaching and learning, because it allows students to deeply understand, collaboratively engage, and actively drive the learning process. PBL projects can take place in any content area, and through the projects, skills such as critical thinking, collaboration, and self-regulation are built.

At Asbury, we work on growing students as leaders who know they can create change in our world. By tackling real-world, authentic challenges, they grow as learners, changemakers, and humans to make their futures brighter and make our world a better place for everyone. From guinea pig races to architecture designs to National Park creations to animal habitats, PBL is what we do and how we learn at Asbury.

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MAKING A DIFFERENCE IN PLATT PARK

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GRANT BEACON MIDDLE SCHOOL

At Grant Beacon Middle School (GBMS), we are ready to have a strong and successful spring semester. So much has already happened this school year! For the first time since the pandemic, Colorado Department of Education released its annual School Performance Framework. GBMS is proud to have maintained our rating of a Green school and one of the top performing middle schools in Denver Public Schools!

We are extremely grateful that our students have the opportunity to participate in enrichment classes such as aerospace, rocketry, cheerleading, drumline, "Girls Who Code," guitar and ultimate frisbee, in addition to competing in sports with DPS Athletics. The success of our enrichment programs would not be possible without our ongoing community partnerships with local organizations including Series Fest, New Treks, Youth Biz, Queenship, Big Brothers Big Sisters, Creative Strategies for Change, and Saraphina Yoga—or without the support of our neighborhood sponsors Conover Realty, Snyder Team Realty, Pearl Wine Co, Platt Park Brewing Co., and Washington Park Chiropractic. These partnerships enable us to provide life-changing opportunities to students.



We wish to thank the outgoing DPS Board members for their service and support during their terms. We're also eagerly anticipating building relationships with newly elected members John Youngquist, Marlene De La Rosa, and Kimberly Sia. The Beacon Board remains dedicated to advocating for resources, promoting our schools, and providing opportunities. We appreciate being a part of the Platt Park Neighborhood and dedicated to serving this community and incorporating your voices.

Over 300 students are expected to enroll to attend GBMS for the 24-25 school year, and we look forward to welcoming them into our school community!

MCKINLEY-THATCHER ELEMENTARY

McKinley-Thatcher Elementary is growing! Two years after receiving the prestigious National Blue Ribbon School award, the school's enrollment has increased to 275 students, the largest it has been in over 20 years. With two full-day ECE-4 preschool classrooms and two classrooms at each grade level in kindergarten through 3rd grade, McKinley-Thatcher is looking forward to expanding even further in the coming years by adding an additional 4th and 5th grade class. It's also proud to be green-rated by the Colorado Department of Education once again!

Thanks to Denver voters, students have been enjoying a brand-new AstroTurf field that was installed over summer 2023, as well as additional landscaping work and improvements inside the school building, including 10 brand-new smartboards, stage curtains, bottle fill stations, and more.

McKinley-Thatcher hosted its annual winter food drive in December 2023. As a community, the school filled over 100 reusable grocery bags with donations of food and household products. These bags were immediately shared with families to help everyone at the school have a safe and comfortable winter break. The school is grateful to belong to such a generous and caring community!

GREEN TEAM REVIVED

A new neighborhood Green Team has been created to encourage Platt Park residents to identify and address environment-friendly actions right here, in our own neighborhood. And they want you to participate! Area residents who want to volunteer to serve on the Green Team or have ideas, suggestions, and responses can email greenteam@3pa.org.

The team is part of the Platt Park People's Association and held its first meeting in December 2023. The idea to revive the original Platt Park Green Team came from Paddy McClelland, an environmental advocate who chaired the first committee, and Greg Pulliam, who is the 3PA Board's liaison for the committee.

"The main thing is what can we do to help Planet Earth," McClelland said. "We are asking Platt Park residents to find what they love and go work for it."

Pulliam said that the neighborhood trash pickup events (last in May 2023) can serve as a first step toward efforts that might include such things as reducing noise pollution, water conservation, wildlife, and tree protection.

"We want to be a neighborhood that works in service to our earth and each other," McClelland said. She urges Platt Park residents to become involved in some way, adding, "the success and scope of this effort will be up to neighbors and the neighborhood."

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JOIN YOUR NEIGHBORHOOD ASSOCIATION

Do you enjoy the neighborhood you live in?

Want to help maintain our neighborhood character?

Want to meet your neighbors through fun events and neighborhood forums?

The Platt Park People's Association is a registered neighborhood organization with the City and County of Denver. The Platt Park People's Association is notified directly by the city of various activities in the neighborhood.

BE INVOLVED. BE INFORMED. **FOLLOW US ON INSTAGRAM**
LEARN HOW TO BE A MEMBER TODAY: **FOR UPDATES, EVENTS, AND MORE!**



Join 3PA on Tuesday, April 16 for the Platt Park People's Association General Meeting and Board Election
 6:00 pm - Highlands Church, 1700 S Grant St.

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CAROLINE MILLER PHOTOGRAPHY

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