

From: [Leo Cruz](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Subject: [EXTERNAL] 900 E. 1st Avenue
Date: Friday, July 17, 2020 5:10:28 PM

Good afternoon Kara,

Is the Carmen Court Designation review still open for public input? If so, I would like to state my support for the landmark consideration as stated in the application. In particular, I strongly concur with the assessments of criteria 6, 7 and 3 as detailed in the application. Please let me know if there is a process or format I need to follow to formalize my expression of support.

Thank you!

Leo Cruz
48 S. Pearl Street
720-219-3091

Karen Roehl, 90 Emerson Street, Carmen Court, Denver CO

I was born in Montreal, Canada where I spent my childhood. In 1967 when I was 12, my family immigrated to Denver. I married and had 2 children by the time I was 24. The marriage didn't work out, and I became a single parent. Working full time as a secretary while taking evening classes in graphic design made me a very busy mother! Eventually, I was able to shift careers and become a graphic designer. I had a great career for over 25 years. After my daughters went off to college, I began to pursue fine art painting. At age 50, I decided to go back to school to earn my BFA, my first higher ed degree. Graduating in 2007, I immediately found representation for my work and have made a living as an artist ever since. I sell my work through gallery representation and various shows. I teach painting classes at the Art Students League and do workshops with various underserved communities including low-income seniors and prison groups.

At age 65 and having remained single, I am blessed with friends, family and good health. However, I have always struggled financially and now face retirement on my own. I am emotionally ready to retire, but unable to financially. I thought I was preparing properly for this time of life, but things don't always work out as planned. I've worked hard all my life raising 2 children, going to school while working, working multiple jobs at the same time, and I am still working full time now. I feel like I've done well, but not as well as I envisioned. I've kept afloat and live comfortably, because I live fru-

gally and continue to work for my income. Over the last couple of years art sales have dropped off which has been very disappointing and stressful. I'm not sure why this has occurred after enjoying 11 years of fairly steady sales. Because of this, I've racked up credit card debt, and I've had to dig deep into my modest savings which are now almost depleted. With a skill set related to the fine arts, my options for earning any meaningful income at this stage of my life are very limited. That being the case, I took a part time job with Amazon being a grocery shopper at Whole Foods for \$15/hr in an effort to extend what little is left of my savings. Hopefully, either my art-related income will rebound or I will be able to begin collecting social security. I have some equity in my home, but the sizable mortgage is not scheduled to be paid off until I'm age 86. The premium made from selling my home as a six-unit complex with the other Carmen Court owners will allow me to pay off all my debt, including mortgage, student loans, and credit cards. I will have some savings left over so that I can live without having to pinch every penny. It will also allow me to focus on doing art without the burden of having to make my entire living off of sales. Honestly, the timing of this opportunity couldn't be better. This sale could make or break me.

Landmark Preservation Commission

Dear Commissioners,

My husband, Gary Laura, and I purchased 916 E 1st Ave in Carmen Court in July 1998. I am 74 year old. Though I had the option to appear today virtually; I chose to personally risk my health. I want to witness the process of determining the outcome of this hostile application designating Carmen Court as historic. This is very personal to me. There is much a stake because of this ignoble interference with our private property ownership, rights and financial investment. Here is my experience.

Three years ago all 7 CC owners agreed unanimously to market Carmen Court for sale. We together agreed that any decision made throughout the entire process had to be unanimous: including who would represent us throughout the sale, venting all potential buyers and their offers, accepting the selling price, time restraints and possible future use of property by buyer. We all are pleased with the reputation, body of work and future plans of the buyer of our property. For all of us to amicably come to agreement on the future of CC is laudable.

We all have enjoyed the beauty and experience of living in CC. Never in the 22 years have we ever been approached by any Wash Park HOA members, civic members or activists, neighbors or general public inquiring about any historical or landmark aspect relating to CC. Until now we had planned to be in the final process of completing the sale and continuing on with our future plans. This contrived application has put us all in limbo.

Upon reviewing the application before you today, I see statements like "we believe or may have" without definitive proved facts. The application claims Mr. Rhoads to have been a "Master Architect/Builder". In fact research shows Mr. Rhoads was a draftsman owning a construction company. He is not listed ever to be an Architect in Denver records. He has no body of work pertaining to a definite style. It also states that he was the owner and builder of Carmen Court. The owner of CC record was Johnson Investment Co.

Another particular issue is the overall stated style of Carmen Court. It is not true Pueblo architecture, but rather Mediterranean/Spanish.

I am a retired Colorado Licensed Real Estate Appraiser. Appraisers make value decisions based upon facts - not assumptions or narratives.

Throughout the 22 years that Gary & I have lived here, we have learned from other past Carmen Court residents about the architecture and history of our beloved home.

FACT: Between 1890-1930, a new real estate design (Mediterranean Revival) originating in Florida and So California was appearing throughout Denver. We have provided several comparable homes built during the same time period several blocks from here. To the untrained eye the shape is similar to Spanish Pueblo style. The difference is in details. There are no vigas (wooden support beams) in Carmen Court, but rather iron accents. Mediterranean villas were purposefully located retrograde on the lot creating the expansive, appealing appearance. Iron balconies,

awnings, private enclosed patios, landscaping and a running water feature in the front added to that airy Mediterranean feel. Usually in single villas a circular front drive was another feature. Exterior paint color was often pastels or white with turquoise trim. In 2000 Carmen Court was repainted (after thorough research with color consultants) we discovered the original color of Carmen Court was Mediterranean yellow with sea green trim on the 140 iron encased window pains and wrought iron balconies. Over time the color Yellow and Green have developed a rich patina and darkened. Another feature of this style is noticeable by placement of the windows.

Ownership of each individual unit allows each owner to invest in upkeep, style and appearance. Therefore Carmen Court unit's interiors are all very different. They range from Southwestern, European, Contemporary and Traditional décor.

22 years ago we saw the value of this property especially over time. We have raised two boys here. We have maintained and improved our investment for them and our retirement. We have carefully thought out our future plans. To have this last minute outside intervention is not only hostile but (especially during these uncertain times) very ruthless. This application and resulting decision affects each owners' financial investment in our property over time

The application states: "The communal feel...creates a small village with courtyard shared by the owners and community at large". This is private property and this statement has offered the opportunity for people to encroach up our steps, take photos and congregate in our front yard. There is now a romantic false narrative misrepresenting Carmen Court's history and its future. Rumors about people falling in love here have been posted on a bogus facebook page "Friends of Carmen Court" supporting the application (this statement has since been taken down). The reoccurring comment made to us is about the appearance of the entire property. "It is so pretty" or "I love walking by". These examples have no historic value.

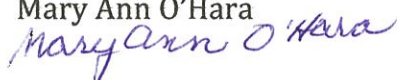
The continuing maintenance and age of the structure has becoming extremely costly and prohibitive. For us our planning and investment are culminating now.

Personally I am disappointed not only with the process but "the neighbors" who have instigated this application.

I am reassured with your professional qualifications, your decision will be based on facts or lack of. Admittedably my statements are mixed with emotions.

Thank you for this opportunity,

Mary Ann O'Hara



Landmark Commission
Landmark Preservation
City and County of Denver
Wellington E Webb Municipal Office Building
Denver, Colorado

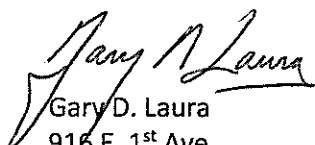
Dear Commissioners,

I am writing you to express my concern over the designation of Carmen Court Condominiums being designated as a Denver Landmark. I have read the application and found many assumptions and speculation in the document. Our homeowners association along with Heritage Consulting Group have found numerous issues with the application. I sincerely hope you will take our findings into consideration and use your professional integrity and credibility in finding the application deficit.

As a former Jefferson County Commissioner and County Manager in Ouray County, Colorado. I am familiar with the difficult position an elected or appointed official can find themselves in at any given point in time. With this in mind, I am requesting you take all the facts into consideration and vote to deny this application.

Thank you for your time.

Sincerely,


Gary D. Laura
916 E. 1st Ave
Denver, Colorado 80218

Terrie Curry
908 E. 1st Ave.
(708) 514-6847

INFINITE GRATITUDE FOR CARMEN COURT; AWE AND INSPIRATION FOR THE FUTURE

For seven years as a vigil volunteer for hospice, I was called to nursing homes or skilled living facilities when a dying patient became “imminent”. I would hold their hand, sing softly to them, and pray with them the last few days before they transitioned. My goal was simple: Imbue a loving message, “You are not alone”. Oftentimes I was appalled at the conditions of these senior care communities, and inconvenienced by their locations sometimes 60 miles away. The lack of aesthetic structures for the elderly seemed to be expressing an underlying belief in our society that the elderly and the dying can be dismissed because they are not THAT important.

For me, as well as the nearby neighborhoods I have come to love in my eight years in Denver, the sale of Carmen Court is a win - win. A much-needed aesthetic senior living community will be developed by Hines, a national firm known for its inspirational architecture. The beautiful and convenient location, built within the five-story zoning code will ease the burden for up and coming millennials. It will afford their fast-paced lives the luxury of daily drop-in visits to their aging parents. Being close to our children and grandchildren becomes the greatest joy in the last third of life.

Currently a hostile battle by three activists is threatening this vision and our freedom to pursue our rightful choice to sell our property. Hopefully, this brash attempt will be shut down based on their weak and false historical preservation criteria.

The second tier of the win-win for me in the sale of Carmen Court to Hines, is my dream to fund an “Awesomism” clinic for children on the autism spectrum.

My passion for these children was ignited while volunteering at the roughest elementary school on the South Side of Chicago. I mentored a brave 7 year-old boy named Alan. He was the only “mixed” child in a room of 40 black children and he had been diagnosed with autism. Although Alan read at the 7th grade level amidst children with severe learning disabilities, he was completely socially ostracized. The teacher told the other kids to treat him like a puppy dog because Alan was crazy. Through one-on-one play therapy between myself and Alan, he fully integrated within a year. The boys in his class ended up arguing as to who was Alan’s best friend.

In the fall of 2019 I completed a four year movement therapy program at the Feldenkrais Institute in NYC. With the premium from the sale of Carmen Court and my 1,100 square foot condo, I will have the funds to obtain a space where I can incubate a clinic for children on the autism spectrum. I am excited about facilitating social integration and nervous system organization through movement therapy. I will be able to target families like Alan’s who have limited resources.

After having been a single parent much of my life in the city of Chicago, where my daughter was held at gunpoint at my front door, where my late husband suddenly ended up in a coma and died at the age of 64, and where 85-year old hospice patient Anna whispered in my ear, “Please help me die quickly”, I am very aware of the finite and the temporal. However, inspiration and awe are the creators of joy in my life. My loving memories embedded in Carmen Court will live on, and with my imagined dreams becoming a reality I will soar into the future.

I have infinite gratitude for my life and living in Denver!

From: [Cody Nahmensen](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 900 East 1st Ave, Carmen Court
Date: Monday, August 3, 2020 9:14:38 AM

Dear City Council,

I am writing you today regarding the historic application for 900 East 1st Ave, Carmen Court, as I do not believe this fits the historic mold for Pueblo revival style homes. More importantly I believe this historic application on behalf of people who don't even live at the Carmen Court residences is unfair to the owners of the property who are trying to sell their homes and an infringement on the owners livelihood. People that do not live on the property shouldn't be able to dictate others lives like this, it is simply unfair to the condo owners and all involved. I ask that you deny this application and trust you will do right by the owners at Carmen Court.

Thank you,

Cody Nahmensen

Sent from my iPhone

From: [JANE A Asper](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Carmen Court
Date: Sunday, August 2, 2020 1:42:33 PM

This is a charming non-historic property. Please do not confuse the sentimentality of those who wish to preserve it with the important interest of preservation of history.

Further, that these people would have any rights whatever to determine the sale of these owners' property is audacious beyond belief.

Zoning requirements must always be met, of course. Beyond that, the right to sell this, or any other property, is the owners and no one else's.

I implore you to not designate Carmen Court as historic. The precedent this would set is so very dangerous.

Sincerely,

Jane Asper

1357 South Pennsylvania Street

Denver, co. 80210

From: [genevive59](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Carmen Court
Date: Sunday, August 2, 2020 12:51:08 PM

Please save Carmen Court. I've lived in this neighborhood for over 36 years and there has been so many changes, mostly for the worst. All these property owners of unique properties that have been around for close to or over a hundred years selling out to big paying developers. How does a multi story senior living facility across the street from another senior living facility (that has plenty of vacancies) improve the neighborhood? Please help us keep our neighborhood a neighborhood and save Carmen Court.

Sent from my Verizon, Samsung Galaxy smartphone

From: [Kirstin Michel](#)
To: [Landmark - Community Planning and Development](#)
Cc: [Clark, Jolon M. - CC Member District 7 Denver City Council](#)
Subject: [EXTERNAL] Carmen Court
Date: Friday, July 31, 2020 12:25:55 PM

Hello,

I am writing to submit my comments in opposition to the application for historic designation status of Carmen Court. I'm a resident of Speer. I am submitting comments in opposition for the following reasons:

1. The application was not submitted by residents of the building; instead, community members waited until an application for demolition was filed to request this status. If this building was of such importance, community members had years to try to convince the owners and residents that this designation was so vital to the community. And if the owners are now in a position to sell their property for development, they should be allowed to do so.
2. This application strikes me as a direct reaction to expectations of future development on the parcel. This property is zoned for a general use five story building, which means once purchased, a developer could more easily develop the property into something bigger that would create housing for more people within the same space because they wouldn't have to go through the rezoning process.

If proposed today, Carmen Court would never be allowed to be built because it lacks the parking requirements under current code. Yet here we are, fighting to preserve a building, against the owners wishes, when we would also fight its construction in the many affluent single family housing neighborhoods.

3. The owners have indicated the building isn't in good shape and this hostile takeover will cause them financial hardship. It's wrong.

Use of historic designation is an important tool for a city to ensure its history is available to future generations. Such a status should require that a building be available to the public in some way to honor its historic nature. I once heard on a walking tour in Barcelona, "great architecture comes back to the people eventually." If Carmen Court is given historic status, will the building be made available to the public? Will it become a museum? Will people walk by it on public walking history tours of the areas? I believe that the answer is no and this application should be denied.

Thank you,

Thank you,
Kirstin

From: [L.A. Brown](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Carmen Court historic designation
Date: Sunday, August 2, 2020 8:35:51 PM

To Whom It May Concern,

I would like to submit this email into the official record that I **do not support** Carmen Court, located in the Speer neighborhood at E. 1st and Emerson, receiving historic designation. No doubt that this is a very cute property, but it is not significant enough to warrant protection. Additionally, Denver is in dire need of more density, which is also outlined in Blueprint Denver. The Speer neighborhood is an appropriate place for greater density, which the demolition of the structure would provide. I would recommend that historians take 3D video of the place beforehand for future generations.

Sincerely,

Luchia A. Brown
Denver Resident

From: [Stephen Hinterkopf](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Carmen Court Landmark Application
Date: Monday, August 3, 2020 9:44:14 AM

Denver Landmark Commission,

I am reaching out to you about a property that is located only 3 blocks from my home at 288 S Ogden St; Carmen Court. I drive or walk by this home several times per week and appreciate its presence, but I do not think this building should be designated as a historic landmark. One of the primary reasons for this is that the architect, Mr. Rhads, is not a noteworthy architect and only seemed to practice in the capacity of a hobbyist rather than as a profession. His lack of expertise is readily apparent in the building's lackluster stucco exterior and fenestration detailings that have proven costly and difficult for the owners to maintain. Additionally, the building's siting towards the rear of the property places it behind dense foliage and prevents it from having any level of prominence or recognition from Speer boulevard. I am being 100% honest when I say that I lived in my home for well over a year before I noticed Carmen Court when I was on a bike ride.

Now that I am familiar with the building, I will say that it is a nice addition to the neighborhood, but that is simply because it creates a bit of variation amongst the homes. The Landmark Commission's work to protect significant structures is vital in preserving Denver's charm and history, but Carmen Court is not a case for this designation or preservation. I fear that designating Carmen Court will dilute the classification's significance, draw additional public scrutiny to these cases, and make it more challenging to qualify structures worthy of this designation in the future.

I appreciate your time and the work you do for our community. Thank you and have a great week!

Stephen Hinterkopf
214-505-6370

From: [genevive59](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Carmen Court
Date: Sunday, August 2, 2020 12:51:08 PM

Please save Carmen Court. I've lived in this neighborhood for over 36 years and there has been so many changes, mostly for the worst. All these property owners of unique properties that have been around for close to or over a hundred years selling out to big paying developers. How does a multi story senior living facility across the street from another senior living facility (that has plenty of vacancies) improve the neighborhood? Please help us keep our neighborhood a neighborhood and save Carmen Court.

Sent from my Verizon, Samsung Galaxy smartphone

From: [Carol](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Fwd: Carmen Court
Date: Sunday, August 2, 2020 1:03:50 PM

-----Original Message-----

From: genevive59 <genevive59@aol.com>
To: landmark@denvergov.org
Sent: Sun, Aug 2, 2020 1:51 pm
Subject: Carmen Court

Please save Carmen Court. I've lived in this neighborhood for over 36 years and there has been so many changes, mostly for the worst All these property owners of unique properties thats been around for close to or over a hundred years selling out to big paying developers. How does a multi story senior living facility across the street from another senior living facility (that has plenty of vacancies) improve the neighborhood? Please help us keep our neighborhood a neighborhood and save Carmen Court.

Thank you

Carol Blewett
519 E 1st Ave

Sent from my Verizon, Samsung Galaxy smartphone

From: [Ryan Frank](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Historic Application for 900 East 1st. Ave
Date: Monday, August 3, 2020 9:32:01 AM

Landmark,

As a Colorado native, and Denver resident, I am requesting that you deny the historic application for 900 East 1st Ave, Carmen Court. This site is not historic because it does not resemble Pueblo revival style. Furthermore, it is preposterous that labeling the sight historic will drastically stifle the owners investment. I am appalled that our government would do this to our citizens.

A quote from my grandfather, a Colorado Pioneer, rings in my head every time I think about this historic application: "Don't be a pimple on the ass of progress!"

Please do the right thing and deny the historic application for 900 East 1st Ave.

Thank you

Ryan Frank
Mobile: 303.903.7272
Email: Ryan.d.frank@gmail.com

From: [CHRISTIE MURATA](#)
To: [Landmark - Community Planning and Development](#); [Friends of Carmen Court](#)
Subject: [EXTERNAL] Historic designation of Carmen Court
Date: Friday, July 31, 2020 8:13:56 PM
Attachments: [CarmenCourtChrisLetter.docx083020.docx](#)

To members of the LPC, Friends of Carmen court, and others who appreciate the unique qualities of Carmen Court and seek to preserve it as a wonderful historic element in Denver's exceptional collection of architectural treasures.

My letter below explains my reasons for supporting the preservation of Carmen Court, an historic residential complex on the south side of Speer Boulevard, at Emerson St. I am a strong proponent of preserving Denver's unique architectural treasures, and I believe Carmen court absolutely fits into that category. Hopefully my comments below will help explain my position on this issue. I worked for a decade with the LC as a preservation architect and during that time grew to love, respect, and cherish these special treasures that exist...sometimes barely, throughout our city. For many reasons, Carmen Court stands among the finest.

CARMEN COURT

CANDIDATE FOR HISTORIC STATUS AS A DENVER LANDMARK

This structure, Carmen Court, located on Emerson St. and 1st Ave., speaks for itself.

Its architecture - designed by recognized master builder Burt L. Rhoads in 1925 - is an unusual blend of Pueblo Revival and Spanish Colonial Revival styles, so relevant in the history of Colorado's development. Recognizing that Carmen Court does have the established criteria for historic designation, its neighborhood has filed an official nomination for Historic Designation as a Denver Landmark.

I also believe a major consideration in the proposal for historic status of Carmen Court must be our appreciation of its sensitive siting along Speer Boulevard. Cherry Creek, with its bike paths and walkways, is embraced by Speer Blvd., from Confluence Park on the west, eastward to University Blvd. (Cherry Creek's historic conservation was, in itself, a major achievement of Denver City Preservation...Concrete open sewer for city water runoff,

OR, enchanting accessible "bike and hike" trail for all Denverites!! We did it right!)

This Denver treasure, Denver's Speer Boulevard, is beautifully complemented by the unique historical residential sculpture that is Carmen Court.

To all Denver guests and residents who have driven down Speer Blvd. through the years, particularly as you head east from Colfax to S. University Blvd., there is almost a feeling of breathing...tight borders of dense and consistent sidewalks lined with urban structures, and then the delightful experience of “urban breathing” as one passes the random expansions of open air pockets and parks on either side of the Boulevard. The Carmen Court siting is a major contributor to that sense.

It is our responsibility to hold on to and assure historic status for Carmen Court. This IS an urban treasure.

Christie Murata - Preservation Architect
July 31, 2020

From: hnroberts4@gmail.com
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Landmark preservation
Date: Saturday, August 1, 2020 9:46:02 AM

Hello!

I am a resident of the West Wash Park/Speer neighborhood and am writing to announce my support for the preservation of Camden Court at the corner of 1st and Emerson. This building shows history, brings personality, and maintains a level of beauty in our neighborhood.

Tearing it down to build newer or bigger condos would not only be sad, it would truly be a loss for the neighborhood in terms of both personality and history.

I would like to reiterate that I am in support (if it's not clear! Hehe) of giving this building landmark status!

Thank you.
Dr. Hayley Roberts

From: [Mark Harris](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Preserving Carmen Court
Date: Sunday, August 2, 2020 11:10:00 PM

Hello,

Carmen Court is worthy of preservation because it is an important and useful piece of the history of Denver. Soon the Gates Rubber Factory site will be reborn, and the factory I used to bike past on my way to work will be a distant memory. You won't be able to tell it was ever there. Maybe that's for the best - it wasn't serving a useful purpose or enhancing our community. But Carmen Court, built by master builder and Gates engineer Burt Rhodes, is still serving its original housing purpose and it is still enhancing our neighborhood and the people that live here. For many years, up until very recently, a bus route went directly in front of Carmen Court, and seeing those beautiful condos in this beautiful neighborhood was extra motivation to buy a home in the Speer neighborhood to take advantage of the interconnectivity of our City Beautiful features including Cherry Creek Trail, Hungarian Freedom Park, and Alamo Placida Park. While the property has 6 home owners, the history of Denver belongs to all of us - and it is up to all of us to preserve useful structures for the benefit of the community.

Thank you for your time,

Mark Harris



Virus-free. www.avast.com

From: [EVA COATES](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Save Carmen Court
Date: Monday, August 3, 2020 11:31:41 AM

As a resident of the Speer Neighborhood I want the Denver Landmark council to know that I support saving this property as a Historical Landmark in the city of Denver. The architecture is one of what Colorado, which as you know, is a Spanish word for colorful. This being a Spanish style not seen in other neighborhoods because they most likely were torn down, it should be saved and showcased as a historical property. As a neighbor, three blocks away, I see it every day and would think that others, as I do myself, enjoy the vision of something different in the area. It needs to stay!

Eva Coates
15 Corona Street
Denver, CO 80218

From: [L. D.](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Saving Carmen Court
Date: Friday, July 31, 2020 2:33:04 PM

Hello,

I wanted to express my hope that we can save Carmen Court in my neighborhood. I live on Emerson Street and walking past Carmen Court is always the highlight of my walks in the area - the historic and beautiful building, the lush park-like grounds and to think that this historic corner of my block could be ripped away from my neighborhood is a sad prospect. I have learned that the architect Burt Rhoads was the same builder who created Gates and as my grandmother worked at Gates and my family has lived in the Washington Park neighborhood for generations, I would like to see some part of the city of Denver remain to keep that connection with the past. I do not want to see our city turned into generic, overly expensive, luxury condos and lose the character that makes Denver the great city that it is. My fear is also that I will loose access to living in the city as more and more luxury condos get built in my area (in between neglected rental properties who take no care of their trees and grounds). I already see this on South Emerson Street, most of the trees on our street are going to die, the rentals don't care, and the only really pretty corner of our block is Carmen Court. How sad to think that it could be ripped down even though it is historic! I am afraid if this happens to this building then no part of our city or any of it's historic and beautiful buildings will be safe. I hope that we can save Carmen Court!

Lisa Diedrich and Monica Diedrich, 98 S. Emerson St (Paragon Apartments)

~*~ crawfordgirl@yahoo.com ~*~
~[#27](#), Always in our Hearts *~*
~"...and God bless football" - Peyton Manning *~*

From: [Jaime Jacob](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Support for Carmen Court
Date: Friday, July 31, 2020 9:51:04 AM

Dear Landmark Preservation Commission,

I am writing in support of the preservation of Carmen Court since it meets the historic designation criteria in the following ways:

1. It embodies the distinctive visible characteristics of an architectural style or type [Pueblo & Spanish Revival]

It enriches the diversity of the neighborhood and city by including influences from two cultures: Pueblo (indigenous American) & Spanish.

2. It represents an established and familiar feature of the neighborhood, community, or contemporary city, due to its prominent location or physical characteristics

When deciding where to buy my first and only home, I specifically chose this area due to the established features of the neighborhood, such as Carmen Court. We've lost so many old buildings already, which takes away the opportunity of future generations to enjoy & cherish them.

Due to its prominent location at the busy intersection of 1st & Emerson, near Speer, it brings joy to countless passers-by and deserves to be preserved as a community asset. The building and its gardens offset the stress brought on by development and increased density. They are a source of much needed therapy every time I drive, bike, or walk by there.

3. It promotes understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity

It shows how a multi-family building can enhance the value of the urban environment since it is a rare gem (no others like it) in comparison to the cookie-cutter multi-family buildings going up today.

It would be devastating to our community to demolish it.

Sincerely,
Jaime Jacob

From: [Virginia Rounds](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 900 East 1st Ave Carmen Court
Date: Sunday, August 2, 2020 5:06:58 PM

Dear Landmark Commissioners,

I would like to ask that you deny the application to mark 900 East 1st Avenue, Carmen Court, historic. Given the fact that none of the owners of Carmen Court are listed on the application makes this an infringement on their rights as property owners. It makes me sad as a property owner in Denver that individuals can mark others' properties as historic. I live two houses down from the complex and can see that the building is in poor condition. I cannot imagine what it would cost to maintain the building nor can I imagine taking on that burden as an individual and don't think that it is fair that other individuals can dictate the property owners lives. I also noticed that the application includes false findings including that "it is highly visible to...city residents that travel daily along Speer Boulevard." I bike along Speer Blvd every day for work and can confirm that you cannot see the building from the bike path nor Speer Blvd, and in no way does it share a courtyard with the community at large. The property is a completely separate entity from Hungarian Freedom Park, a residence is not a park. I walk my dogs by the property multiple times per week and have never felt that we could come up on the property as it is private. I trust that you will make the right decision.

Thank you,

Virginia Rounds

62 Emerson St.

Denver, CO 80218

From: [Katie Anselmo](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] 900 East 1st Ave, Carmen Court
Date: Monday, August 3, 2020 9:10:57 AM

Hello,

I ask that you deny the historic application for 900 East 1st Ave, Carmen Court. It is not historic because it does not resemble Pueblo revival style and we cannot take away the owners investment.

Thank you,

Katie Frank

August 3, 2020

City and County of Denver
Landmark Preservation Commission Attn: Kara Hahn
201 West Colfax Ave
Denver CO 80202

Via: Email

Re: Carmen Court Letter of Support

To the Denver Landmark Commissioners,

I would like to encourage members of Denver's Landmark Preservation Commission to vote in favor of the application for Landmark Designation of the unique and historic Carmen Court complex.

Those who live in the neighborhoods around this treasure, who signed the application and/or supported it, are serving the wider Denver community. Denver can take pride in being home to Carmen Court. Our city's current and future citizens will be generously rewarded by its continued presence in our midst.

Recently, I was intimately involved in the application and negotiations for the preservation of the Berkeley Park Chapel in North Denver. The challenging process did not always seem to be leading to the end we hoped for. Now, with the goal achieved, however, there is a sense of pride and strength of community that is shared by Chapel neighbors and visitors who attend services, receive a tour, enjoy the beauty of the stained glass lit up in the evening or just pass by this peaceful, familiar and valued piece of our shared history. The new owners and users of the Chapel enrich our lives.

As with the Berkeley Park Chapel, I hoped that a new buyer for Carmen Court would have stepped up to become the party willing to develop this property with a Landmark Designation. Of course, I would also want the current property owners to be paid a suitable price. Instead, a public process will call for hearings, discussions and votes. The extensive merits of Carmen Court will need to be on full display as it is revealed as worthy of being saved and valued indefinitely by Denver's current and future citizens. Please vote to preserve Carmen Court.

Thank you for your consideration of this application and for your service to Denver's citizens.

Respectfully,

Marie Giedraitis-Edgar
3532 W 39th Ave
Denver CO 80211
edgardm1@msn.com



July 31, 2020

Denver Landmark Commission
201 W. Colfax
Denver, CO 80202

Dear Commissioners,

On behalf of Historic Denver, I would like to offer our support for the preservation of Carmen Court at 900 E. 1st Avenue.

Carmen Court meets the landmark designation criteria as outlined in the application prepared by neighborhood volunteers, and we particularly want to point out the rarity of the complex as a multi-family Pueblo Revival style building in the city, the site and structure's thoughtful nod to the City Beautiful movement as it embraces the Hungarian Freedom Park across the street and the Speer Boulevard Parkway, and its ties to the Rhoads Family, namely Burt Rhoads, the Gates Family, and particularly Gates Rubber, which was a major reason residential housing developed and expanded in the area from the early 20th century on. Furthermore, Carmen Court is an early example of neighborhood-scale multi-family housing in the Garden Court, or Bungalow Court, form which was gaining in popularity in Denver in the 1920s, but became increasingly uncommon after World War II.

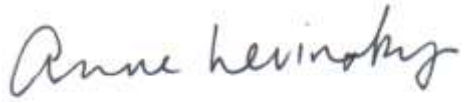
We believe the building has great adaptive reuse potential and could be incorporated into new development on the site. Volunteer architects from our board worked to develop ideas for both preservation and added density on the combined site, and shared the concepts with representatives of the owners and the developer as part of the mediation process that took place over the last few months. I attended these sessions to serve as a resource and to highlight opportunities for a win-win outcome, including how state and possibly federal tax credits and incentive programs could be brought to bear. We remain very open to supporting ideas that allow for both preservation and development, as this has proven a successful path in several past instances.

Carmen Court first came to our active attention more than two years ago when we noticed a for sale sign on the property. I reached out to the broker listed on the sign to discuss the property and learn about plans, and during that call I shared that the building likely had potential as a Denver Landmark and that I'd be very interested in speaking further about preservation incentives to help support the current or future owners in preserving the structure. However, my overture did not lead to any further discussion until the Certificate of Demolition Eligibility was posted onsite in March 2020.

Historic Denver strives to be a partner and collaborator with both neighborhoods and property owners, and we have a track record of success in finding solutions to challenging

preservation dilemmas. Your support for this application today will confirm the building's merit and eligibility for important incentive programs, and provide more time to keep striving for resolution.

Sincerely,

A handwritten signature in dark ink, reading "Annie Levinsky". The script is cursive and fluid, with the first name "Annie" being more prominent and the last name "Levinsky" following in a similar style.

Annie Levinsky
Executive Director



1 August 2020

City and County of Denver
Landmark Preservation Commission, Attn. Kara Hahn
201 West Colfax Avenue
Denver, Colorado 80202

VIA Email

RE: CARMEN COURT LETTER OF SUPPORT

Dear Commissioners,

Historic Berkeley Regis urges you to approve the Application for Landmark Designation for Carmen Court and to forward it for designation. The property meets the Denver significance criteria for designation, and displays a high level of historic and physical integrity, as required by the Denver Landmark Preservation Ordinance. The landmark application for Carmen Court was reviewed by Denver Landmark staff and was determined worthy of designation as a Denver Landmark.

Carmen Court sits on a “legacy corner” of great importance to the neighborhood and is a familiar and orienting visual landmark. Thousands of residents pass by the site each day and gain understanding of the urban environment by viewing the quality of Carmen Courts' highly distinctive design, materials, and sitting on its parcel. Because the neighborhood contains only a limited number of such substantial buildings, Carmen Court is visually orienting, distinctive, and rare.

The building, built in 1925, is a place that holds memories for and instills pride in the neighborhood, which received this splendid architectural treasure and continues to value it today. Carmen Court deserves to be designated as a Denver Landmark, which will allow future generations to appreciate and be influenced by this irreplaceable historic resource.

Thank you for your consideration,

Marie Edgar and Laurie Simmons
Co-chairs, Historic Berkeley Regis
HistoricBerkeleyRegis@gmail.com

From: [Marilyn Quinn](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] I support historic designation of Carmen Court!
Date: Monday, August 3, 2020 9:28:56 AM

To the members of the Denver Landmark Preservation Commission:

I urge you to act to preserve Carmen Court, an important architectural remnant of Denver's history. Its prominent location near Speer Boulevard means that this beautifully preserved architectural gem will be appreciated by many Denver residents in the decades to come.

Every year, Denver loses pieces of its architectural history. Some buildings, however, are of such historic or architectural importance that they should be designated for preservation. Carmen Court is a structure that should be saved.

I am confident a win-win solution can be found and I encourage the you to take the first step by approving this nomination for historic designation.

Thank you for your work on behalf of Denver's wonderful history.

From: [Dan Zinn](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Landmark Preservation Hearing on August 4th
Date: Monday, August 3, 2020 11:34:10 AM

Dear Commissioners,

My name is Daniel Zinn and I am writing in regards to the upcoming Landmark Preservation Hearing on August 4th. I want to share that **I do not support** the Landmark Designation for Carmen Court. I believe that the Landmark Designation should be applied to those structures that have a significant historical value, not something that simply looks nice/different/unique.

I have reviewed the report from Heritage Consulting Group and the report submitted by Carmen Court HOA. The site does not meet any criteria for Landmark Designation. Mr. Rhodes is not a well recognized architect and has only developed three properties. None of his properties including the home he built carries any significance. Also, due to its continuing deterioration, if it were to be given the designation, it would continue to have issues and would become an immovable eye sore in the community over just a short period of time.

While I believe that it is important to save and preserve *significant* structures, I hope that you take the time to actually review the case and that we do not begin to say that any old structure should be a "Landmark." It would start something that would not allow our communities to continue to develop and grow.

Thank you for your time,
Daniel Zinn

From: [Michelle Stevens](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Landmark Preservation Hearing, Carmen Court, Aug. 4th
Date: Saturday, August 1, 2020 5:24:22 PM

[August 1, 2020](#)

Dear Commissioners,

My name is Michelle Stevens and I am writing in regards to the upcoming Landmark Preservation Hearing [on August 4th](#). I want to share that I do not support the Landmark Designation for Carmen Court. I have reviewed the report from Heritage Consulting Group and the report submitted by Carmen Court HOA. Rhodes is not a well recognized architect and has only developed three properties. None of his properties including the home he built carries any significance. Additionally, Carmen Court does not contain Vigas. The site does not meet any criteria for Landmark Designation.

Thank you,
Michelle Stevens

From: [Lawrence Depenbusch](#)
To: [Landmark - Community Planning and Development](#)
Cc: [Katie Sisk](#); [Gary Laura](#)
Subject: [EXTERNAL] Neighbor at 58 Emerson response to the Landmark Designation Application
Date: Monday, August 3, 2020 11:33:42 AM
Attachments: [image001.png](#)
[LPC letter from LD.rtf](#)
Importance: High


Landmark Preservation members, Denver,
Please see my response to the LPC Landmark Designation Application. See letter below and attached items noted. I want to speak at hearing but can not get on the website by noon.
Thanks,
Lawrence Depenbusch

From: Lawrence Depenbusch
Sent: Monday, August 3, 2020 11:08 AM
To: Hahn, Kara L. - CPD City Planner Principal <Kara.Hahn@denvergov.org>; Gary Laura <gary.laura49@gmail.com>
Cc: Katherine Sisk <katherinehsisk@gmail.com>; Mary Ann O'Hara <maoharadenver@gmail.com>; Tricia Smith <tricia.smith12@gmail.com>; Karen Roehl <karenroehl2@comcast.net>; terrie curry <tcurry29@gmail.com>; catherine Chase-Groos <chasegroos@gmail.com>; Roche Fore <roche@rochecompany.com>
Subject: Neighbor at 58 Emerson response to the Landmark Designation Application
Importance: High

Kara Hahn,
Please see my response to the LPC Landmark Designation request. I want to speak at the hearing. I was not able to get on the website to check the box to be allowed to speak. Please add me.

I am commenting for 58 Emerson, within the area where Hines has plans to build. I also attach a flyer that was posted on 8-1-2020 on the home south of the assemblage, which is on 2 lots and is the remaining single family home on the block whose 2 owners alerted others to take up their cause back on April 23rd with a poster at that time.

Thanks,
Lawrence Depenbusch
depenbusch@live.com
lawrence@pedenver.com

DEPENBUSCH 
ARCHITECTURE
Design ■ Facilities ■ Forensics ■ Energy ■ Land Planning
6898 South University Blvd, Suite 220
Centennial Colorado 80122
303.981-8790

From: Hahn, Kara L. - CPD City Planner Principal <Kara.Hahn@denvergov.org>
Sent: Friday, July 24, 2020 3:40 PM
To: Gary Laura <gary.laura49@gmail.com>
Cc: Katherine Sisk <katherinehsisk@gmail.com>; Mary Ann O'Hara <maoharadenver@gmail.com>; Tricia Smith <tricia.smith12@gmail.com>; Karen Roehl <karenroehl2@comcast.net>; terrie curry <tcurry29@gmail.com>; catherine Chase-Groos <chasegroos@gmail.com>; Roche Fore <roche@rochecompany.com>; Lawrence Depenbusch <lawrence@pedenver.com>
Subject: RE: [EXTERNAL] Carmen Court Home Owners Association response to the Landmark Designation Application

Good Afternoon Gary –

We received the document, thank you for letting my know it was submitted.

Have a good weekend,
Kara

Kara Hahn | Principal Planner-Landmark Preservation
Community Planning and Development | City and County of Denver
p: (720) 865-2919 | kara.hahn@denvergov.org
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Community Planning and Development is doing our part to support social distancing recommendations. Please help us in this effort by doing business with us online instead of in person: www.denvergov.org/landmark.

From: Gary Laura <gary.laura49@gmail.com>
Sent: Thursday, July 23, 2020 3:48 PM
To: Hahn, Kara L. - CPD City Planner Principal <Kara.Hahn@denvergov.org>
Cc: Katherine Sisk <katherinehsisk@gmail.com>; Mary Ann O'Hara <maoharadenver@gmail.com>; Tricia Smith <tricia.smith12@gmail.com>; Karen Roehl <karenroehl2@comcast.net>; terrie curry <tcurry29@gmail.com>; catherine Chase-Groos <chasegroos@gmail.com>; Roche Fore <roche@rochecompany.com>; Lawrence Depenbusch <lawrence@pedenver.com>
Subject: [EXTERNAL] Carmen Court Home Owners Association response to the Landmark Designation Application

Ms. Hahn -

I just dropped off our response on the 2nd floor of the Wellington E Webb Building.

Inside the records room, I was greeted by Allen D. Young who stated he would hand deliver the document to you. Dated: July 23, 2020 Signed by Mr. Young @ 3:05 PM

Thank you,

Gary D. Laura
Carmen Court
916 E. 1st Ave.
Denver, Colorado
Cell: 720-530-6979

August 2, 2020

**Lawrence Depenbusch
Depenbusch Architecture, PC,
For 58 Emerson Street, Denver, CO
"REPLY TO LPC DESIGNATION FOR CARMEN COURT"**

This is a response to the application for landmark designation of Carmen Court by 3 residents of Denver who are not owners of any properties in Carmen Court. Anne and I bought 58 Emerson Street 1983 and have been members of Washington Park Neighborhood Association. We raised our 2 children here, and have an interest in the LPC app and the Hines project.

I have reviewed the Carmen Court Evaluation of Criteria of the Landmark Designation Criteria from Heritage Consulting Group dated July 21, 2020 and concur with their assessment of Carmen Court.

I have reviewed the Carmen Court HOA Response to the HOSTILE DENVER PRESERVATION COMMISSION INDIVIDUAL STRUCTURE LANDMARK DESIGNATION APPLICATION dated July 22, 2020 and I concur with the facts, references and assessment of Carmen Court.

Comments below are from my own observations as an owner and an Architect and civic leader.

LANDMARK DESIGNATION CRITERIA

#3 It embodies the distinctive visible characteristics of an architectural style or type

Applicant claim: Carmen Court Exhibits design quality and integrity as a significant example of Pueblo Revival style combined with Spanish Revival or Eclectic architectural embellishments.

Carmen Court does not have the typical elements of a Pueblo Revival style, which are defined in the Heritage report. It represents a mixture of styles a mélange or blend of eras, you have International style, Pueblo, and California Mission and Spanish tile, it is a mishmash.

The assertion that this building is Pueblo Revival or Spanish Revival is mere speculation by the individuals who made the application based solely on the use of stucco and tile accents over the windows. It was never called that by the developer, and never mentioned in any historical records of Denver landmarks or historical architecture. Features of Carmen Court are not distinctive from the stucco on cinder block walls with tile parapet and steel casement windows of 58 Emerson Street. 58 Emerson Street was called an example of International Style by a member of Historic Denver on Facebook for the windows and Art Deco glass block. Is Carmen Court an Art Deco/Spanish/Mediterranean/International hodgepodge?

The use of stucco finish on cinderblock with tile over the windows is not Pueblo Revival.

The site was elevated 4-5 feet above the sidewalk and mature spreading evergreen trees conceal the property features from view. Driving by either street you only see the narrow ends of the West and North wings of the L-Shaped plan. Criteria #3 is not met.

#4 It is a significant example of the work of a recognized architect or master builder.

Applicants claim: Burt L. Rhoads was a master builder/architect fluent in southwestern architectural styles.

The assertion that Burt L Rhoads was a recognized architect or master builder is mere speculation without merit. The scant evidence of work by the builder as documented by the Heritage and HOA report does not support the claim that he was a master builder.

He is not noted as an architect in any journal or record.

This small 1925 apartment of 6 units is not a significant example by size or design.

There is no evidence that he was fluent in Southwestern architectural styles.

All these claims by the applicant are speculation.

To be a recognized Architect or builder you have published work or a license

Criteria #4 is not met.

#6 It represents an established and familiar feature of the neighborhood, community or contemporary city due to its prominent location or physical characteristics.

Applicants claim: As a rare of example of the Pueblo Revival architectural style, its significance is enhanced by it prominent location, almost as a gateway to the neighborhood.

Carmen Court has been an unheralded and unremarkable apartment complex from 1925 that was converted to condos in about 1970. All homes east and west of it were replaced by apartment buildings over 5 decades ago. New condos sprang up on all sides in the past 2 decades. This is an anomaly from 1925 of undersized units with few creature comforts. Emerson Street is a one-way road heading north so people northbound only see it in passing not as a gateway. The concept of Urban Design Gateways is defined in the HOA report and this location was not included nor meets the plain meaning of the word gateway.

On the claim that Carmen Court is visible.... Carmen Court is not visible to neighbors due to the raised site 5 feet above the sidewalk, accessible only by stairs, and the mature spreading evergreen trees.

On the claim that Carmen Court creates the impression of a small village enhanced by an expansive courtyard shared by community at large The courtyard of Carmen Court is private, not to be shared by the community at large.

This 6 unit apartment is small even by most home standards, or by the standard of a hacienda, so the claim that it has the impression of a small village is pure fabrication not fact. To call the courtyard expansive is absurd, as it is filled with evergreens and small paths.

On the claim the Carmen Court extends the Denver Parks and Parkways.... Carmen Court courtyard is raised 4-5 feet above the sidewalk and accessible only by stairs. It is not ADA accessible as it has no ramps, nor room for them or need for them. Criteria #6 is not met.

#7 It promotes understanding and appreciation of the urban environment.

Responses by the other 2 reports give ample evidence this property does not fit the criteria. The properties referenced by the applicants bear no resemblance to Carmen Court.

This property is aging in place, with 6 small units, was built in an era with no energy codes nor criteria, so the walls are poorly insulated and the single pane steel windows do not seal properly, so they are cold in winter and hot in summer. Any upgrade to the windows or walls for energy efficiency will destroy any existing features or understanding of the urban environment that it had. Common materials of that era were lead paint, asbestos and lead pipe, so any renovation will likely uncover hazardous waste, expensive to remove. 5 undersized car parking spaces 9x20 do not provide adequate parking for the 6 units, so extra cars park in the interstitial drive lane on the property line. Criteria #7 is not met.

Appendix

Architectural and Leadership credentials for Lawrence Depenbusch

Fentress Bradburn, Selected and Current Work

Images Publishing Group, Pty, Ltd

2001, [in conversation with Mary Voelz Chandler]

- Lawrence Depenbusch noted for 1999 Broadway, Denver 40 story Office

Denver Metro Wastewater Board, appointed by Mayor Webb, from 1993 to 1998

Colorado Board of Real Estate Appraisers, appointed by Gov. Owens, from 2003 to 2007

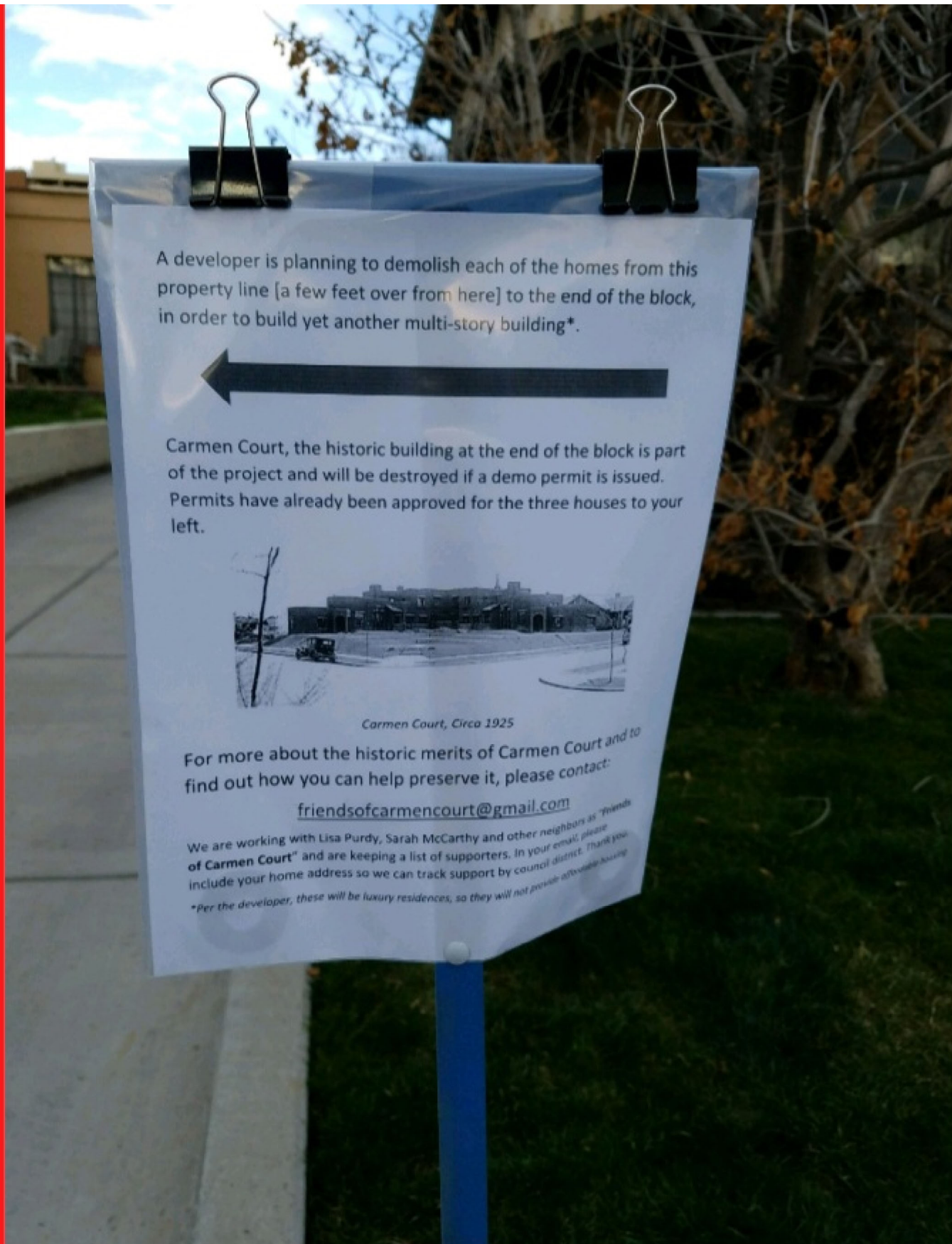
- Over 40 years' experience in Architectural design in the United States with a proven track record of finding innovative solutions. My first License is in Colorado with reciprocity in Nebraska, Illinois, Indiana, and Michigan. Commercial, Industrial and Residential
- Consulting in Design / Codes / Claims / Planning and Realty domains
- Designed Elevator systems and core design for traction systems from 12 story in DTC on up to 43 story high rise at 1999 Broadway, Denver. Hydraulic systems for Hotels and Cityview Loft condominiums.
- Appointed to Board of Directors at the City, County and State level by local elected officials to be a voice on public policy matters affecting real estate development.
- Consult as an expert witness on over a dozen construction claims cases to minimize risk in building design and life safety issues for owners and future occupants, with TASA.



Save
historic
Carmen Court

SaveCarmenCourt.Org

INFO TUBE



Lyn

Just got home.

This sign is next to Eric/
Desiree driveway.

Please forward to those
who you feel should
receive.

I'll send it to Roche right
now. Interesting they think
they're going to be luxury
apartments instead of
assisted living.

Mary Voelz Chandler
836 East 17th Avenue, Apartment 1-C
Denver, CO 80218

Denver Landmark Preservation Commission
Community Planning & Development
City and County of Denver
201 W. Colfax Ave., Dept. 205
Denver, CO 80202

To Members of the Commission:

For 20 years, while working at the *Rocky Mountain News*, I covered art, architecture and preservation, which meant attending almost every Landmark Preservation Commission during that period.

I learned a lot from those meetings, including from commissioners and landmark staff. I also read scores of nomination forms on buildings, neighborhoods and parks for Denver landmark designations and for the National Register to glean information before I wrote the first and second editions of *The Guide to Denver Architecture* (2001, 2013). In that capacity, I worked with a committee of architects and an architectural historian in numerous discussions so I could write the books.

What I also learned during that time was the importance of history, aesthetics and design, and the importance of doing no harm. When the topic of the potential demolition of Carmen Court appeared, it was apparent to me that this did not need to go down to the bitter end. After 60 days of discussion between the neighbors that had submitted the application and the developer, apparently there is some type of impasse. The city's landmark ordinance now offers a "pause," and it has created the opportunity to the two sides to talk during a lengthy period afforded by the new ordinance, considering the Certificate for Demolition Eligibility.

I know that Hines, the developer, has worked in Denver, and has a good reputation; the idea of creating a luxury senior living building is certainly worthy. The complex is under contract to Hines (and owners) to buy the complex as well as other neighboring parcels. The new building will be built with the existing zoning, though it probably will be taller than 5 stories.

I would hope that Hines might reconsider this situation, especially if the economy here begins to falter. If the complex is scrapped, it is almost necessary to recall that when the Central Bank Building was demolished, the land became a parking lot for at least a decade.

It also appears, from the letters from some owners of Carmen Court delivered to the Landmark staff, these owners are eager to receive the proceeds from the sale. In a story in *BusinessDen*, a managing director for Hines noted that the complex's current owners "stand to realize substantial financial losses if this property is designated against their consent." It is unfortunate that Hines has declined to come to an agreement to bring everyone together by sharing the land for the Carmen Court complex and the senior living building.

To my mind, what stands out in the staff report is the issue of combining elements of Spanish Revival and Pueblo Revival: "Since its founding in 1958, Denver has had a tradition of blending architecture styles to create an architectural vocabulary unique to this city." Most recently, the landmarking of the

Howard Berkeley Park Chapel also was influenced by different architectural styles, producing a harmonious appearance. This also reflects the harmony in the Carmen Court complex, nestled in a park-like setting since 1925.

The report from the Heritage Consulting Group certainly dived in. It was commissioned by Hines and owners, and it is like reading a trial transcript that points out flaws in almost all sections of the application (and, in turn, the landmark staff brief).

But to interrupt here, I need to say that the firm that produced this evaluation, this paragraph below caused me concern:

“Burt Rhoads has never been identified as a professional architect. He is not included in any architectural database, such as that of the AIA. He is not identified in any professional biographical dictionary such as that authored by Henry Withey and Elsie Rathborn Withey. He is not identified in any statewide database, such as History Colorado’s ‘Field Guide to Colorado’s Historic Architecture & Engineering’ or in ‘Architects of Colorado- Biographical Series.’ Finally, he is not identified in architectural history publications, such as Denver-based publications The City Beautiful and its Architects, 1893-1941 by Noel and Norgren or the Denver Foundation for Architecture’s Guide to Denver Architecture.

Yes, “Denver: The City Beautiful” does have a section at the back of the book that includes biographical information about many architects whose works are represented in that book. But not the “Guide to Denver Architecture.” In both editions, we did credit architects for each project included in the book. But there was no section at the end devoted to architects’ biographies. We kept the books compact because they were structured as a guidebook that included maps so readers could create tours in the neighborhoods.

As someone who has done a lot of research about these issues, many of the architects’ archives, blueprints and letters have been lost over the years in Colorado. Yes, there are archival areas in the Denver Public Library and History Colorado, but I have never seen any real list of every architect who had practiced in Colorado, whether they were credentialed or not.

Finally, my hope is that this application moves through to the Denver City Council. But, then, my concern is that because the developer has retained the most powerful law firm in Denver, the application may have almost no chance. Boom-town Denver has lost so many fine buildings, especially in the past five years. When Denver no longer is Denver, there will be very little history left. And when every neighborhood looks like every other neighborhood, it will be unconscionable.

Thank you for your time.

Regards,

Mary Voelz Chandler, Writer and Researcher

Author of “The Guide to Denver Architecture,” first and second edition

From: [Adam E](#)
To: [Landmark - Community Planning and Development](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#)
Subject: [EXTERNAL] Opposition to Carmen Court Landmark designation
Date: Monday, August 3, 2020 9:55:49 AM

Hello,

I'm a neighbor in Baker and I oppose the Carmen Court designation. I have 0 doubt in my mind that Landmarks will advance this proposal, because our criteria are overly broad and can literally be used to justify any structure over 50 years old as a landmark. I hope City Council will vote down this hostile designation. The applicants have made much of their numbers and "prominence" on social media, they should buy this property if they seek to preserve it. Compromises can be worked out, but it should be the applicants' time and money at risk- not the owners who are simply trying to use an existing zoning entitlement.

How Carmen Court does not meet the criteria (in order from website):

1. This building has no specific association with any historic event in Denver. A middle manager at the Gates rubber factory isn't a significant person.
2. It does not have a connection with a group that impacted society.
3. It does embody the Mediterranean style, though since this style has virtually no significance in Denver (not like there is a Mediterranean style architecture tour or neighborhood) it seems a bit rich to preserve it for all time. Compare to Denver Square, Denver Terrace, and Arts & Crafts style for significance.
4. Again, working at Gates doesn't make one a significant architect. None of the builder's other projects are still standing/significant. While this argument is great for stuff by actually famous people like Pei, it does not apply here.
5. This building does not have unique technical building elements.
6. **"Represent an established and familiar feature of the neighborhood, community or contemporary city, due to its prominent location or physical characteristics;"** - This criteria is basically just "does this building make you nostalgic" or "is it over 50 years old" - since this building can't be seen from anywhere but right across the street and isn't on a good pedestrian route I still don't think it qualifies.
7. I take particular umbridge with neighbors from "SU" zoned areas arguing that the fact that this building is multi-unit justifies preservation. Many of the applicants' supporters have spent decades keeping buildings like Carmen Court out of their neighborhood. If this building isn't good enough to be built today, why does it justify perpetual preservation?
8. When this building was built Denver had a population of 200k, now it is 750k. The use of lots has to change. Denver has enormous social problems created by organizations and government panels that try to keep the city in an unchanging state. This building will not be used as a historic interpretation site, offers no unique insight

into the lives of people in the past, and "residential" isn't really a significant use to preserve.

9. **"Be a physical attribute of a neighborhood, community, or the city that is a source of pride or cultural understanding;"** - criteria six and nine show how broken our landmark process is. Since you only need to reach three criteria, and two can be fulfilled by the building being over 50 years old and saying "I like it, it matters to me" all buildings over 50 can be found to be landmarks. There are certainly buildings that qualify under this, and I have no doubt Landmarks will apply criteria six and nine to Carmen Court, but I disagree.

10. **"Be associated with social movements, institutions, or patterns of growth or change that contributed significantly to the culture of the neighborhood, community, city, state, or nation."** Under this criteria you could argue any single unit home is a landmark because of how it fits in to zoning history, since single unit zoning was used to keep out people of color and Jews, and that really impacted neighborhood culture. This building is not associated with any significant movement, and to landmark this because it is "multi-family" would be a cheapening of history. The applicants should work to change zoning laws to allow seven unit structures in their neighborhoods. Again, if this building isn't good enough to build today, how can it be good enough to preserve forever?

To Landmarks staff and board, I know you will pass this through but please consider ways you can reform this process and criteria so that we actually protect historic value instead of every building over fifty. This process is only accessible to privileged residents. The applicants have raised thousands of dollars, have lawyers, and full-time workers on this project. This is an unequal system.

Please vote "no" Councilman Clark, though if you can facilitate the applicants talking with the owners and buying the property that would be great as well.

Adam Estroff
361 Elati St 80223

From: [larabrecht](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Please save Carmen Court condominium complex
Date: Friday, July 31, 2020 2:30:18 PM

Please preserve this neighborhood gem! Too much of Denver's historical buildings are being torn down to build horrible monstrosities that ruin the feel of our beautiful parks and historical neighborhoods. I bought my historic house in this neighborhood to save it for future generations to enjoy. Please don't throw away our past. This such a unique piece of architecture that represents our culture as a city and state. Please save Carmen Court condominium complex at 1st and Emerson.

Thank you from a Colorado native that loves her historic speer neighborhood.

Lara Brecht

Sent from my T-Mobile 4G LTE Device

From: [Lynn J](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Attn: Meeting 8/4/2020 - In SUPPORT of the PRESERVATION for "Carmen Court"
Date: Sunday, August 2, 2020 11:27:07 PM

Hi,

I bought my first 'little' house at 246 South Emerson Street in 1983 because of the unique architecture in Washington Park. I purchased this small Victorian, built in 1900 on a 25' wide lot, because it had character. With little money... during one of Denver's worse recessions, I painstakingly renovated it and preserved its architecture. I would come home from my full-time job to do demolition, clean debris, hand-cut wood shingles for the exterior... then crawl under a dust-covered plastic and then into a love-seat sofa to be able to rest for my next days work. This was truly a labor of love and it still stands there today... (almost looking the same as when I sold it in 1994).

I am and have always been a preservationist. I now live in a small brick 1926 bungalow in Washington Park. Many decades ago, numerous people removed the original, Spanish-style, cement roofs that existed 90 years ago on many of the Denver houses, but through my own money and hard work I have kept this original tile on my bungalow because it brings character and ambiance to the architecture. I am not wealthy by any means, but set aside money for this roof preservation which has gotten so many compliments.

I know Carmen Court as I was in it many times and also considered purchasing a unit there at one time. It's Pueblo/Spanish architecture, built by Burt L. Rhoads, is built in a perfect location off of Speer and Emerson. Carmen Court drew me to want to live in its warmth and unique ambiance that made Washington Park the desirable neighborhood to live in.

Without saving historic architectural buildings like Carmen Court, Denver will lose the feel for which it was once known for. We need to preserve what we have left (so many rare and important historical buildings have been raised and forever lost... e.g.: The Park Lane Hotel, The Cosmopolitan Hotel, The Aladdin Theater... numerous craftsman bungalows have been replaced by a Walgreens and box-like structures that will never stand the test of time like these ageless historic buildings (filled with history) do.

Please keep Carmen Court preserved. Denver needs to save and preserve what we have left before it's too late. Once they're gone... they're gone forever.

Sincerely,
Lynn Josef
Washington Park
Denver, CO



August 1, 2020

Delivered via email

Denver Landmark Preservation Commission
Webb Municipal Building
201 W. Colfax Avenue
Denver, CO 80202

Re: Application #2020L-002
Landmark Designation for Carmen Court
900 E. 1st Avenue
Denver, CO 80218

Dear Commission Members:

We write in support of landmark designation for Carmen Court, located in the Speer statistical neighborhood at the above address. The Speer statistical neighborhood is within the boundaries of the West Washington Park Neighborhood Association ("WWPNA").

Even though there have been a number of historically significant properties in our neighborhood for which certificates of demolition have been filed over the past several years, this is the first time that WWPNA has ever written in support of a landmark designation for a property where the application was not filed by the property owner. The WWPNA board of directors voted unanimously to support the Carmen Court application for the following reasons.

First, the architectural significance of this property is extremely important. Combining the Pueblo Revival style with Spanish Revival elements, this property is indeed a rare treasure. In fact, we believe there are fewer than 10 properties in all of Denver embodying similar architectural styles. Demolition of this extraordinary structure would be an immeasurable loss to the history and culture not only of residents in our community but to all Denver citizens.

With its pivotal location at 1st Avenue and Emerson Street, Carmen Court stands as a gateway to the Speer statistical neighborhood. Its unique style is a visible testament to our history, and preserving it would allow us to pay well-deserved tribute to the architect, who was a resident of our neighborhood. Those who live in our neighborhood now, as well as former residents and visitors, easily identify and cherish this long-standing iconic structure. It is part of the fabric of this community, providing a soothing respite for the eyes and spirit.



Denver Landmark Preservation Commission
August 1, 2020
Page Two of Two

The WWPNA Board does not take lightly a decision to support an application for landmark designation not filed by the property owners. However, the historical significance of this particular property cannot be overstated and compelled us to act.

We ask that the Commission approve a landmark designation for this worthy jewel.

Sincerely,

WEST WASHINGTON PARK NEIGHBORHOOD ASSOCIATION

Sherri Way, President, president@wwpna.org

cc: Councilman Jolon Clark, District 7

The West Washington Park Neighborhood Association is a Registered Neighborhood Organization. Our boundaries are Speer Boulevard on the north, I-25 on the south, Downing Street on the east and Broadway on the west and include over 9,400 total residences and businesses. Our membership is voluntary and requires an annual dues payment of \$20 per household (\$10.00 if over 65).

From: [Monica Diedrich](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Please help save our distinctive neighborhood from rapacious land developers!
Date: Wednesday, July 29, 2020 12:04:46 PM

Carmen Court is an important part of our neighborhood! Please help us preserve it!
We really don't want another CONDO on our block. This place has charming
character and reflects what USED to be in our area!

Thanks!

Monica Diedrich
303 588 3441

CONFIDENTIALITY NOTICE: The information contained in this e-mail and any attachments may contain confidential information and/or may be attorney-client privileged and exempt from disclosure under applicable law, and is intended only for the use of the addressee. Any unauthorized use, disclosure, distribution, dissemination, or copying is strictly prohibited and may be unlawful. If you are not the intended recipient, you are prohibited from any further viewing of the e-mail or any attachments or from making any use of the e-mail or attachments.

E-MAIL SIZE LIMITATIONS: E-mails larger than 50MB will not be received.

From: [Barbara Shecter](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Carmen Court - historic designation
Date: Tuesday, July 28, 2020 6:02:10 PM

I strongly encourage you to recommend approval of the landmark application for Carmen Court.

Carmen Court embodies the distinctive characteristics of the Pueblo and Spanish revival architectural styles and is an important example of the work of Burt L. Rhoads who is an acknowledged master builder.

Without an historic designation, this significant structure will be lost to the community and to history.

Barbara Shecter

16 Pennsylvania St, Denver, CO 80203

From: [Melinda Percell](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Carmen Court
Date: Wednesday, July 29, 2020 12:48:48 PM

My name is Melinda Percell and I am a long time resident and home owner at 52 N. Pearl. I am writing to express my support that Carmen Court becomes a Denver Landmark and there fore protected from demolition from greedy out of state developers.

As many of my neighbors I have been aghast at the aesthetic and historical insensitivity shown by City and the developers toward us, the tax paying citizens. We have been duped time and time again as charming historical single family homes are replaced by ugly multi story monoliths that block views and sunlight.

Carmen Court is what the neighborhood is about, charming, unique architecture which tells a story consistent with the neighborhood's story. Carmen Court and Hungarian Park are landmarks and treasured Green Space which would be missed by many if altered by another out of place building .

Please feel free to contact me with any questions or comments you may have. Thank-you for your immediate attention, Melinda Percell

From: [Landmark - Community Planning and Development](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Cc: [Schueckler, Evan - CPD Associate City Planner](#)
Subject: FW: [EXTERNAL] Carmen Court 1st and Emerson
Date: Wednesday, July 29, 2020 10:26:01 AM

From: Julie Lerner <julie.lerner@gmail.com>
Sent: Wednesday, July 29, 2020 10:03 AM
To: Landmark - Community Planning and Development <Landmark@denvergov.org>
Cc: friendsofcarmencourt@gmail.com
Subject: [EXTERNAL] Carmen Court 1st and Emerson

To whom it may concern:

This email serves to voice my support in preserving Carmen Court and First and Emerson in Wash Park West. This property is so unique and distinctive, it is a prominent feature that defines Wash Park West. The Spanish design and precious greenery in the front of the property is a rare sight and welcomed for residents and visitors alike.

Denver has experienced an abundance of cheap, ugly, boxy high rises that remove all greenery so they can build right up to the sidewalk. This city is getting very ugly and nondescript very fast, and destroying this property would be killing Denver's rich history.

Thank you for your attention to this matter.

Julie Lerner
13 Ogden St
Denver, CO 80218

From: [Celeste Kupperbusch](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Carmen Court
Date: Wednesday, July 29, 2020 1:15:35 PM

To Whom it may concern:

My husband and I live across the street from Carmen Court. We bought our condo 5 years ago when we moved to Denver from San Diego, California. One of the reasons we purchased was because of the charm, history, and warmth of the neighborhood. Since then, we have had to watch the enormous Country Club Towers being constructed and filled with tons of residents. This has negatively affected our view as well as added street parking limitations.

We really want to keep the charm and history of Carmen Court, having been built by a recognized master builder in the 1920s. We also respect and appreciate the care put into the lush foliage. We want to continue to enjoy the quaint community feel, near the heart of downtown Denver, and would like to keep the character of the limited multiple family lot on the corner of 1st and Emerson rather than be subject to more construction of a larger and less charming building.

Thank you for the consideration,
Celeste S. Kupperbusch

From: [Bonnie Taher](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Carmen Court
Date: Thursday, July 30, 2020 9:22:12 PM

To the Landmark Preservation Commission

While I will be unable to attend the August 4 meeting because of work and Covid pressures, I would like to reiterate my concern about keeping this historic jewel intact, at least externally.

I have lived in the neighborhood for over 40 years, and through all that time this lovely structure has been a little oasis of charming timelessness in a rapidly changing neighborhood. It would be a shame to see it felled by a developer's bulldozer and a great loss to the city of a unique residential structure.

I am sympathetic to the needs of the current owners and hope some equitable solution can be found that allows the property to be transferred but with the proviso that the structure and surrounding property remain intact.

Thank you.

Bonnie Taher
130 Pearl Street
Denver 80203

From: [Charlotte Winzenburg](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] FW: Carmen Court nomination for Denver Landmark
Date: Thursday, July 30, 2020 8:19:30 PM

Charlotte A. Winzenburg

590 South Sherman Street

Denver, CO 80209

(303) 722-9046

fax (303) 733-6610

e-mail: cwnznbrg75@gmail.com

I write in support of naming Carmen Court, 900 E. 1st Ave., Denver, CO as a Denver Landmark. The complex stands alone as a unique Pueblo inspired building with Spanish Revival embellishments in Denver. In addition, its builder, Burt Rhoads, adds historical significance through his personal and professional links to the Gates family and the Gates Rubber company that had a significant impact to the Denver South Central neighborhoods employing thousands of local residents for many decades. I've lived in this neighborhood for over 40 years and found joy in seeing Carmen Court regularly as I pass by. It would be a great loss to the neighborhood and Denver if it were to be demolished..

Sincerely,

Charlotte A. Winzenburg

From: [Landmark - Community Planning and Development](#)
To: [Hahn, Kara L. - CPD City Planner Principal](#)
Cc: [Schueckler, Evan - CPD Associate City Planner](#)
Subject: FW: [EXTERNAL] Carmen Court
Date: Wednesday, July 29, 2020 10:26:15 AM

From: Melanie Bindon <melaniebindon@gmail.com>
Sent: Wednesday, July 29, 2020 10:08 AM
To: Landmark - Community Planning and Development <Landmark@denvergov.org>
Subject: [EXTERNAL] Carmen Court

Hello,

I am reaching out in regards to the application for Carmen Court to be designated a landmark. This building is just a few blocks down the street from my home at 1st and Pearl. I love seeing the historic architectural style and authenticity that this building bring to our neighborhood. My hope is that this board will designate the building as a historic landmark based on the criteria of embodying distinctive visual characteristics of the Pueblo and Spanish Revival architectural style built by master builder Burt L. Rhoads. Additionally, the building represents an established and familiar feature of my neighborhood due to its physical characteristics and location by the park and Speer.

Best,

Melanie Bindon

From: [Margot Wynkoop](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Carmen Court
Date: Wednesday, July 29, 2020 4:25:40 PM

To: The Denver Landmark Preservation Commission
From: Margot Wynkoop
111 S Monroe, B202, Denver, CO 80209

I am writing in support of the designation of Carmen Court as a Denver Landmark. I moved to Denver in the early '70's and have always loved seeing the examples of Pueblo and Spanish Revival in the Denver area. They give us a unique character and I always point them out to friends visiting from other parts of the country and the world. Being across from the park close to a curve on Emerson it is a significant and recognisable landmark that adds a great deal of character to that interesting corner. And with what's been happening on Speer, it is one of the last open and attractive areas remaining that tells me I'm in Denver. It is also one of the few low large pueblo like structures in this part of Denver --and along with the great buildings at Country Club Gardens provides a sense of history and of another time for this neighborhood. It is distinctive and reassuring in a way that they have survived and they give us a chance to reflect on the past. It's also a very handsome structure!

I hope you will agree that Carmen Court is a unique and familiar landmark in this Denver neighborhood and agree to give it Denver Landmark Status so it is preserved for future generations to enjoy and appreciate.

Thank you for your consideration. margot wynkoop
(former resident of W. Washington park so I drove by this building often)

COLUMBIA GROUP LLLP
1600 Wynkoop Street, Suite 200
Denver, Colorado 80202-1157
303/623-1221
Fax 303/623-3251

July 29, 2020

To the Landmarks Commission:

I write to support the designation of Carmen Court as a Denver Landmark.

While there are many interesting structures in our city (and lots of uninteresting ones), Carmen Court is a fairly unique example of an architectural style not often seen in Denver. With its distinctive architecture, that alone makes it worthy of preservation.

Carmen Court is an important part of that neighborhood, and to see it demolished and replaced with just another blah building doesn't make sense. Further, it's location across from the park and visible from heavily trafficked Speer Boulevard, provides an opportunity to preserve a view that we don't often see.

You will no doubt hear that the individual units are in need of substantial renovation. As a developer of a number of older buildings in Denver, I would suggest that we hear this regularly from owners who haven't made the investment required to maintain their buildings. That shouldn't be an excuse to then demolish and eliminate important structures that speak to the history of Denver.

Thank you for your consideration.

A handwritten signature in blue ink, appearing to read "James C. Smith". The signature is fluid and cursive, with a large initial "J" and a stylized "S".

From: [Suzanne Martens](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Save Carmen Courts
Date: Monday, August 3, 2020 3:29:10 PM

Hello

Please save Carmen Courts. It's a part of our Denver heritage.

Suzanne Martens

From: [Mat T](#)
To: [Landmark - Community Planning and Development](#)
Cc: [Clark, Jolon M. - CC Member District 7 Denver City Council](#)
Subject: [EXTERNAL] Carmen Court Landmark Designation
Date: Tuesday, August 11, 2020 11:17:35 AM

Hello,

I'm writing to express my opposition to the historic designation of the Carmen Court building.

This process is extremely hostile to the current owners. Their costs to maintain the building have become unaffordable, and after years of deliberation have agreed to sell. Then at the last minute, neighbors who have not consulted the residents file to "preserve" their building and prevent their sale. I understand that this is allowed but this is a broken process and should be reevaluated.

This last minute attempt to prevent the sale of their home is likely to cause financial hardship on the owners, who never had any reason to prepare for this kind of interference in their sale. No one had ever considered this building of any historical significance before now. The very real detrimental effect on the lives of the homeowners must be valued more than the aesthetic preferences of neighbors who occasionally glance at the building as they pass by. If I were in the place of these homeowners I would be preparing to sue the city, the neighborhood association, and the individuals who filed this hostile historic landmark claim.

I do not believe that those filing the application to preserve the building are doing so in good faith. They have had years, decades even, to file for historic designation, but never did so until they found out there were plans to build something in its place. Those filing the application are leaders of the West Wash Park Neighborhood Association, and have a long history of opposing new construction of any type. In this case the land was already zoned to allow multi-unit housing so their typical tactic of preventing new construction through zoning restrictions was not possible. I believe the only reason they have filed for a historic designation is to prevent the construction of a new senior living center. These same people would fight the construction of this very same building were it proposed today, and can not be taken seriously when they claim they want to preserve it.

If we take the argument for preservation at face value, it is extremely weak. The building is not representative of any recognized architectural style. The builder was not recorded as an architect, much less one of note whose work should be preserved. No other argument for historical significance has been claimed.

The only thing unique about the building is that it's a multi-unit residential building in a city that is largely reserved for single family homes. The problem here is that we would not allow a similar building to even be built in most of this city in the first place, not that this one is so special that it needs to be saved.

In a city with such a large problem with housing affordability, can we really afford to be preserving mildly interesting condo buildings? Do those filing this request wish to pay the owners a fair value for their land, and pay to refurbish the building? Or does the city believe that this structure is of such great civic value that we will use public funds to preserve it and make it public for future generations to enjoy? I doubt that very much. What is happening is the typical loud voices from the neighborhood association are trying once again to control

what all their neighbors do, and prevent any and all changes to "their" neighborhood. They are happy to place an extreme financial burden on someone else, for their own personal benefit.

You may receive arguments for preservation from the West Wash Park Neighborhood Association. Those requests do not represent the people of the West Wash Park or Speer neighborhoods, only the leadership of that group, no neighborhood residents or members have been consulted. The owners of the property themselves especially have been left out of the neighborhood associations actions. I urge you to deny the request for landmark status for this building.

Thank you,

Mat Trostle
43 S. Sherman St.

From: [John Riecke](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Carmen Court - I support the owners
Date: Monday, August 3, 2020 12:21:33 PM

Hello,

I am in support of allowing the owners at Carmen Court to sell their property for development without interference from nearby neighbors. Weaponized nostalgia is not an appropriate development criteria.

Thank you,

John Riecke
2650 W 13th Ave

"However beautiful the strategy, you should occasionally look at the results."

From: [Roberta Hissey](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Carmen Court
Date: Monday, August 3, 2020 4:26:08 PM

Please save Carmen Court, that lovely pueblo style complex with greenery around it. We do not need or want another stark high-rise.

Roberta Hissey
130 Pearl St
Denver

From: [Carla McConnell](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Carmen Court
Date: Monday, August 3, 2020 4:31:15 PM

I urge that the Denver Landmark Commission find that Carmen Court meets the criteria for designation as a Denver Landmark and recommend to Council that they so designate the property.

Although this designation is opposed by the owners, that is an issue for Council to grapple with. Alternatives for adaptive reuse of this unique building, preservation of the owners economic interest, and value of preservation of a well-known community landmark can be appropriately weighed by Council during designation hearings.

Thank you for your consideration of the merits of designation for Carmen Court.

Carla McConnell
carlamcconnell@comcast.net
(303) 888-0261

From: [Jane Potts](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Carmen Court
Date: Monday, August 3, 2020 4:33:29 PM

Dear members of the Denver LANDMARK PRESERVATION Commission:

Merriam-Webster's definition of landmark is:

a structure (such as a building) of unusual historical and usually
aesthetic interest

especially : one that is officially designated and set aside for
preservation

As a commissioner it is your role to "designate and set aside" places in the City of Denver that are "unusual, historical and of unusual aesthetic interest".

Carmen Court is one of the last remaining discriminating sites along Speer Boulevard and has long been a "landmark" to many of us natives our entire life. Every time one of these sites is eaten up by the biggest dollar, Denver loses. All of Denver loses. Denver must Stop Selling Out our history. Please practice what your title implies of "Preservation." You are where the buck stops.

Please vote on the side of history not the big dollar developer and landmark Carmer Court.

Sincerely,
Jane Potts
Denver resident since 1944
janepottsconsulting@gmail.com
303 919-4157

From: **Richard DiSanto** <richd790@gmail.com>

Date: Tue, Aug 4, 2020 at 9:31 AM

Subject: Please protect Carmen Court

To: <FriendsofCarmenCourt@gmail.com>

While walking the neighborhood, I noticed your signs.

I've just celebrated my 47th anniversary of moving to Denver. I've always lived nearby Carmen Court and have driven past and walked past it on many occasions and have always admired the wonderful feel of the structure and garden. I would be very sad to see this gone and replaced with some horror show.

I speak for myself and my husband.

Thank you for your efforts.

Richard DiSanto and Archie Stone
790 N Washington St #802
Denver, CO 80209

From: Lynn J <rose-linda@hotmail.com>

Date: August 2, 2020 at 11:27:01 PM MDT

To: "landmark@denvergov.org" <landmark@denvergov.org>

Subject: Attn: Meeting 8/4/2020 - In SUPPORT of the PRESERVATION for 'Carmen Court'

Hi,

I bought my first 'little' house at 246 South Emerson Street in 1983 because of the unique architecture in Washington Park. I purchased this small Victorian, built in 1900 on a 25' wide lot, because it had character. With little money... during one of Denver's worse recessions, I painstakingly renovated it and preserved its architecture. I would come home from my full-time job to do demolition, clean debris, hand-cut wood shingles for the exterior... then crawl under a dust-covered plastic and then into a love-seat sofa to be able to rest for my next days work. This was truly a labor of love and it still stands there today... (almost looking the same as when I sold it in 1994).

I am and have always been a preservationist. I now live in a small brick 1926 bungalow in Washington Park. Many decades ago, numerous people removed the original, Spanish-style, cement roofs that existed 90 years ago on many of the Denver houses, but through my own money and hard work I have kept this original tile on my bungalow because it brings character and ambiance to the architecture. I am not wealthy by any means, but set aside money for this roof preservation which has gotten so many compliments.

I know Carmen Court as I was in it many times and also considered purchasing a unit there at one time. It's Pueblo/Spanish architecture, built by Burt L. Rhoads, is built in a perfect location off of Speer and Emerson. Carmen Court drew me to want to live in its warmth and unique ambiance that made Washington Park the desirable neighborhood to live in.

Without saving historic architectural buildings like Carmen Court, Denver will loose the feel for which it was once know for. We need to preserve what we have left (so many rare and important historical buildings have been raised and forever lost... e.g.: The Park Lane Hotel, The Cosmopolitan Hotel, The Aladdin Theater... numerous craftsman bungalows have been replaced by a Walgreens and box-like structures that will never stand the test of time like these ageless historic buildings (filled with history) do.

Please keep Carmen Court preserved. Denver needs to save and preserve what we have left before it's too late. Once they're gone... they're gone forever.

Sincerely,
Lynn Josef
Washington Park
Denver, CO

From: [Lisa Purdy](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Carmen Court - A Denver Landmark
Date: Monday, August 03, 2020 12:57:24 PM

Dear Commissioners,

By way of introduction I want to say I have been in the field of historic preservation for over 40 years —as an advocate, as a developer, and as a consultant to homeowners, ranch owners, municipalities and developers. I have written numerous designation applications for the National Register of Historic Places, for the City of Aspen, and for Denver Landmark designation. I have also won numerous awards from the National Trust for Historic Preservation, the AIA, ASLA, and many other preservation and neighborhood organizations for my civic and preservation work. My work leading the effort to create the LODO Historic District led to being awarded a one-year Loeb Fellowship to Harvard's Graduate School of Design in 1996 and 1997. Lastly I have been on the staff and board of what was then The Downtown Denver Partnership, and on the board of Historic Denver. This is all to say, I've been around the block and am not just a random neighbor interested in preserving Carmen Court. I've been retired for over 10 years but this issue brought me out of retirement.

As I've passed by Carmen Court over the years, I am always amazed at the beautiful design, its location coming up from Speer Boulevard, through Hungarian Freedom Park, and up to the vast open space to the charming bungalow court form of Carmen Court. Each of the six units form around a common open space providing a wonderful gathering point for its residents. Then I notice how closely the stepped massing and flat roofs resemble pueblos of the southwest. The Spanish embellishments add more beauty and elegance. I also found it interesting how there are no bad sides to the building in that both the alley side and the side next to the driveway all have architectural features that make it special. This is very unusual for what was a middle-class apartment building.

In reading the City of Denver staff report (March, 2020), and the nomination prepared by Sarah McCarthy in May, I realized that this building goes far beyond charm and beauty. It is intimately related to the development of the Speer neighborhood where workers for Gates Rubber Company were housed in middle class housing. It's why our neighborhood still offers moderate, entry level housing for a diverse population. At the time of its construction, Denver papers heralded its technical achievements and design. In the application I learned of the buildings' connection to the City Beautiful movement in Denver. I also remembered how the Pueblo Revival style with Spanish Revival elements is unique to the Southwest and Denver. The mixing of these styles has everything to do with how the southwest was developed where Spanish and Pueblo peoples were intertwined. And master

builder Burt Rhoads's was intimately involved with the Charles C Gates family both socially and with his work. Unfortunately many of Burts designs have been torn down, which makes the remaining ones even more valuable. The very large house at 500 S. Ogden is a good example of an extant classically designed house, and the very large apartment building in England is another example of his highly professional work. Yet Carmen Court might have been his most significant multi-family achievement which showed sensitivity to the environment and a nod to the latest trends for these styles, when caravans of Denver citizens travelled through New Mexico and California to absorb the the Pueblo and Spanish Mission styles. There could easily be more examples of his work around the world but because he moved around so much it is hard to keep track. We believe more examples may come up in time now that libraries are opening up again. Nonetheless we have enough evidence to show that Mr. Rhoads was a very skilled master builder who fits criteria #2. Rhoads was not represented as an architect in the nomination but rather as master builder, which is one of the criteria.

I find it ironic that when it was constructed by Burt Rhoads in 1925, an advertisement described Carmen Court as "unlike any other apartment house in the west". And nearly 95 years later, (in 1918), one of the units had an ad describing the unit as: "Stunning Santa Fe end-unit condo, that lives like a townhome, in Denver's most loved Carmen Court...there is simply no other like it in town!" Some things never change.

The love and support for the preservation of this multi-family complex reaches all across the city, from citizens from all walks of life including architects, brokers, real estate professionals and developers. Support also includes people who want to be able to live in different types of housing, who lament the lack of diversity in housing in Denver. Housing such as this is disappearing at a rapid pace in the Speer neighborhood.

I saw the report prepared by the preservation consultant hired by Hines. While I respect the firm's work on tax credit projects around the country, whoever prepared the report was not well-versed in Southwest regional architecture, understandable because their offices are in Portland, Oregon. The consultants' statement that "the cultural and artistic roots of Pueblo Revival and Spanish Revival or Eclectic styles are fundamentally at odds" speaks to this lack of regional knowledge. Very little is purely one style or another, and the fact that a style is missing one of the elements in a definition does not negate it. In fact, I disagree with all of the the conclusions in the report. I know that, given enough time, consultants can split hairs and obscure the true essence of a nomination. I've seen it happen many times. But here it is not appropriate.

All in all I find the extensive staff report prepared last March by the City's

Landmark Staff, and the nomination application before you to be well-researched, thorough and well-supported. These reports, as well as comments from other expert preservation consultants in Denver, definitely make the case for making Carmen Court a Denver Landmark.

Lisa Purdy
purdylisa@mac.com

Sarah O. McCarthy

August 2, 2020

Denver Landmark Commission
City and County of Denver

Ladies and Gentlemen:

I write in support of the nomination of Carmen Court as a Denver Landmark. It has retained its integrity over its 95 years as small-scale, multi-family housing. It is a unique and high quality example of the Pueblo Revival architectural style with embellishments in the Spanish Revival or Eclectic styles that give this building its rare and beloved qualities. From its beginnings, it has been noted for its landscape features.

Built during the expansion of Denver's City Beautiful Movement to include our public schools and branch libraries, Carmen Court's siting compliments City Beautiful features of our historic parks and parkways system with its siting adjacent to Hungarian Freedom Park along historic Speer Boulevard and Cherry Creek. Its cousin directly across Cherry Creek, Alamo Placito Park, anchors that near neighborhood, now an historic district. Carmen Court is an established and familiar feature in this area noted locally for its calming attributes, especially in these harried times.

After growing up on Logan Street, our neighbor, Burt L. Rhoads acquired the land and was issued a permit to construct Carmen Court in 1925 while Chief Engineer of the Gates Rubber Company. Rhoads began his career as a draftsman and designer in Denver before plying his trade in Utah and then Montana where he was associated with a drafting firm, an architecture firm and began his own construction company before returning to his roots in 1917. His acknowledged work for Gates Rubber Company on its renowned roof-top garden and its signature address of 999 South Broadway have been demolished after serving the company, its employees and Denver for more than 70 years.

Rhoads' personal residence at 500 S. Ogden Street is a local icon and shows off this master builder's skill of using a site's topography to augment his building designs. This skill is repeated in Bournemouth England. Pine Grange Flats on Bath Road attributes Rhoads as the architect of this 7-story apartment building that is specifically noted in the East Cliff, Bournemouth Conservation Area. A recent update distinguishes Bath Road structures for their topography along the steeply sloping bank of the Bourne Chine. For more details, see www.Savecarmencourt.org.

Every week Denver is losing pieces of its architectural history. Carmen Court is one structure that should be preserved. Thank you for your attention to this nomination.

Sincerely,



Sarah O. McCarthy

From: [Karen Kalavity](#)
To: [Flynn, Kevin J.](#) - CC Member District 2 Denver City Council; [City Council District 5](#); [Torres, Jamie C.](#) - CC Member District 3 Denver City Council; [Clark, Jolon M.](#) - CC Member District 7 Denver City Council; [Chavez, Benjamin J.](#) - CC YA2245 City Council Aide; [Fahrberger, Brent J.](#) - CC Senior City Council Aide District 6; [Guillen, Bonnie K.](#) - CC City Council Aide; [Hinds, Chris](#) - CC Member District 10 Denver City Council; [District 9](#); [Herndon, Christopher J.](#) - CC Member District 8 Denver City Council; [Deborah Ortega](#) - Councilwoman At Large; [districtone@denver.gov.org](#); [Black, Kendra A.](#) - CC Member District 4 Denver City Council; [kniechatlarge](#); [Zukowski, Liz S.](#) - CC Senior City Council Aide District 10; [Thompson, Maggie M.](#) - CC Senior City Council Aide District 7; [Kashmann, Paul J.](#) - CC Member District 6 Denver City Council; [Horn, Melissa A.](#) - CC; [stacie.gillmore@denvergov.org](#); [St. Peter, Teresa A.](#) - CC Senior City Council Aide District 10; [Laura Aldrete](#); [Nurmela, Sarah](#) - CPD CE3124 City Planning Manager; [dencc](#) - City Council; [Foster, Alexandra O.](#) - CPD Marketing Commun Splst; [CPD Communications](#); [Historic Denver](#); [Champine, Caryn M.](#) - CPD; [Hyser, Courtland B.](#) - CPD City Planner Supervisor; [Montano, Dana D.](#) - CC YA3153 Administrator II; [Buddenborg, Jennifer L.](#) - CPD City Planner Senior; [planningb.board@denvergov.org](#); [Morrison, Jason P.](#) - CPD City Planner Senior; [Dennis Gallagher](#); [North Denver Citizens Climate Lobby](#); [Nevitt, Chris E.](#) - CPD Citywide Manager for Transit-Oriented De; [CdeBaca, Candi](#) - CC Member District 9 Denver City Council; [MileHighMayor](#); [New, Wayne C.](#) - CC; [royer_dennis@yahoo.com](#); [president@denverinc.org](#); [Sandoval, Amanda P.](#) - CC Member District 1 Denver City Council; [Dennis Obduskey](#) for CDP Platform and Resolution Committees; [denvernews@bizjournals.com](#); [dmigoya@denverpost.com](#) EOC Media Partner COVID19 Response; [denis@democracynow.org](#); [bfinley@denverpost.com](#) EOC Media Partner COVID19 Response; [dennis.hisey.senate@state.co.us](#); [ehernandez@denverpost.com](#) EOC Media Partner COVID19 Response; [Shelly Bradbury](#); [Gallagher Dennis](#); [Consumer Financial Protection Division](#)
Subject: [EXTERNAL] Carmen Court versus "old age home"
Date: Tuesday, August 4, 2020 10:27:18 AM

Does Denver really need to knock down MORE historic architecture to put up even MORE senior living centers. By the way, aren't some of the senior living centers facing lawsuits due to the high incidence of COVID 19 at these places?

Man, some developers really cannot see the writing on the wall.

That is why they are so intent on simply getting out the bulldozers and tearing down the walls.

-Karen kalavity

From: [Kristina Meyer](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Carmen Court
Date: Monday, August 3, 2020 1:36:12 PM

Hi,

I have been made aware of the debates going on about making Carmen Court a historical landmark, on the basis of other residents in the neighborhood not wanting new development and attempting to stunt the growth of the neighborhood by claiming it's a historical landmark. My husband and I both live in the Washington Park area.

I'd like to voice my support for the current home owners who would be deeply and horribly impacted via their personal finances by this decision. It's a lovey building, but not in any way a historical landmark. This is essentially an attempt by older people in the neighborhood to keep new people from moving in.

Denver is now a major metropolitan area, that's simply a fact. And these residents do not care about actually preserving historical value, they are using a government loophole and rule to their personal advantage, which is not ok.

I stand in solidarity with the homeowners at Carmen Court who are unable to maintain a property with historic landmark value and will be so awfully affected by such a ruling.

Thank you for your consideration.

--

kristina meyer

From: [David Pardo](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] DO NOT LANDMARK CARMEN COURT
Date: Monday, August 3, 2020 6:41:51 PM

As a concerned citizen of Denver for nearly a decade, allowing people to force other people to shoulder the burden of landmark status without shouldering the cost should be illegal. If someone wants something to remain a landmark, they should buy it at fair market value and fix it up, or be able to come up with a VERY good reason to landmark it (the Molly Brown house and Union Station come to mind as places with good reasons to be landmarks).

Carmen Court does NOT have a distinctly traceable and rare architectural style (there are arguments about what style it even is) and was not built by or home to anyone of extraordinary note.

Likewise, the project that would go in its place would be incredibly valuable to the community at large. As Denver's older residents continue to age and the largest generation in American history stops being able to take care of their single-family homes they will need an increased number of dwelling units in retirement communities. The same people from blocks away from Carmen Court would I'm sure rather stay within their own neighborhood than be sent out to suburban retirement communities away from where they've spent their entire lives. For me personally, I could see having my mother move into this new project in 10 years or so to have her closer to me. Without this project and multiple others like it, I may not be able to have my mother close to me in my adopted home of Denver.

--

David Pardo
240-418-3654

From: [Steven Perkins](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] In Support of Carmen Court as a Landmark
Date: Monday, August 3, 2020 2:58:47 PM

Please save Carmen Court as a Landmark.

Steve Perkins

From: [Larry Bohning](#)
To: [Landmark - Community Planning and Development](#); [Larry Bohning](#)
Subject: [EXTERNAL] In Support of Carmen Court as a Landmark
Date: Monday, August 3, 2020 5:30:14 PM

I live just two blocks from Carmen Court and I strongly oppose its demolition and support it being designated as a Denver Landmark. It is a pleasure to have in the neighborhood among the many non-descript apartment buildings, and it really complements the Hungarian Freedom Park, which provides a respite along heavily traveled Speer Blvd.

To my knowledge it is one of the very few examples of Pueblo-Revival style architecture in Denver and it would be a real loss to the neighborhood and indeed all of Denver if were demolished.

Also, since it was designed and built by Burt L. Rhoads, a Denver native, who served for a time as the chief engineer for the Gates Rubber Company and was brother to Harry Rhoads, one of Denver's legendary photographers, and a brother to Helen Rhoads Gates, wife of Charles Gates, are certainly additional reasons for its designation as a Denver Landmark.

**Larry Bohning
130 N. Pearl St. #1508
Denver, CO 80203**

From: [Cindy Sestrich](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] In Support of Carmen Court as a Landmark
Date: Monday, August 3, 2020 3:04:07 PM

I support the Landmark Designation of the Carmen Court property.

It is an iconic property of great benefit to the neighborhood. Denver needs smaller, more affordable cluster ownership housing with a very, unique characterlike design -architecturally as well as how it is landscaped and plotted on the land. The layout of the property provides for a more community-like element for the residents. The orientation is also enhancing for the surrounding neighbors. This focus is so important for all age groups of potential owners.

Carmen Court is rare in today's mass developments that simply line the street.

We cannot lose these types of properties that illustrate our history and a current reflection of continuing styles of living. Please direct development away from this property and save this cherished property.

Cindy & Bob Sestrich
1144 Lafayette St.
Denver, CO 80218

From: [Sue Bruner](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] In Support of Carmen Court as a Landmark
Date: Monday, August 3, 2020 2:44:23 PM

Sent from my iPhone

From: [Candy Markle](#)
Subject: [EXTERNAL] Please save Carmen Court!
Date: Tuesday, August 4, 2020 12:00:07 PM

Greetings,

I am writing to plead with you to preserve Carmen Court and its historic beauty. Not all architects need to be classically trained, and Burt Rhoads' contributions to Denver are considerable, and he was a notable resident. We must preserve history and beauty so that the quality of life for everyone can be enhanced and improved. When we tear down properties, we slowly strip the soul from Denver and lose all sense of who we are as a community. There are other options available to both Carmen Court's residents, and well as this developer. PLEASE SAVE CARMEN COURT!

Respectfully submitted,

Candy Markle
neighbor and voter

From: [Lawrence Phipps](#)
To: [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] regarding Carmen Court
Date: Monday, August 3, 2020 12:13:57 PM

I'm writing in support of the owners of Carmen Court being able to sell their property and in opposition to the landmark designation.

This building and its landscaping are certainly charming. I love old properties and will miss it when it is gone. But Carmen Court does not seem so architecturally distinctive to merit landmark designation. Beyond appealing to the nostalgia of immediate neighbors, there's nothing noteworthy about this property with regards to the residents of Greater Denver. As far as I know, nothing of historical import happened there. The style is uncommon in Denver but not unique. While the property was evocative for its time, I expect dozens of similar properties in the Speer and Capitol Hill neighborhoods were razed in the 60s and 70s to make way for apartment and condominium towers. The designer had an interesting personal history but it would be a stretch to consider him renowned in the field of architecture. He was more of a hobbyist builder. The property has nice interior details, but a close-up inspection reveals the exterior stucco is really not in great shape or and the lines are not as compelling as some might lead you to believe. The attempts by a small neighborhood group to designate this property as a landmark are frivolous, and risk adulterating the standards & criteria for this important designation, inviting more frivolous conflicts in the future.

Most concerning is the impact of landmark designation on the owners. In these uncertain economic times, it will present a significant hardship on these individuals if their buyer walks away from this deal because of this designation. It's unlikely that this group of cooperating owners will be able to recover the same terms on a follow-up property sale if this deal collapses and the property is burdened with the restrictions of landmark designation.

While it might be within their rights, it's very disappointing to see a mob of neighbors abuse the landmark process in a way that risks diminishing the value of this property. As they tell it, the proponents of landmark designation claim that Denver's Landmark staff have egged them on towards securing the designation. If so, it's disappointing to see the complicity of Landmark team in stoking neighbor conflict around what seems to be a mostly unremarkable property which does not meet the valued criteria of a distinctive landmark.

Regards, Lawrence Phipps

From: [Nicole Munger](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Support for Carmen Court Landmark Status
Date: Sunday, August 9, 2020 3:32:40 AM

Hello Landmark Preservation Commission,

I am a Denver property owner and am writing to express my support for the effort to preserve Carmen Court as a Denver landmark.

My husband and I are West Wash Park residents; we've owned a home for the last seven years that is just 5 blocks south of Carmen Court.

Though it was a stretch for us, we bought a 1924 home in WWP much in part because of the neighborhood's charming architecture dating back to the late 1800's. We see so many people stroll through the neighborhood, also admiring the homes and the variety of older, architecture styles - including Carmen Court.

It has been difficult to watch so many of these old homes get torn down over the last several years and we've spoken to many residents who feel the same.

We are currently living in the Middle East with the military, in a relatively poor country that doesn't have the means to preserve or restore many of their historic structures. It makes us that much more appreciative that we live in a country and city where it's possible and where people have the opportunity to devote their resources to do so.

We hope Denver continues to leverage that opportunity - to preserve buildings that represent unique styles, peoples, and periods of history - and that Carmen Court is included in that effort and still there when we get home in a few years.

Thank you,

Nicole Munger
500 block, S. Emerson St.

From: [Ean Thomas Tafoya](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Support for Carmen Court
Date: Monday, August 3, 2020 12:03:41 PM

I am writing the Landmark Preservation Commission ahead of Tuesday's public hearing to show my support for Carmen Court. After discussions with community and reviewing of the historic documents I support the efforts.

I visited the Isleta Pueblo in November for work. Spent some time with the curator of their history museum. I also visited Chaco Canyon for work in June and had a tour from Park Rangers and local tribal stewards. Seeing these places and revival styles showing ancient indigenous form of housing is valuable to me as a Denverite and dinde (Jicarilla apache) decendent myself. My step father indentifies himself as puebloan, chicano, and Latino. Our families have fought for recognition in history and from complete erasure by the genoide and forced assimilation of doctrine of discovery and manifest destiny. Preserving this adds to the diversity of buildings of importance to Denver.

Ean Thomas Tafoya