



HISTORY *Colorado*

November 16, 2016

Denver City Council
City and County building
1437 Bannock St., Rm 451
Denver, CO 80202
dencc@denvergov.org

Re: Denver Landmark Designation for Hoyt Residence, 2849 W. 23rd Avenue, Denver

Dear City Council Members:

It has come to our attention that an application for local landmark designation has been requested for the above named property. Based on a review by History Colorado's Office of Archaeology and Historic Preservation, we have determined that the property appears to also meet the criteria for nomination to the State Register of Historic Properties.

We believe the property is eligible under State Register Criterion B for its association with brothers Merrill and Burnham Hoyt, renowned architects who had an important impact on Denver's architectural heritage and development. Both brothers resided there while at the very beginning of their architectural careers as they gained professional experience under the tutelage of mentor architects. Later, Burnham's residence in the house from 1919-1926 were the years he was in partnership with Merrill, during which the brothers designed many notable buildings in the city. This period clearly had an impact on Burnham's later solo practice in New York and Denver, in which he worked on numerous commissions that would gain their own recognition, such as St. Bartholomew's Church in New York City and Denver's Red Rocks Amphitheatre, both recently designated as National Historic Landmarks. The house's direct association with the formative periods of Merrill's and Burnham's careers makes it an important representative of the Hoyts' prominence in shaping the built environment of Denver and beyond.

In addition, we find the Hoyt residence significant under State Register Criterion C as an excellent example of Late Victorian architecture. Notable features include its decorative bargeboards, asymmetrical façade, arched windows, and stone and brick detailing.

In order to evaluate the historic integrity of a property, seven different aspects of integrity are examined; these include location, setting, design, materials, workmanship, feeling and association. With the small exception of the replacement of the windows in their original openings and the enclosure of the rear porch, we find the house maintains an overall excellent degree of historic integrity that effectively conveys its historic importance. These factors of significance and integrity make it clear that the house is eligible for the State Register.

Should you have any questions regarding our finding of eligibility, please feel free to call me at (303) 866-4683 or e-mail me at erika.warzel@state.co.us. Thank you for your consideration.

Sincerely,

Erika Warzel
National and State Register Historian

From: [Joan Bolduc](#)
To: [dence - City Council](#)
Cc: [Hahn, Kara L. - CPD Planning Services](#)
Subject: Please vote yes on ordinance #16-1021 Landmark protection for the historic Hoyt Residence located at 2849 West 23rd Avenue
Date: Wednesday, November 16, 2016 7:03:30 PM

Denver City Council Members
Denver City Council
437 Bannock St #451,
Denver, CO 80202

Via electronic mail to: dence@denvergov.org

November 16, 2016

Dear Denver City Council Member,

I am writing in support of bill #16-1021, an ordinance designating 2849 West 23rd Avenue as a structure for preservation. I am a citizen of District One and I support Councilman Espinoza's effort to protect this part of Denver's built heritage. The 1889 house is a fine example of Denver's version of the Queen Anne Style once dominant in the Jefferson Park neighborhood. It was the family home and residence of Denver architects, Merrill H. and Burnham F. Hoyt. It is the oldest Queen Anne home left facing Jefferson Park.

If you do not vote for protection, a Certificate of Non-historic Status will be issued and the city will permit the structure to be demolished. Please do not let this happen.

The house has a direct association with Denver homegrown architects Merrill and Burnham Hoyt. It is where they grew up and lived while apprenticing with local architectural firms and it was Burnham's residence from 1919 to 1926 when he and Merrill designed the Park Hill Branch Library, Denver Press Club, Lake Junior High School, Fourth Church of Christ Science Building, Cherokee Castle and the Merryweather, Crammer, and Davis houses.

Merrill H Hoyt is recognized as an important local Denver architect who was an active and respected member of Denver design, business and cultural community. As part of the Allied Architects Association, he participated in the design of Denver's City & County Building where your city council offices and chamber resides. A number of the buildings he designed are on the National and State's Register as well as locally landmarked.

Burnham F. Hoyt is recognized as one Colorado's greatest and most well-known architects. A number of his buildings are on the National and State Registers as well as locally landmarked. Red Rocks Amphitheater which Burnham Hoyt designed in 1941 is designated a National Historic Landmark. It would be hard to find anyone in Denver that has not benefited from his designs.

The City of Denver's own experts, the Landmark Preservation Commission unanimously recommended the structure for landmark status. The house meets all three designation criteria; Historical significance(1.c), Architectural significance (2.a), and Geography (3.a).

We need to protect Denver's built heritage. These men not only influenced Denver in their lifetime but through their work influence the look and feel of Denver today. They were instrumental in making Denver "The City Beautiful" and the home they grew up in and later Burnham returned to was a part of how that all happened.

Please vote to protect this tangible connection to Denver's past and vote yes on bill #16021 on Monday, November 21st.

Sincerely,

Joan M. Bolduc
District One Citizen
3033 Yates Street
Denver, CO 80212

From: [Larry Tannenbaum](#)
To: [dencc - City Council](#)
Cc: Rafael.Espinoza@denver.gov.org; [Sandoval, Amanda P - City Council Operations](#); [Hahn, Kara L. - CPD Planning Services](#); [Ray McAllister](#); [Dave Parce](#); [Joe DeRose](#); [Dorolyn Griebenaw](#); [Joan Bolduc](#); [Paul Cloyd](#)
Subject: Letter of Support for Landmark Designation for 2849 W. 23rd Avenue, Denver, Colorado, Bill No. 16-1021
Date: Thursday, November 17, 2016 1:08:31 PM
Attachments: [CCE17112016.pdf](#)

Dear Sir or Madam:

Attached to this e-mail please find the letter of support of the North Side High School Alumni Association for the Landmark Designation for the Hoyt Residence, 2849 W. 23rd Avenue, Denver, Colorado Bill No. 16-1021. The public hearing on this matter is scheduled before City Council on Monday, November 21, 2016.

Thank you for your help in this matter.

Larry D. Tannenbaum
Archivist/Historian (volunteer)
North Side High School Alumni Association
c/o North High School
2960 North Speer Boulevard
Denver, CO 80211

From: [Annie Levinsky](#)
To: [dencc - City Council](#)
Subject: Regarding 2849 W. 23rd
Date: Thursday, November 17, 2016 2:57:07 PM

Dear Councilmembers,

On Monday night you will consider the designation of a home at 2849 W. 23rd Avenue. I will be attending the meeting to provide comments on behalf of Historic Denver, but wanted to send some thoughts in advance.

We concur with the Landmark Commission that this home clearly meets the landmark designation criteria for its geographic, architectural, and historic significance, which includes its long and strong association with architect brothers Burnham & Merrill Hoyt. The Hoyt parents were the first owners of the home after it was constructed in the late 1880s. By the time the family sold the home nearly forty years later, Merrill had died but Burnham was on his way to becoming Denver's foremost home grown architect. It was from this home that both Merrill and Burnham walked to local schools, first to the Boulevard School and later to North High School. It was to this home that Burnham returned after attending the L'École de Beaux Arts in Paris, and in this home that he pondered over his early designs for places like Lake Middle School and the Park Hill Library. Together the brothers left a profound mark on the City we know and love.

Recognizing the significance of the home, and in keeping with our tradition of seeking solutions, Historic Denver elected to focus our energy on a buyer-based solution. We worked to connect with the property owner from August to October, and since mid-October, when we first received a response from Ms. Battista, we have been actively seeking a preservation-minded buyer under the constraints presented to us, which were that offer needed to be for both 2849 and 2839 W. 23rd, that the offer have no contingencies, and that it come in prior to November 21. Given that the homes are currently occupied by tenants, we were also challenged in that none of the interested parties were allowed to visit the properties to better understand their condition or the possibilities, which could include both preservation and additional residential development. We were not provided with a framework for what the owner might consider a reasonable monetary offer. We have brought forward three potential buyers with legitimate capacity and interest, but given the unknowns none has yet made an offer.

The demolition review portion of Chapter 30, which led to this process for this property, was adopted by a unanimous City Council in 2006 to prevent the surprise demolition of buildings the community valued. It was understood that the ordinance would not result in designation for every eligible property, and that has certainly been the case with only one property designated as a result of this process since 2006, and only a handful of properties reaching

City Council for consideration. However, it was intended to provide a window of time for the property owner and the community to come together to evaluate the impact of the loss and to consider possible solutions. Historic Denver has honored this intent and worked creatively with many property owners. However, in order to get to a solution all parties must be willing to come to the table, and there must be a reasonable amount of time and willingness to listen to one-another, to vet fair alternatives and to see if there is an agreeable course of action.

I am happy to answer questions you may have in advance or on Monday night, and beyond Monday I hope we can work with you to develop policies and programs that ensure that as our city grows and changes, it retains its identity, its culture, and its soul, which are so much a part of its current success.

Thanks,

Annie Levinsky

Annie Robb Levinsky
Executive Director
Historic Denver, Inc.
303-534-5288

From: [Joan Bolduc](#)
To: [dence - City Council](#)
Cc: [District 1 Comments](#); [Hahn, Kara L. - CPD Planning Services](#); [Sandoval, Amanda P - City Council Operations](#)
Subject: On line Petition and Comments for Landmark Designation for Denver's Hoyt House
Date: Monday, November 21, 2016 7:43:27 AM
Attachments: [signatures_1479738193.pdf](#)
[comments_1479738218.pdf](#)

Dear City Council,

Please see attached petition and comments in support of granting landmark status for the residence located at 2849 West 23rd Avenue Denver, the Hoyt Residence. We urge that you vote yes on bill #16-1021 to protect from this historic building from demolition.

Sincerely,

Joan M. Bolduc
Concerned Denver Citizens
Landmark Designation for Denver's Hoyt House

Landmark Status for Denver's Hoyt Residence

Recipient: Denver City Council Members, kara Hahn, Senior Planner, and Rafael Espinoza

Letter: Greetings,

With the rapid pace of growth in Denver, we are in danger of losing the historic buildings that connect us to our past. The 1889 Hoyt House overlooking Jefferson Park is one of those buildings. It was the home of renown architects Merrill and Burnham Hoyt. The Hoyt's designed some of Denver's most architecturally significant buildings, including the Denver Central Library, Lake Junior High School, the 4th Church of Christ, and Red Rocks Amphitheater.

Denver has a Landmark Preservation ordinance to protect historic buildings from destruction. We urge Denver City Council to accept their own Landmark Commission's recommendation to grant landmark status to the Hoyt Residence. Once a building is demolished, it is gone forever. Please vote to grant landmark status to the Hoyt Residence on November 21st.

Signatures

Name	Location	Date
Joan Bolduc	Denver, CO, United States	2016-11-11
Tom Simmons	Denver, CO, United States	2016-11-11
Julie Robbins	Denver, CO, United States	2016-11-11
Brad Haug	Denver, CO, United States	2016-11-11
Paul Cloyd	Denver, CO, United States	2016-11-11
Kye Sangha	Erie, CO, United States	2016-11-11
Bridget Walsh	Denver, CO, United States	2016-11-11
Marie Giedraitis-Edgar	Denver, CO, United States	2016-11-12
Garry Lough	Wylie, TX, United States	2016-11-12
mary f. masel	denver, CO, United States	2016-11-12
Alice Harris	Denver, CO, United States	2016-11-13
Mary Alice Bramming	Denver, CO, United States	2016-11-13
Thaddeus Tecza	Denver, CO, United States	2016-11-13
Wende Nossaman	Denver, CO, United States	2016-11-13
Teresa Nossaman	Denver, CO, United States	2016-11-13
Laura Harmon	Denver, CO, United States	2016-11-13
Karen Kaiser	Denver, CO, United States	2016-11-13
John Prout	Denver, CO, United States	2016-11-13
John Haney	Denver, CO, United States	2016-11-13
Darrow Hodges	Denver, CO, United States	2016-11-13
Carolynne Harris	Denver, CO, United States	2016-11-14
Marie Benedix	Denver, CO, United States	2016-11-14
Lee Sudakoff	Denver, CO, United States	2016-11-14
Tom Brophy	Longmont, CO, United States	2016-11-14
Jamie Chesser	Denver, CO, United States	2016-11-14
Craig Kentner Kentner	Denver, CO, United States	2016-11-14
Dan Province	Arvada, CO, United States	2016-11-14
Julie Moore	Denver, CO, United States	2016-11-14
Pamela Parker	Denver, CO, United States	2016-11-14
Nicholas Nossaman	Denver, CO, United States	2016-11-14

Name	Location	Date
Will Chesser	Denver, CO, United States	2016-11-14
Rachel Simmons	Denver, CO, United States	2016-11-14
Kaydee Myers	Denver, CO, United States	2016-11-15
Marilyn Quinn	Denver, CO, United States	2016-11-15
Marjorie Alexander	Denver, CO, United States	2016-11-15
Marybel Schimberg	Morrison, CO, United States	2016-11-15
Sarah McCarthy	Denver, CO, United States	2016-11-15
Sandra Johnson	Denver, CO, United States	2016-11-15
Ray Defa	DENVER, CO, United States	2016-11-15
Dan Findlay	Denver, CO, United States	2016-11-15
Megan Routzong	Denver, CO, United States	2016-11-15
Sheila Pelczarski	Denver, CO, United States	2016-11-16
Louise Kistler	Asheville, NC, United States	2016-11-16
Sue Crase	Denver, CO, United States	2016-11-16
Eric Lane	Denver, CO, United States	2016-11-16
Barbara Stocklin Steely	Denver, CO, United States	2016-11-16
Betty Luce	Denver, CO, United States	2016-11-16
Tommy Timm	Cincinnati, OH, United States	2016-11-16
Monica Brion	Denver, CO, United States	2016-11-16
Barbara Hersom	Littleton, CO, United States	2016-11-16
Brittany Giedraitis	Windham, ME, United States	2016-11-17
Larry Tannenbaum	Denver, CO, United States	2016-11-17
Gail Marcus	Denver, CO, United States	2016-11-17
David Bosley	Denver, CO, United States	2016-11-17
Julie Martin	Frederic, WI, United States	2016-11-17
Fred Goldstein Goldstein	Aurora, CO, United States	2016-11-19
orie thompson	Wheat Ridge, CO, United States	2016-11-19
Margaret Nelson	Wheat Ridge, CO, United States	2016-11-20

Landmark Status for Denver's Hoyt Residence

Recipient: Denver City Council Members, kara Hahn, Senior Planner, and Rafael Espinoza

Letter: Greetings,

With the rapid pace of growth in Denver, we are in danger of losing the historic buildings that connect us to our past. The 1889 Hoyt House overlooking Jefferson Park is one of those buildings. It was the home of renown architects Merrill and Burnham Hoyt. The Hoyt's designed some of Denver's most architecturally significant buildings, including the Denver Central Library, Lake Junior High School, the 4th Church of Christ, and Red Rocks Amphitheater.

Denver has a Landmark Preservation ordinance to protect historic buildings from destruction. We urge Denver City Council to accept their own Landmark Commission's recommendation to grant landmark status to the Hoyt Residence. Once a building is demolished, it is gone forever. Please vote to grant landmark status to the Hoyt Residence on November 21st.

Comments

Name	Location	Date	Comment
Tom Simmons	Denver, CO	2016-11-11	This residence merits preservation due to its significant association with Merrill and Burnham Hoyt. Preserving the house where they lived and worked will inform our understanding of these two important and influential Denver architects.
Paul Cloyd	Denver, CO	2016-11-11	This house must be preserved as an important part of the story of Denver.
Kye Sangha	Erie, CO	2016-11-11	I love Denvers history and historic architecture! Let's preserve it and keep our city special!
Marie Gieddraitis-Edgar	Denver, CO	2016-11-12	I think this historic building is an important landmark and represents our recognition of the contributions of two of Denver's renowned architects.
Alice Harris	Denver, CO	2016-11-13	Our historic neighborhood is disappearing more each day. We must protect what brings folks here.
Wende Nossaman	Denver, CO	2016-11-13	It's incredibly important to maintain Denver's architectural history. All you have to do is look at all the destroyed Denver architecture over the last 100+ years to see the impact when people put short term profits ahead of value on historical importance. We don't want Denver to become a sea of poorly constructed condos and apartments. Historic designation improves and helps sustain neighborhood property values. Look at Lincoln Park in Chicago and Washington DC. Historical preservation is better for cities long term health.
Karen Kaiser	Denver, CO	2016-11-13	I have seen way too many of Denver's finest residences disappear only to put up ugly condos or parking!!!
John Prout	Denver, CO	2016-11-13	I'm for the preservation of the Hoyt House.
Marie Gieddraitis-Edgar	Denver, CO	2016-11-13	Yes/
John Haney	Denver, CO	2016-11-13	I am a native of north Denver and grew up at 23rd and Julian, which is only a few blocks from this house. I live at 38th and Lowell and believe we need to keep the quality and character of our neighborhood for our children.
Darrow Dutcher	Miami, FL	2016-11-13	Burnhsm Hoyt an important figure in Denver history! What would he think of all the fake lofts taking over our neighborhoods!?
Marie Benedix	Denver, CO	2016-11-14	Denver's historic neighborhoods is what makes our city attractive, livable and unique. London, Paris, Copenhagen are places people want to visit and live in and spend their money in because they've recognized the importance or preserving what makes them unique - not because they allowed short-sighted developers and politicians to raze it all and replace it with cheap, anonymous, character-less and disposable newbuilds. Thank you for considering standing up for what is right.
Craig Kentner	Denver, CO	2016-11-14	Denver needs to be more proactive and cherish our historic buildings, not tear everything down for developers.
Pamela Parker	Denver, CO	2016-11-14	I believe our city's history is important to save.
Rachel Simmons	Denver, CO	2016-11-14	This property clearly meets three of Denver's significance criteria for designation as a landmark as spelled out in its historic preservation ordinance. Without designation, the house will be torn down and another important piece of our history will be lost. Clearly, the house could be sold to someone who would love it and preserve it--the most sustainable option. The owner could still make a large profit while considering the value of our historic heritage.

Name	Location	Date	Comment
Sarah McCarthy	Denver, CO	2016-11-15	Preserving our built environment is generally in the top 5 of surveys about what is important to Denver residents. These architects were among the best in Denver and they grew up here. Respect our built environment. Be sustainable by preserving.
Dan Findlay	Denver, CO	2016-11-15	History is forever -- unless it's not. Denver needs to preserve and protect its story while writing new ones.
Sheila Pelczarski	Denver, CO	2016-11-16	We have already lost too many historic homes in NW Denver neighborhoods.
Sue Crase	Denver, CO	2016-11-16	I don't want another old and historic house with character lost to a developer's greed to build an ugly multi-unit which is destroying my neighborhood.
Tommy Timm	Denver, CO	2016-11-16	Neighborhoods and cities are more livable when they maintain their heritage.
Monica Brion	Denver, CO	2016-11-16	We cant lose this piece of history!
Barbara Hersom	Littleton, CO	2016-11-16	I'm signing because not only is it important to preserve the character of these neighborhoods, but the kind of beautiful craftsmanship that went into building homes like this will never be duplicated. I want future generations to see that there was a time when builders cared about quality and aesthetics as well as providing a roof over someone's head, as opposed to just cramming as many bodies as possible into a city lot.
Larry Tannenbaum	Denver, CO	2016-11-17	I am an archivist/historian (volunteer) for the North Side High School Alumni Association (NSHSAA). The NSHSAA is tasked with preserving the history of North High School and North Denver. Merrill and Burnham Hoyt were both alumni of North High School and were two of Denver's most prominent historical figures. Burnham Hoyt is a towering figure in Denver history and his work is still present and visible in many important Denver structures, including Lake Junior High School, Denver Public Library, Park Hill Library and Red Rock Amphitheater. Contrary to Ms. Battista's contention, both Hoyt brothers spent their formative years living in the Hoyt Residence. Burnham, in fact, at different times, lived in the residence for approximately 40 years. Burnham Hoyt is a giant figure in Denver history and was recognized nationally and internationally for his architectural designs. The significance of Merrill and Burnham Hoyt is discussed at length in DENVER, THE CITY BEAUTIFUL, by historian Thomas Noel. In addition to the architectural and geographical significance of the Hoyt Residence, it unquestionably has great historical significance. Denver has already allowed many historically significant buildings to be demolished and it would be an absolute tragedy if this residence were allowed to be demolished to make way for what will, without doubt, be another architecturally ugly apartment building, many of which replaced significant residences in North Denver. This unique and historically significant building must be preserved.
Gail Marcus	Denver, CO	2016-11-17	North Denver has a strong architectural history. We must continue to preserve not only our beautiful early structures, but the history they hold.
David Bosley	Denver, CO	2016-11-17	After seeing the photo of this grand old house, I think it would be a terrible shame to demolish it and replace it with one those "weird" looking so-called "modern" buildings. I hope my "vote" will help preserve this old house.

From: [Marie and Doug Edgar](#)
To: [dencc - City Council](#)
Cc: [Hahn, Kara L. - CPD Planning Services](#); [Sandoval, Amanda P - City Council Operations](#)
Subject: Landmark Designation for the Hoyt House at 2849 W. 23rd Ave
Date: Sunday, November 20, 2016 11:56:11 PM

Dear City Council Members,

Thank you for your commitment to Denver's governance. You are representing this city's residents and supporting current development for the good of all. Since our city government is organized as a corporate entity, you work within a framework of corporate values. By definition, those values are related to profit-making.

Within this great city are individuals, community leaders and organized groups of all persuasions, who promote an additional framework of values, one that recognizes common interests and public goods. Those values will be on display at the public hearing for the Hoyt House, tonight. I request that you broaden your framework of values to include what is important for the common good. The preservation of valued historic buildings, properties, public lands and neighborhoods is so important to Denver's social fabric. It is a piece of the common good that nourishes our communities.

Some of the aspects of preservation that benefit all of us would be present in the designation of the Hoyt House as a Denver Landmark:

- Sustainability is inherent in saving old houses. The materials, hours of labor, artistry and workmanship in the former Hoyt residence will continue to be used and appreciated if it is designated a Landmark.
- A balance in our economic expansion would be a consequence of saving houses like this one, instead of demolishing them. When economic progress is put back into perspective our neighborhoods will remain recognizable and their character will again be appreciated.
- The cultural richness of the historic Jefferson Park neighborhood would be enhanced with the recognition and protection of the former home of two of Denver's greatest architects, Merrill and Burnham Hoyt. Next time we visit Red Rocks Amphitheater, we could envision the childhood roots of its gifted architect.
- A recognition of the interests of regular folks who live and breathe in North Denver would lead to a serious consideration of designation of this historic gem and many others in the future. Emphasis on the interests of the wealthy would no longer dictate what our neighborhoods become.

I ask that you take very seriously the points of view of Historic Denver, the Landmark Commission, Councilman Espinoza and the citizens who speak in favor of the designation of the Hoyt House. A designated landmark will nourish our hearts and minds, enriching us and

revealing Denver's respect for the well being of its citizens, the value of its history and a commitment to its prosperous future.

Thank you.

Respectfully,
Marie Giedraitis-Edgar
3532 W 39th Ave
Denver, CO 80211

303 455 2890

From: [Tom or Laurie Simmons](#)
To: [dencc - City Council](#)
Cc: [Hahn, Kara L. - CPD Planning Services](#)
Subject: Hoyt House as a Denver Landmark: Letter of Support
Date: Sunday, November 20, 2016 9:34:44 PM
Attachments: [Hoyt Letter of support for Landmark Status to city council.pdf](#)
Importance: High

20 November 2016

Denver City Council Members
Denver City & County Building
1437 Bannock Street
Denver, CO 80202

Dear Denver City Council,

Re: Hoyt Residence, 2849 West 29th Avenue

Historically, Denver touted itself as a “city of homes.” Today, some consider it merely a city of potential development sites. While it is important to consider the interests of property owners when designating landmarks, we also have an obligation to consider the impact of destroying *significant* elements of our historic heritage and the corresponding loss to our community.

We are writing in support of the application to designate the Hoyt Residence as a Denver Landmark. As professional architectural historians with more than 30 years of experience working in Denver and throughout Colorado, and as longtime residents of North Denver, we believe the Hoyt Residence is a highly significant historic property that meets the requirements of all three Denver significance criteria and retains the historic physical integrity necessary for landmark designation (as also determined by the Denver Landmark Preservation Commission). It will be a loss to the entire city if the house is demolished.

The landmark application submitted for the property clearly documents its close association with celebrated architects Merrill H. and Burnham F. Hoyt, whose work had a major impact on Denver. Architect Edward D. White, Jr., states in Noel and Norgren’s *Denver: the City Beautiful*: “Burnham F. Hoyt stands out from his peers as Colorado’s foremost mid-20th century architect.” In addition, the house is a classic representative of Queen Anne style, which may have shaped the architects’ aesthetic sensibilities and is a direct link to their early lives. Standing above Jefferson Park for more than a century, the house has also gained geographic

significance as a visual landmark within the city.

We call upon you to rise above arguments of self-interest, designate the Hoyt House as a Landmark, and encourage the property owner to work with Historic Denver and her councilman to find a better solution than one that will result in hauling a part of our shared heritage to a landfill.

Thank you for your consideration,

R. Laurie Simmons and Thomas H. Simmons

3635 W. 46th Avenue

Denver, Colorado 80211