

Public Comment Submitted via Online Survey Hosted by City County of Denver

Submitted	What is your level of support for historic designation of the East Seventh Avenue Historic District - Steele St Extension?	Please share any additional thoughts about this proposed historic designation.	First Name	Last Name	Property Owner within proposed district (Y/N)	LPC Staff Notes
2021-10-07 00:32:36	Neutral		Darrell	McGregor	Y - 630 N Steele St	Changed to Support at LPC hearing on 11/2/2021.
2021-10-07 00:40:10	Strongly Oppose	I am strongly opposed to this historic designation. By placing additional restrictions on the zoning, we make this a less affordable neighborhood than it already is. It also places an unnecessary administrative burden for low-income home owners.	Caroline	Caselli	Y - 610 N Steele St	
2021-10-07 00:34:12	Oppose	Windows is a major concern. I also am concerned about the length of review process for anything not qualifying as "quick"	Lisa	Cyran	Y - 660 N Steele St	Changed to Neutral on 12/5/2021. See below.
2021-10-07 00:50:00	Strongly Support	We want to preserve the beautiful character of this historic neighborhood. The possibility of having one of these homes scraped and replaced with a big "beach" house (big box with windows) breaks our hearts. Having such a house on this side of the block would also be unfair to the west side-they would have to look at it. Finally, and perhaps most importantly, we will be able to preserve the history brought to this block by Judge Jones. He is a Harvard grad, and broke through many racial barriers in our city's history, paving the way for so many others after him.	Tom and Carol	Heese	Y - 770 N Steele St	
2021-10-07 00:43:13	Oppose	Formerly approved, BUT if any neighbors are opposed due to their desire to improve their homes (i.e. windows) I am opposed..	Warren	Moyer	Y - 602 N Steele St	Changed to Support on 10/26/2021. See below. Owner also submitted comment in support via email.
2021-10-11 21:09:52	Strongly Support	My wife, Ana, and I strongly support historic designation for the East Seventh Ave. Historic District - Steele Street Extension. We moved to our house at 740 Steele St. about five years ago after living in similar (but smaller) bungalow in Denver's Platt Park neighborhood. We were drawn to Congress Park in part because of the neighborhood's many well-preserved historic houses, some of them in the existing 7th Ave. historic district. At the time, the character of Platt Park was starting to change as more and more historic houses were being torn down. That trend has only worsened, as it has throughout the city. Historic destinations are one of the few tools residents have to preserve the city's cultural and architectural treasures. In addition, it never made sense that the houses on the west side of Steele St. were protected as part of the 7th Ave. historic district, while those on the east side were not. This extension will rectify that exclusion.	David	Hill	Y - 740 N Steele St	
2021-10-13 17:56:39	Strongly Support	This neighborhood reflects an integrity of design, cohesive but diverse history of residents over the years, and was home to Judge Raymond Jones. He was loved by those in the neighborhood and represents the strong professional contribution from this neighborhood to the character of Denver.	Kenda	Fuller	Y - 756 N Steele St	
2021-10-13 20:13:18	Strongly Support	Save beautiful Congress Park!!!	Bruce	de Cameron	Y - 748 N Steele St	
2021-10-14 19:40:18	Strongly Support	We have lived on the block for 22 years and have come to appreciate that we are stewards of these homes. They are part of the historic fabric of Denver, and we would like that in perpetuity.	Steve	Kick	Y - 640 N Steele St	
2021-10-16 21:53:41	Oppose	The restrictions on "major" architectural changes to the street-side exterior of each residence seem reasonable to preserve the historic nature of the neighborhood. But restrictions on minor changes, such as windows, doors, trim, etc are unreasonable. I propose the historic designation be modified so as to preserve the historic nature but not impose an unnecessary burden on homeowners.	Tony	Rockwood	Y - 658 N Steele St	Changed to Neutral on 12/4/2021. See below.
2021-10-23 17:54:55	Strongly Support		Fran	Boyd	Y - 760 N Steele St	
	Strongly Support		Jane	PRITZL	Y - 674 N Steele St	
2021-10-25 17:38:14		We feel it's important to maintain the character of the neighborhood. We do not wish to see scrape-offs, ill-conceived pop tops or new homes that do not match the historic architectural integrity to occur on the block we have lived on for over 30 years.	Martin	Lambuth	N - 761 N Steele St	
2021-10-25 18:07:33	Strongly Support	The preservation of this neighborhood and its character is paramount to preserving the history and heritage of this Denver community.	Laura	Kreitler	N - 753 N Steele St	
2021-10-26 17:39:11	Support	Updating my former response where I opposed the Extension after discussion (10/25) with Jennifer and Becca.	Warren	Moyer	Y - 602 N Steele St	
2021-10-26 18:57:50	Strongly Support		jeanne	johnston	N - Unknown	
2021-10-29 17:17:57	Support		Jason	Forsberg	Y - 726 N Steele St	
2021-10-29 21:57:48	Strongly Support				Unknown	
2021-10-30 17:24:36	Strongly Support	We live in the 7th Ave Historic District and love that the houses are protected from being scraped.	Taffy	Lee	N - Unknown	
2021-10-30 18:39:47	Strongly Support		Brooke	Moore	N - 745 N Steele St	
2021-10-30 19:15:20	Strongly Support		Wynn	Strahle	Y - 716 N Steele St	
2021-10-30 20:06:12	Strongly Support	It does not make sense for it not be historic since the West side of Steele is historic.ce	Michele	Simes	N - 723 N Steele St	
2021-12-03 14:46:14	Strongly Support				N - 601 N Steele St	Did not provide name.
2021-12-03 23:33:15	Strongly Support		Richard L	Chavez	Y - 730 N Steele St	
2021-12-04 15:30:28	Neutral	I am changing my initial vote from oppose to neutral. The reason for my opinion has not changed, and I stand by my earlier explanation. I support restrictions on major architectural changes to the exterior of our homes, such as pop-tops, large horizontal or vertical additions, or reductions of setbacks. However I oppose restrictions on minor modifications that would have little bearing on the historic integrity of the neighborhood, such as upgrades to windows, doors or minor trim.	Anthony	Rockwood	Y - 658 N Steele St	
2021-12-05 18:03:45	Neutral		Elizabeth (Lisa)	Cyran	Y - 660 N Steele St	
2021-12-06 01:47:12	Strongly Support		Donald	Eibsen	N - 3131 E 7th Ave	
2021-12-06 23:55:53	Strongly Support	The boundary down the middle of the street was unnatural. It makes more sense to put the boundary along an alley so both sides of Steele have the same constraints.	Matthew	Perry	N - 785 N Steele St	
2021-12-07 16:23:03	Strongly Support		Patricia	Perry	N - 785 N Steele St	
2021-12-07 18:03:46	Strongly Support	Retention of the craftsman houses would be of tremendous value to the neighborhood and homeowners. Many existing families have or have raised children in the houses so they are very accommodating to a diverse population. a	jim	guthrie	N - 3117 E 7th Ave	



1290 Williams St, Ste 102
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December 18, 2020

Jennifer Buddenborg
Senior City Planner
Community Planning and Development
City and County of Denver
201 W. Colfax Ave., Dept. 205
Denver, CO 80202

RE: Support for 7th Ave. Historic District Extension

Ms. Buddenborg,

Capitol Hill United Neighborhoods (CHUN) is pleased to announce its support for the *Fuller, Wise, Heese, et al* application to establish an historic district immediately adjacent to—or just East of—existing portions of the 7th Avenue Historic District in Denver.

As Denver's largest, oldest neighborhood organization, CHUN's mission is to *preserve the past, improve the present, and plan for the future of greater Capitol Hill*. Great cities are built through affordable housing, smart land use and zoning, community enhancements, volunteerism and civic engagement, diversity and inclusivity, and preserving historic architecture and our rich history.

CHUN supports the application for Historic District Landmark Designation, with the specific geographic boundaries of Steele Street to the center of the alley east of Steele Street from 6th Avenue to 8th Avenue, and adjacent to align with the current 7th Avenue Historic District application based on the following factors:

- The house on the north end of the 600 block and the house on the south end of 700 block are excluded from this application as they are already included in the East 7th Avenue Historic District.
- The current 7th Avenue Historic District resulted in a line arbitrarily drawn down the middle of Steele Street and the east side of the street was excluded. The residences on the east side of Steele Street reflect the same characteristics as those directly across the street which are included in the East 7th Avenue Historic District.
- CHUN believes that the Denver Landmark Preservation Commission should consider both sides of the block as historically and architecturally compatible.
- The east side of the 600 and 700 block of Steele Street meets the criteria for historical significance because it provides continuity of the East 7th Avenue Historic District which was designated based on its character, interest, and value, as part of the development, heritage or cultural characteristics of the city, state, or nation.

The CHUN Board believes the merits of this application are compelling and they meet the historic district application criteria. Yet, we recommend an additional, very important next step in this process.

- Instead of the generic *7th Avenue Historic District B*, we think this district should reflect our rich history and bare the name of someone whose legacy continues in the neighborhood—**former resident, pioneer, and community leader, Judge Raymond Jones.**
- 780 Steele Street became the residence of Judge Raymond Jones. Jones’ arrival represented the diversity that is essential to the life of the current neighborhood. Judge Jones’ career and lasting impact in our city is extraordinary.
- *The Raymond Jones Historic District* would acknowledge the lasting accomplishments of Colorado’s first African American Appellate Judge in Colorado and serve as a permanent reminder of the discrimination that Judge Jones faced when trying to purchase this home in this neighborhood. **Naming this district in his honor is the right thing to do.**

On Thursday, December 17, 2020, the Capitol Hill United Neighborhoods Board of Directors held a regularly scheduled board meeting. Bruce Caughey & Kevin Kelly, as co-chairs of the CHUN History Matters Committee, moved to support this application and issue a letter of support; the motion was seconded by James LaRue. The full board of directors voted in the following manner:

- Votes favoring the motion: 19
- Votes opposing the motion: 0
- Votes abstaining from taking a position: 3

Founded in 1969, Capitol Hill United Neighborhoods is both a registered neighborhood organization and a private, Colorado nonprofit corporation representing the interests of Capitol Hill as well as the greater Denver community. We are dedicated to advancing the perspectives of Denver residents who live or work within our geographic boundaries through our scope of work, growing impact and programs, and steadfast commitment to creating a more inclusive community.

We urge responsible City leaders—including members of the Denver City Council, the Denver Landmark Commission, and elsewhere—to approve this application and honor the life and legacy of Judge Raymond Jones.

Sincerely,



Travis Leiker, MPA
President



Kevin Kelly
Co-Chair, History Matters Cmte.



Bruce Caughey
Co-Chair, History Matters Cmte.

Enc. Biography of Judge Raymond Jones

JUDGE RAYMOND JONES

A Pueblo native, Raymond Jones has contributed much to Denver and Colorado. In 1988, Raymond Jones became the first African American appellate judge in Colorado. He has worked in Denver specializing in construction law, arbitration and litigation in addition to his 32 years as a judge. Jones is a former visiting professor of political science at Colorado College, Denver District Court judge, assistant professor at Metro State University, and an active award-winning community volunteer.

In a *Denver Post* story published January 2012, Davidson writes, “In 1965, at the height of the American civil-rights movement, Raymond Dean Jones was a sophomore at Colorado College, majoring in political science. When news of the three Selma to Montgomery marches reached him, Jones stuffed a change of clothes into a bag, stuck out his thumb and hitchhiked to Alabama to take part. It turned out to be a life changing experience for the Pueblo native, the sixth of nine children who after receiving a law degree from Harvard embarked on a career that included 15 ½ years spent as a judge on the Colorado Court of Appeals.”



“After those marches, I knew there’d be no way I would ever tolerate injustice,” Jones declared at the 22nd annual presentation of the Dr. Martin Luther King Jr. Humanitarian Award.”

From: [Warren Moyer](#)
To: [Buddenborg, Jennifer L. - CPD City Planner Senior](#)
Cc: [Dierschow, Becca - CPD City Planner Senior](#)
Subject: Re: [EXTERNAL] Re: East Seventh Avenue Historic District - Steele St Extension Designation Application
Date: Thursday, October 28, 2021 9:39:57 AM

Jennifer and Becca,

RE: Proposed Steele Street Extension to the East 7th Ave. Historic District -.602 Steele Street

Thank you for taking the time to address my concerns with the Proposed Steele Street East 7th Ave. Historic District Extension. I am now very comfortable with the proposal. I have revised my survey response from "Oppose" to "Approve".

The Historic District Guidelines seem to suggest that some exterior renovations I might need to reduce noise and/or improve safety of my property along 6th Ave. would be inappropriate. It was verified that the proposal includes the visibility of my house along 6th Ave. We discussed that the Guidelines are just guidelines, are not set in stone, and an update to the Guidelines is planned. There is flexibility. The City Planning and Development staff work with homeowners to ensure their renovation plans fall within the historic districting criteria. I now recognize that the benefits of historic preservation outweigh the requirements to have renovations reviewed. The renovations identified in my email dated October 21, 2021, could be executed in a manner that would comply with the historic designation.

Thank you again for providing me with a better understanding of the impact of the proposal,

Warren Moyer

692 Steele Street

Denver, CO 80206

On Mon, Oct 25, 2021 at 3:20 PM Warren Moyer <wjmoyer25@gmail.com> wrote:

Hi Jenny and Becca,

Looks like 11-12 Tues works for me.

Originally, I supported the extension and provided funding for the application. So, I support historic designation, but the guidelines seem to discourage some renovations such as retaining walls which are common along E 7th Ave.

Let's discuss. Thank you for offering to set up this zoom meeting.

Warren

On Mon, Oct 25, 2021, 1:28 PM Buddenborg, Jennifer L. - CPD City Planner Senior <Jennifer.Buddenborg@denvergov.org> wrote:

Hi Warren,

I hope you had a nice weekend. Would you be open to a virtual meeting with me and Becca to discuss your questions? I think it would be easiest to cover it all. Here is our availability this week:

From: Dierschow, Becca - CPD City Planner Senior
To: [Buddenborg, Jennifer L. - CPD City Planner Senior](#)
Subject: FW: [EXTERNAL] IN FAVOR: East Seventh Avenue Historic District - Steele St. Extension Designation Application Comments
Date: Monday, November 1, 2021 1:47:00 PM

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

From: Martin Lambuth <martinlambuth@gmail.com>
Sent: Friday, October 29, 2021 9:44 AM
To: Landmark - Community Planning and Development <Landmark@denvergov.org>
Subject: [EXTERNAL] IN FAVOR: East Seventh Avenue Historic District - Steele St. Extension Designation Application Comments

To Whom it May Concern,

We are writing to express our enthusiastic support in favor of approval for the Steele Street Extension into the Historic District.

We live in the 700 block on the west side of Steele, which is in the historic district. We have lived here going on 35 years.

We love our neighborhood. We appreciate the architecture, heritage and sense of place in our neighborhood. We love the view out our front window and the view from our front porch, of homes across the street that look like ours. Houses that fit with the neighborhood, and not some abomination thrown together by a developer eager to make a buck.

We do not wish to look out the window or drive down our block and see scrape-offs, ill-conceived pop tops or new homes that look like a beach house or glass and concrete monstrosity, dwellings that don't match the historic and architectural integrity our block reflects.

We've seen it before. We lived in a 3-story Victorian in Capitol Hill. For several years, there was an open space across the street.

Then a developer came and put in several apartment units. It was constructed quickly and resembled a series of cracker boxes.

There was not one single architectural element consistent with the Victorians on this once venerable block.

We feel it's important to maintain the character of the neighborhood. Really, I don't know why the east side of the street was not included originally, it only makes sense, where both sides of the street are homogenous.

We wish to support our neighbors on the east side of Steele St., and passionately request approval by the board to include the east side of our street as part of the historic district forthwith.

Thank you for your time and consideration.

Best regards,

Martin and Mary Beth Lambuth
761 Steele Street
Denver, CO 80206
303-913-9802

From: [Bradley Cameron](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] East 7th Ave. Historic District B - Steele Street Extension
Date: Monday, November 1, 2021 9:14:29 AM

To: Denver Landmark Preservation Commission
From: Brad Cameron

I am writing to LPC in SUPPORT of the proposed East 7th Avenue Historic District B - Steele Street Extension.

The application for this proposed District is extremely well written and researched. It leaves little doubt that the area in question deserves landmark protection.

First, of the 19 structures included, 18 of them were constructed during the proposed period of significance, which is from 1912 - 1930. This is a very high degree of conformity.

Second, building on the above, the integrity of the structures in the proposed District is very high. The homes are original and in very good condition. What alterations that have been made over the years are minor. Moreover, these structures are an excellent example of the Craftsman style of architecture.

Third, the application documents a close connection to Judge Raymond Dean Jones, one of the first Black jurists in Colorado.

Finally - and perhaps most importantly - approval of this proposed District would correct an error that was created back in 1992 when the original East 7th Avenue Historic District was created, which was drawing the eastern line for much of that District down the middle of Steele Street, as compared to down an alley.

Reportedly this boundary line was created by the Landmark Preservation Commission itself back in 1992 when considering the original District proposal, which would have had the District continue all the way east to Colorado Blvd. Unfortunately, by placing the boundary line down the middle of Steele Street, the east side of the block (which is the subject of this application) was left unprotected. This presents potential risk to the integrity of the west side, which is already in the original 7th Avenue District. Approval of this proposed District would correct that error.

In summary, please approve this proposal.

Yours truly,

Bradley Cameron
1200 Humboldt Street
Denver, CO 80218
303/832-4282

From: [Nancy Widmann](#)
To: [Buddenborg, Jennifer L. - CPD City Planner Senior](#)
Subject: [EXTERNAL] East Seventh Avenue Historic District—Steele Street Extension
Date: Monday, November 1, 2021 10:44:06 AM

Jennifer,

I am writing to give my strong support for the Steele Street Extension to the East Seventh Avenue Historic District. I am the author/researcher of the original East Seventh Avenue Historic District application. At that time, the district proposed here was included in the original application. The original district met the criteria as originally written. It was the largest district ever considered for designation, however, and was cut back to its current configuration. The east side of Steele and a few other streets were not included. Now there are other large districts and numerous additional smaller districts.

The application before you was well researched and written and I am so pleased to see it! East Seventh Avenue Historic District was my first project as a historic preservation consultant in Denver. We worked hard to educate people about historic preservation at the time and we had wonderful support. Even so, that support has increased over time as the benefits to the city became apparent.

Please share my thoughts with the Landmark Preservation Commission. We have an impressive array of historic districts in Denver and this district is a worthy addition.

Sincerely,
Nancy L Widmann
nancy.widmann@comcast.net
303-881-7513

From: [Carol Kaufman](#)
To: [Buddenborg, Jennifer L. - CPD City Planner Senior](#); [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] Re: East Seventh Avenue Historic District - Steele St Extension Designation Application
Date: Monday, November 1, 2021 11:48:44 AM
Attachments: [image001.png](#)

Dear Ms. Buddenborg and the Landmark Preservation Commission,

Thank you for the notice on the hearing for the East Seventh Avenue – Steele Street Extension Historic District, scheduled for November 2, at 1pm. Unfortunately, I am not able to attend due to work commitments. However, I appreciate the opportunity, as a home-owner in the 700 block of Steele Street to submit this letter in **strong support** of Historic District extension.

- We live in a neighborhood full of history and beautiful architecture. It seems arbitrary that the East Seventh Avenue Historic District Designation ends in the middle of Steele Street. The properties on the East side are just as historic (indeed, at least a few are older) than those on the West side. To maintain the architectural integrity and history of our blocks, this designation is critical.
- My family and I were privileged to live next-door to Judge Raymond Jones for about 15 years, the first Black appellate judge in Colorado who broke so many other racial barriers in Colorado's history. Retaining the integrity of the neighborhood – including his property, now in the hands of a developer – would honor his many accomplishments, and demonstrate Colorado's commitment to justice and to racial equity.
- We are also looking forward to increased home values, often a result of a Historic District designation. The accrued increased home value will likely quickly exceed the reasonable costs of required specs for exterior facades, like windows.
- I understand that a few homeowners are worried about extra costs or limitations that may be imposed as a result of the designation. I would implore these neighbors to calculate those costs against the increased land values a designation would bring. I also implore them to think of the loss of home value – compared to that of a historic designation increase – should an unsightly house, likely consuming the full lot in width and likely tall, be built next to them. Would your home get the sunshine it does now? Who would then see into your home and yard? And if you chose to sell, who would want such a monstrosity next to their home? A walk down any number of streets not too far from our blocks will demonstrate this devastation to block integrity.

With the Historic District designation, we have the opportunity to increase home values, disallow the “creep” of houses into our blocks that do not match our neighborhood, to advance Colorado pride in our architectural history, and to honor the courageous efforts of Judge Jones in his pursuit of justice in Colorado.

In sum, **I strongly support the East Seventh Avenue Steele Street Extension Historic District designation.** Please feel free to reach out with any questions.

Carol Kaufman
770 Steele Street

From: [Warren Moyer](#)
To: [Buddenborg, Jennifer L. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Steele Street Historical Designation
Date: Monday, November 8, 2021 4:50:30 PM

My proposal to withdraw the 600 block from the Steele St extension stated at the Commission Meeting on Nov. 2 was made in support of Caroline who has owned her home for only 1 year and has hopes for numerous improvements. Jane Priztl informed me that withdrawal is impractical and that help is available for Caroline to improve/repair her home consistent with the historical designation. As such, I remain comfortable with the Application's impact on my house at 602 Steele and approve historical designation for the 600 and 700 blocks of Steele Street. Once again, thanks for addressing my earlier concerns.

Sincerely,
Warren Moyer

From: [Ileen Uhle Uliano](#)
To: [Buddenborg, Jennifer L. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Steele Street Historical Designation
Date: Wednesday, November 10, 2021 10:57:13 AM

To Whom It May Concern:

I wish to express my support for making the east side of Steele Street part of the historical district of Congress Park. I live on the west side that is part of the historic district and would hate to see a modern structure built that would block the sun, similar to what is happening to other parts of Congress Park.

Thank you for your time.

Ileen Uhle-Uliano
609 Steele Street
iuhle@me.com

From: [Gosia Thomas](#)
To: [Buddenborg, Jennifer L. - CPD City Planner Senior](#)
Subject: Re: [EXTERNAL] Comment
Date: Wednesday, November 24, 2021 10:49:39 AM
Attachments: [image001.png](#)

We are at 733 Garfield st. Well we don't live in the historic proposed area we live near it and are very concerned about items like this passing.

Please excuse any typos as this message was sent from my phone

On Nov 24, 2021, at 10:00 AM, Buddenberg, Jennifer L. - CPD City Planner Senior <Jennifer.Buddenborg@denvergov.org> wrote:

Hi Gosia,

Thank you for sharing your comment. Please provide your home address. This helps us track residents vs. renters/owners within the proposed historic district.

Jenny



DENVER
THE MILE HIGH CITY

Jennifer L. Buddenberg | Senior City Planner
Community Planning and Development | City and County of Denver
[Pronouns](#) | She/Her/Hers
phone: (720) 865.2864

[311](#) | pocketgov.com | denvergov.org/CPD | [Take Our Survey](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

From: Gosia Thomas <gosia.e.thomas@gmail.com>
Sent: Tuesday, November 23, 2021 10:07 PM
To: Landmark - Community Planning and Development <Landmark@denvergov.org>
Subject: [EXTERNAL] Comment

Is there still an ability to comment publicly about this designation for steele around 7th? I strongly oppose this measure and the financial implications to home owners that will be forced into it.

Please excuse any typos as this message was sent from my phone

From: [Landmark - Community Planning and Development](#)
To: [Buddenborg, Jennifer L. - CPD City Planner Senior](#); [Dierschow, Becca - CPD City Planner Senior](#)
Subject: FW: [EXTERNAL] City Council Agenda Item Regarding Extension of 7th Avenue Historic District
Date: Tuesday, December 7, 2021 10:28:31 AM
Attachments: [image001.png](#)

Becca Dierschow | Senior City Planner—Landmark Preservation
Community Planning and Development | City and County of Denver
p: (720) 865-3087 | becca.dierschow@denvergov.org
Pronouns: She/her/hers
denvergov.org/landmark | [Twitter](#) | [Instagram](#) | [Take our Survey](#)



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: Martin Lambuth <martinlambuth@gmail.com>
Sent: Tuesday, December 7, 2021 10:24 AM
To: [denc](mailto:denc@denvergov.org) - City Council <denc@denvergov.org>
Cc: Landmark - Community Planning and Development <Landmark@denvergov.org>
Subject: [EXTERNAL] City Council Agenda Item Regarding Extension of 7th Avenue Historic District

To Whom It May Concern,

We understand the City Council will be meeting on December 13th to discuss the extension of the Historic District to the east side of Steele St.

We are writing to express our enthusiastic support in favor of approval for the Steele Street Extension into the Historic District.

We live in the 700 block on the west side of Steele, which is already in the existing historic district. We have lived here going on 35 years.

We love our neighborhood, of which we feel a great sense of pride. We appreciate the architecture, heritage and sense of place in our neighborhood.

We love the view out our front window and the view from our front porch, of homes across the street that look like ours; houses that fit with the neighborhood, and not some abomination thrown together by a developer eager to make a buck.

We do not wish to look out the window or drive down our block and see scrape-offs, ill-conceived pop tops or new homes that look like a beach house or some glass and concrete monstrosity, i.e., dwellings that don't match the historic and architectural integrity our block reflects.

That sort of thing already occurs in immediate and adjacent neighborhoods, which makes this application even more relevant and urgent.

We've seen it happen before. We owned in a 3-story Victorian on Capitol Hill. For several years,

there was an open space across the street.

Then a developer came and put in several apartment units. It was constructed quickly and resembled a row of cracker boxes.

There was not one single architectural element consistent with the venerable Victorians on that once historic block.

We feel it's important to maintain the character of the neighborhood. Really, we don't know why the east side of the street was not originally included in the historic district, as it only makes sense to have both sides of the street homogenous.

The 700 block of Steele is *both sides* of the street.

For longer than we have lived here, our annual holiday block party is celebrated by neighbors on *both sides* of the 700 block of Steele St.

There is a camaraderie and engagement between *both sides* of Steele when neighbors are on their porches and in their front yards.

And there is a strong, mutual pride in our homes, as *both sides* of the street reflects the same character of homes across from one another.

We wish to express our support for our neighbors on the east side of Steele St. in seeking this designation. We attended a virtual hearing of the Landmark Commission on November 2. There were 23 in support and maybe 3 or 4 opposed. Not to dismiss their opposition, but in listening to the comments of the minority in opposition, it appears they were speaking from a position of misinformation.

Several of their issues, such as window replacement, garages and other improvements, were addressed by the presentation, comments made by the board, as well as other homeowners in the historic district that have had this kind of work done, showing historic designation was not a roadblock to exterior home improvements as those opposed contended.

Neighbors on our side of Steele St., in the historic district, have realized window replacement, egress windows and a garage renovation.

Those in attendance were also ensured by the board that they were willing to work with homeowners wishing to make upgrades.

We passionately request approval by your office to include the east side of our street as part of the historic district, forthwith.

Thank you for your time and consideration.

Best regards,

Martin and Mary Beth Lambuth
761 Steele Street
Denver, CO 80206
303-913-9802