

# GLENDALE CHERRY CREEK CHRONICLE



From LoDo to the Dam

THE VOICE OF THE CHERRY CREEK VALLEY —

MAILED TO 84,825 HOMES AND BUSINESSES IN THE CHERRY CREEK VALLEY

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## Unfinished Dreams High End Spec Homes In The Valley Are Now Bargains

by James Bowie

The real estate market's crash has been well documented, but one of the most drastically affected segments has been very high end "spec" homes — those in which the builder has no contracted buyer but is building on speculation that he will be able to sell the home, hopefully at a substantial profit. The high end market in spec homes has felt the economic pinch as much as or more than any other real estate segment.

In April of this year the builder of a 9,700 square foot spec home at 3830 E. Fox Trail in Greenwood Village, placed signs on the house declaring "Steal This Home" and "Price Slashed! Make Offer," indicating that the asking price of \$4.5 million was no longer operative and was therefore asking anyone to make any reasonable offer.

**Harman Hall**

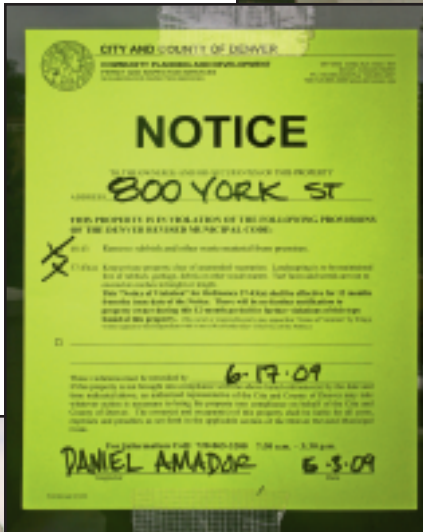
One needs only to drive around the

Cherry Creek Valley to find unfinished super high end spec homes. Perhaps the most notable is that of *Harman Hall*. The Cherry Creek area was once the town of Harman and its City Hall built in 1891 sits at the corner of 4th Avenue and St. Paul Street. Harman was annexed into Denver in 1895 and served, among many other uses, as the Denver Mayor's office. The property was sold by Denver in the 1930s for \$1,000 and in recent years was used as a gathering place for many community groups. In 1989 it was recognized as a Denver Landmark by the Denver Landmark Commission.

In 2005, Paul Kobey,  
*Continued on page 14*



**Above, Citations:** This York Street grand "spec" home is on the market for \$2.1 million but recently was given various municipal citations concerning the landscaping and while the façade is impressive the home is only 80 percent finished.



**Far Left, Gutted and Foreclosed:** Harman Hall is a designated Denver Landmark built in 1891 and was once the Denver Mayor's office. The Hall has been gutted to be part of a \$7,000,000 "spec" home that is in foreclosure with only a portion of the work done. What will happen to the historic Hall is at this time unknown.



## Reverse Robin Hooding State And Local Governments Drastically Increase Automotive Fines And Fees To Make Up For Budget Shortfalls

by Rebecca Allen

The tough economic times have left many state, county and local governmental bodies in Colorado with looming large deficits. Blocked by the TABOR constitutional provision from increasing taxes without voter approval, many of those governmental entities are seeking additional revenues through higher fees and fines, especially relating to automobiles, increasing the ire of many.

The uproar over significant hikes in auto registration and late fees has been the most visible sign of public discontent. A new law, SB09-108, better known by its acronym  
*Continued on page 16*

## Big Splash Planned For Beach Block Party August 12

Join Us On SuperTarget Lawn For  
Roaring Activities, Reggae Music  
And AAA's Maui Vacation Drawing

by Glen Richardson

The Hawaiian spirit, adventurous souls and an enormous wave of AAA's Win A Fabulous Vacation puzzle contestants are expected to arrive on the SuperTarget lawn on Colorado Boulevard August 12 for the biggest Aloha Party to ever wash ashore in the Cherry Creek Valley. The drive-in block party (with plenty of free parking) launches at 5 p.m. and keeps spinning until 7 p.m.

For those who have entered the *Chronicle's* monthly Word Jumble Puzzle Contest — and close to 900 have — the party could actually take them on shore in Maui as the Grand Prize winner.

**Awash In Food, Drinks**

You're invited to join us for pure pleasure, relaxation and entertainment compliments of the *Chronicle*, AAA Colorado, Applebee's, Butler Rents, Target, Fox 31, the Greater Glendale Chamber of Commerce and its many Cherry Creek Valley businesses. Best of all, everything is free for all of our *Chronicle* readers!

The Win A Fabulous Vacation Party will



**Winning Breeze:** Drawing for the Grand Prize in *Chronicle's* Word Jumble Puzzle Contest will take place August 12 at huge beach block party on the SuperTarget lawn on Colorado Boulevard. Winner will beach at Maui's Kaanapali Shores Resort shown here.

be under a huge tent on the lawn at SuperTarget on Colorado Boulevard between Applebee's and Shotgun Willie's. Applebee's Neighborhood Bar & Grill will be grilling big wave gourmet burgers on the sunny beach; with Bull & Bush Pub & Brewery providing

an ocean of beer while SuperTarget will paddle-in waves of wine. Who needs an ocean when there is plenty of water, sodas, beer and wine?

For readers playing the *Glendale Cherry*  
*Continued on page 35*

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