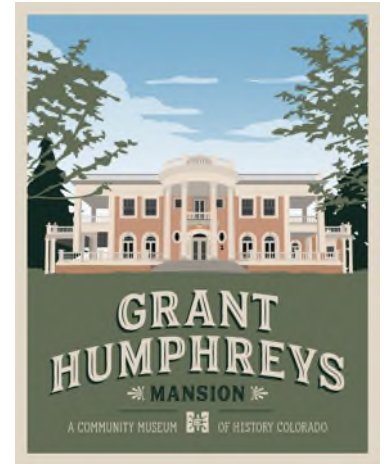


## Grant Humphreys Mansion

**Background:** Located in Denver's Capitol Hill Mansion, next door to the Governor's Residence, the 1902 Grant-Humphreys Mansion was home to former Colorado Governor James Benton Grant's family until it was sold to Albert E. Humphreys in 1917. Relatives of Humphreys donated the mansion to the State Historical Society, now History Colorado, in 1976. Currently, the Mansion is part of the Community Museums division of History Colorado and is operated by a Director, a Sales Manager and a part time Groundskeeper.

**Revenue from event rentals at the Grant Humphreys Mansion supports community museums and community-oriented programs and services across the state, from Fort Garland to Leadville, Pueblo to Montrose.** In fact, Grant Humphreys revenue comprises 40% of the community museum budget. Typically the Mansion is rented for weddings, corporate and non-profit meetings and special occasions. A third-party vendor provides catering services.



## Urgency & Life Safety Needs

In recent years, the deterioration of the building's exterior has created a number of urgent and life safety issues. Due to Colorado's freeze thaw cycles, ongoing water intrusion, and the everyday use of the site, the severity of these issues only increases year to year without major attention. These issues include:

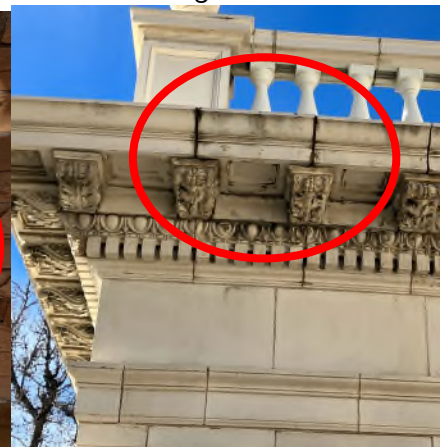
- Decorative terracotta details that have fallen from areas as high as the roof, sometimes during outdoor and public events
- Water infiltration into the basement and under the porch that have led to condensation build-up on windows and walls, and created susceptibility to mold growth.
- Unstable concrete and stone staircases and walkways that are dangerous tripping hazards not just for visitors to the Mansion but also from visitors to the surrounding Denver park, known as Governor's Park.
- Improper and damaged gutters and downspouts that allow snow buildup in the winter months, with dangerous amounts of snow and ice falling off the building, as well as water accumulation that contributes to brick and terra cotta deterioration that can destabilize the building



Loose terra cotta has begun to fall from the eaves and roof, and exacerbate moisture issues.



Gutter issues and snow accumulation has contributed to masonry deterioration in key areas.



Inadequate gutters and drainage causes deterioration and staining to masonry elements.

## Capital Construction Capital Renewal Project Request

This controlled maintenance request is for \$3,319,600, split into five phases to rehabilitate the exterior of the Grant-Humphreys Mansion terracotta work, stone walkways, doors, windows, and gutter work. The funds requested will repair terracotta and masonry work that has been included in the agency's Historic Structural Assessments (HSAs) since the 1970s when History Colorado received the property.

## Revenue

The Grant Humphries Mansion is a revenue driver for History Colorado, specially supporting the operations of History Colorado's 11 museums and historic sites across the state. Any safety-related closure caused by facilities issues would have significant ramifications for the site, History Colorado, and the State.

	FY 2019	FY 2020	FY 2021	FY 2022	FY2023
Revenue	\$445,605	\$340,033	\$171,161	\$477,234	\$404,237

## Testimonials

*"The venue is so beautiful and full of history. The mansion is beautiful on its own and does not require a lot of extra decorations. Many options to choose from for picture locations. Dreams come true!" — Kayla M - Feb 2021*

*"Grant Humphreys was a dream for our wedding day. The staff is fantastic, the space is gorgeous, and the aesthetics make for such a timeless, classy vibe. It was like having a wedding at a super cool museum." — Alexandra M - Sept 2019*

## Awards

The Grant-Humphrey Mansion is proud to have previously been awarded some incredible honors including;

- Wedding Pro Couples choice Award 2020
- Best of Wedding Spot 2019, 2018, 2017
- Best Venue for Formal Affairs - \*runner up- 2018 - Unique Venue Magazine
- Preferred partner Wedding Sites & Services Magazine
- "Best Place to host an LGBTQ friendly event"

In order to maintain the Mansion's revenue-generating ability, and its reputation as a valued and unique space, repairs are urgently needed to address life safety issues, ensure the building's longevity as a state asset that can be used and enjoyed for generations to come.

