

PETER & SUSAN PARADISE

February 28, 2011

Ms. Carla Madison
Denver City Council Member
2713 Welton Street
Denver, Colorado 80205

Dear Carla:

Thank you for representing our property rights in what first appeared to be a "steamroller process" by the Landmark Preservation Commission to take the control of our property away from us. For thirty-four years we have been property owners at 2433 Curtis and we have tried to be good neighbors to the Curtis Park. I cannot speak for the homeowners who want the Landmark designation, but I ask that they not be allowed speak for my property; for many reasons I am against the proposal of the Landmark Commission as it pertains to my property.

We were surprised when the Landmark Commission informed us that our old building was a "contributing" property and that under their control we would not be allowed to make full use of the property's economic potential. We were informed of the positives of being under the Landmark umbrella, but as we have learned, there are disadvantages as well. For that reason we are against having our property designated as "contributing" and we prefer our property not be included in the Landmark designation.

The Curtis Park neighborhood has changed in many ways since my wife (Susan) and I bought our small business at 2433 Curtis in 1977. We purchased a run down building and a fledging business with the hope of fixing up both and someday retiring from the proceeds of selling the building and the business.

With the development of our retail baggage and pen stores, we no longer manufacture in the building and it is now used as a warehouse, luggage repair center and office space for our pen business. The building has served us for that purpose as we have managed to fit our needs to the building's restrictive configuration, but as a functional up-to-date facility, the building has lived beyond its years and has no significant architectural design or unique construction features. It is simply an old building with limited functionality. The building was built as a trunk factory with uneven floors, limited access to loading docks (we have access through the Greyhound parking lot for now) and with a slanted roof design that welcomes frequent leaks.

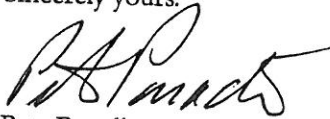
My hope is that my family can maintain control over the use of our property (under the Denver zoning requirements) into the future as I feel the best use of the property is yet to come. Qwest is our immediate neighbor to the north and our property could possibly be useful to them in their future requirements to supply the phone lines for downtown Denver. The land to the south and west of our building is owned by Greyhound as is the property across the street from our building. I expect that at some point in the future Greyhound will relocate and our property may best serve the future of Curtis Park by being part of that assemblage. The loading dock access we currently have through the Greyhound parking lot would certainly go away at that time and further limit the

February 28, 2011

usefulness of the building. To set this building aside as a "contribution" to the historical value of Curtis Park is questionable at very best and it certainly diminishes our potential economic property rights.

I appreciate your efforts to find a solution or compromise that protects our property rights. I wanted you to know that not all property owners within the proposed district want or endorse the Landmark Preservation Designation. I truly believe it may be in the best interest of all of Curtis Park to carve out opportunities for future growth within the neighborhood.

Sincerely yours.

A handwritten signature in dark ink, appearing to read 'P. Paradise', with a stylized, cursive script.

Pete Paradise
Paradise Pen Company
Colorado Baggage Company

Madison, Carla A. - City Council Dist #8

From: Kitt Strandberg [kitt@weiscomotorcars.com]
Sent: Tuesday, March 15, 2011 1:15 PM
To: Madison, Carla A. - City Council Dist #8
Subject: Proposed Curtis Park Historic Districting
Follow Up Flag: Follow up
Flag Status: Red

Council Woman Carla Madison,

It was a pleasure meeting you at the City Council meeting regarding the Proposed Landmark District "H" hearing.

I trust you had a wonderful time in Venice during Carnival. I have had the opportunity to travel to Venice and fell in love with the island.

My Name is Kitt Strandberg and I am co-owners of Weisco Motorcars Ltd located at 1075 Park Ave West (also referred to as 2300 Arapahoe St). The reason for my Email today is to discuss the proposed "H" districting at Curtis Park. Even though our building is not a contributing building in this application we are very concerned about the progression of the Proposed Landmark District "H" hearing.

I myself lived in Sweden for many years (where a portion of my Aunt's home was built around 1750). Long standing historic buildings of character are more common in Stockholm. I do understand how structures like my Aunt's home (and a few in Curtis Park) should be protected. The problem we see with this particular application is that there was not enough due diligence performed when declaring the protection area. A broad brush stork seemed to have been applied. Certain buildings in the area that are in such poor repair and in locations where there is no way it would benefit the property to be "H" designated.

Two properties of example is those on 2318 and 2322 Arapahoe St owned by the Bradford family. They are stuck in between two industrial buildings (and are in such poor condition that it would also be fiscally irresponsible to attempt restoration).

Other examples is 2628 Arapahoe St Owned by Peter Shattuck or any of the industrial buildings next to the Greyhound bus facility off of Curtis St

When one looks at most of the properties on Arapahoe St from Park Ave West up to and around 26th as well as on

Curtis. There is no historical value in most of those properties. There are two small homes at about 24th and Curtis that might possibly be considered in good enough repair to be designate if their owners chose to do so. What we feel should have been done by the Curtis Park Neighborhood Association is more leg work. More meetings with the property owners should also occur--not just a bombshell of a letter being dropped off. We personally only had a proper face to face conversation regarding the "H" application a week before the initial Landmark hearing. It was upon our request that we were informed about the non contributing designation of our building.

We feel that parts should be stricken from this application and that those property owners that would like to be "H" designated should be able to file for that at a different themselves—not to be forced into an "H" designation

3/17/2011

which would devalue their property that they purchased and continue to pay property tax upon annually. The applicant should also have to perform more research into the properties now listed under the designation to see if it warrants inclusion of the "H" application. This application can put undo strain on the property owner's finances and their ability to change or sell their own property.

I would like to thank you for your attention and hope that a solution can be reached in this matter.

Sincerely
Kitt Strandberg
Weisco Motorcars Ltd
kitt@weisco.com
303-294-9694

Curtis Park Borders

CURTIS PARK LANDMARK DISTRICT H



2345 Stout Street

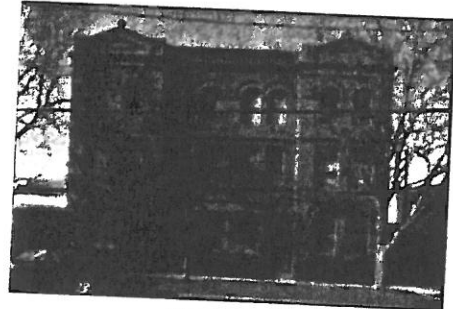
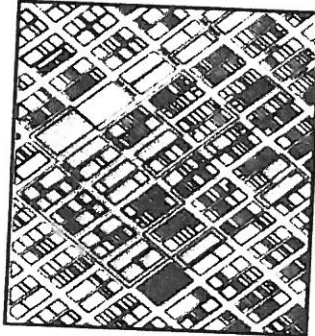
An Application for Landmark Designation
to the
Denver Landmark Preservation Commission
November 24, 2010

Alternative Views & Solutions

We applaud the authors of the Curtis Park Landmark District H application. Through this lens, even we are in support of preserving our beautiful and historic neighborhood. However, a slightly different reality exists for some of us property owners on the border of Curtis Park Neighborhood.



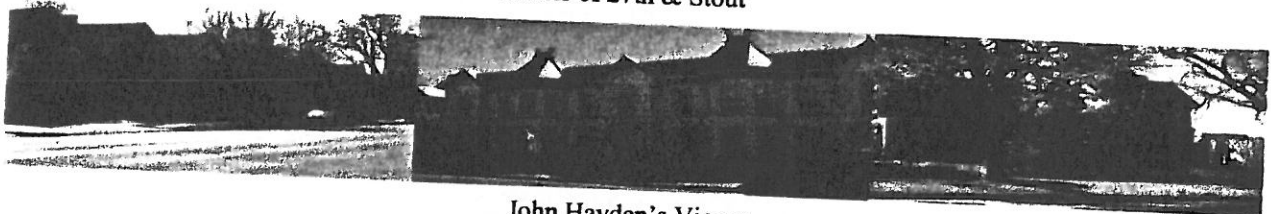
2343 Stout Street



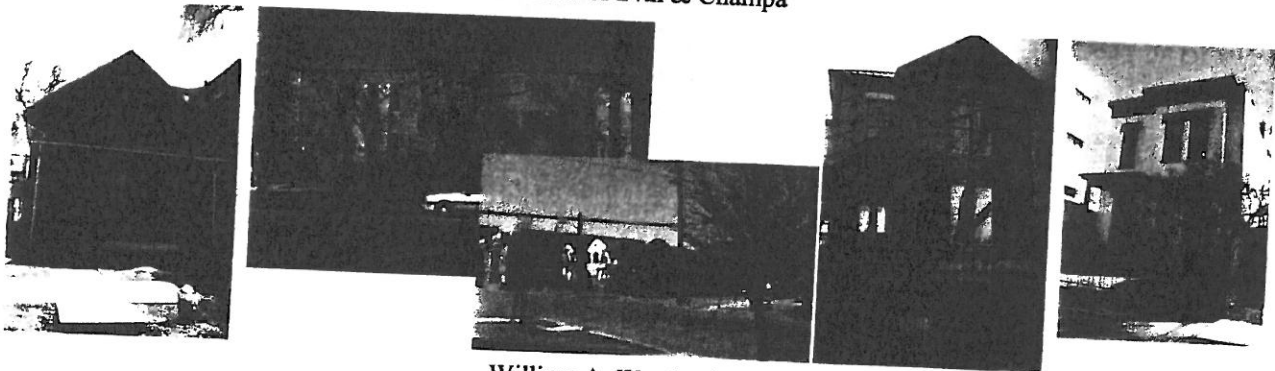
816-818 29th Street

Here are the views of some of the very signers of the District H application:

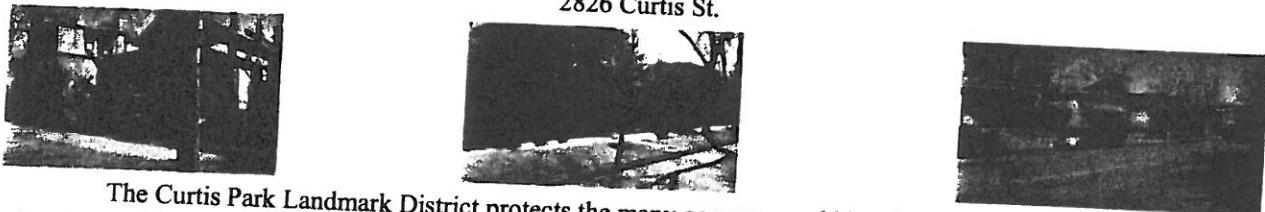
Joel Noble's Views:
Corner of 27th & Stout



John Hayden's Views:
Corner of 24th & Champa



William A. West's views:
2826 Curtis St.

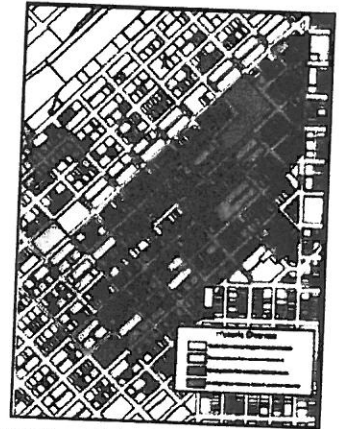


The Curtis Park Landmark District protects the many gorgeous and historically significant structures within its boundaries. The benefit to those properties above is wide reaching, protecting their homes and surroundings while maintaining or raising their property values. The homes on the border have no such protections, we look out our windows to entirely different neighborhoods and see; the back-side of Volunteers of America, a gargantuan apartment building, or new structures built to a scale and form we will be forbidden to copy. Unlike the properties above, Landmark designation will lower our potential property values by limiting our number of options despite our homes not enhancing the historic character of the area. We purchased our homes, in this neighborhood, with B8 zoning and no home owners association to enjoy countless opportunities for our dilapidated properties, many of which are in peril under District H guidelines.

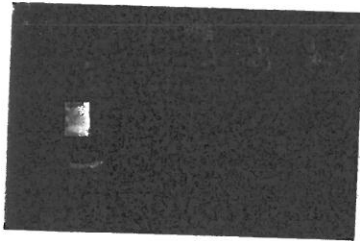
In a committee meeting Tuesday, February 22nd 2011, Council woman Jeanne Robb asked why the borders and sections of Landmark district H (shown in yellow) seemed so sporadic and disjointed.

Joel Noble of the Curtis Park Neighborhood (C.P.N) association replied, repeatedly, that it was to allow our community to "get used to" land-marking, since it was a rather new concept at the time districts A-G (shown in blue) were installed.

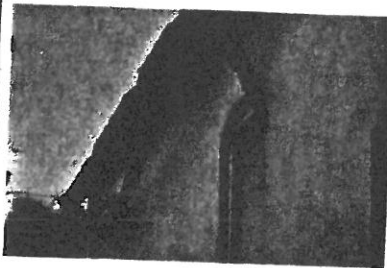
We feel the reason our properties weren't included until now was to allow Denver Housing Authority (D.H.A) and C.P.N. time to displace residents and demolish their housing. These organizations colluded to do EXACTLY what landmark status will now prevent the rest of us from doing; realize potential property values by replacing our homes with more efficient & valuable structures. The homes D.H.A. tore down were arguably more significant than ours.



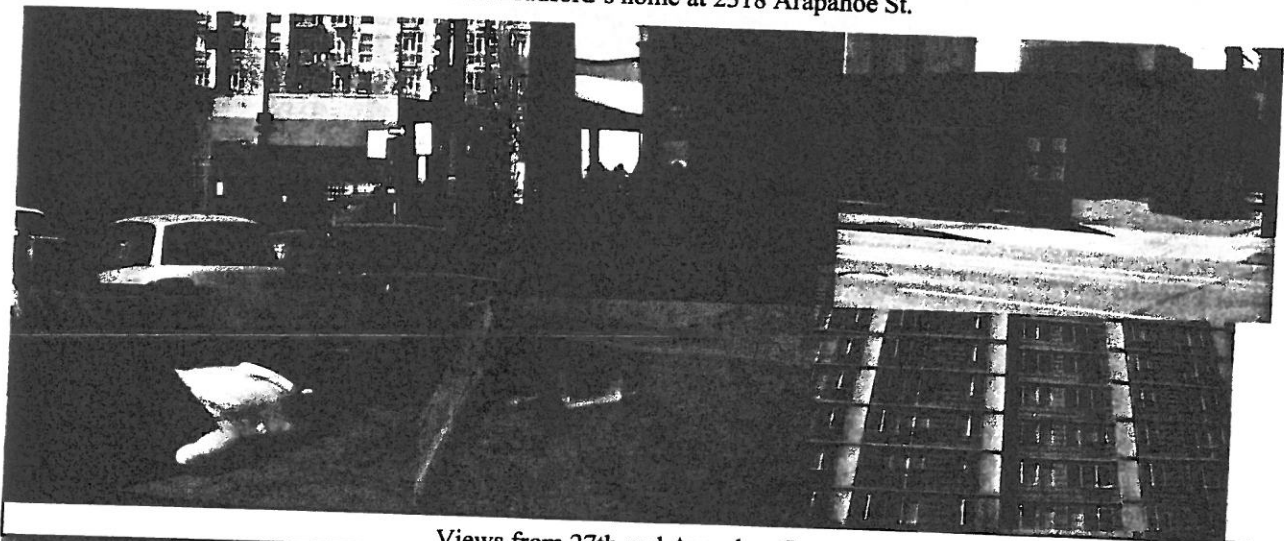
Peter Shattuck's views from his back yard at 2628 Arapahoe St.



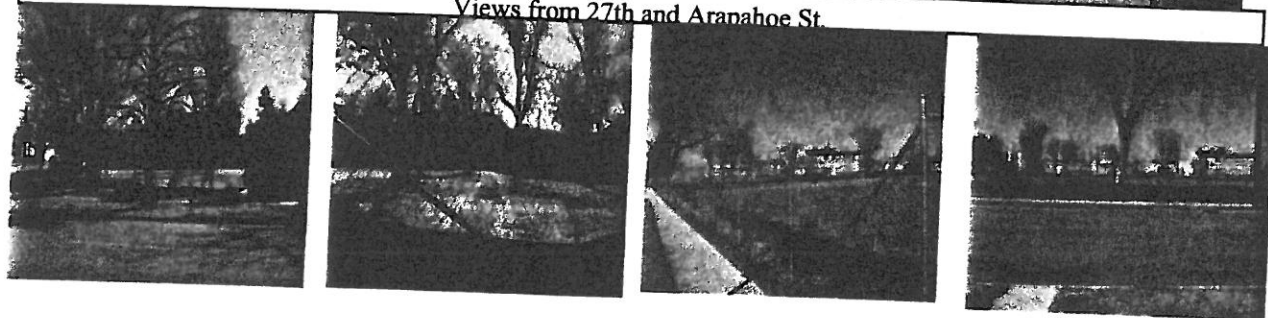
Peter Shattuck's views, here shown holding the FIRST & ONLY letter sent by C.P.N regarding District H, received the very day Denver Housing Authority completed demolition on neighboring property at 2642 Arapahoe St. reference the tractors in the background.

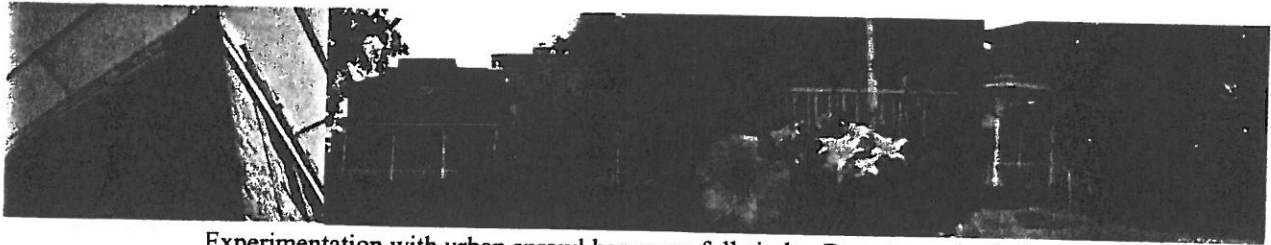


Views from Weiseco Motorcars and Ruth Bradford's home at 2318 Arapahoe St.



Views from 27th and Arapahoe St.





Experimentation with urban sprawl has come full circle. Downtown, including Curtis Park has enjoyed a resurgence in recent times. People who initially sought bigger homes/yards elsewhere, far from the railroad tracks, are now making their way back to the center of Denver. This comes on the backs of those individuals, and businesses who remained **despite** their surroundings. Businesses such as The Gregory Inn and Weisco Motorcars have improved their properties as well as generated countless sales and property tax revenues. Most literature about Curtis Park celebrates these businesses and their accomplishments, though District H now threatens their right to enjoy and expand what they've built, much less reap the same financial benefits as real estate developers across the street from their properties.

Our solution is simple. Draw a new line down the center of the alley between Arapahoe and Curtis & down the center of 24th Street. This will include most who WANT their structure protected and all the structures that SHOULD be protected, while excluding those on the border who look upon entirely different neighborhoods that have no unique or discernable character. Being the buffer between the realities of Downtown and the beautiful homes previously shown hasn't been easy; many of our homes have been robbed and our alleyways continue to be violated. Particularly in this down economy, we on the border should have the same options as when we bought our properties, and of the properties directly across the street, or at minimum, the same options as Denver Housing Authority. We don't suggest to move the homeless shelters, and didn't ask for the housing projects to be torn down displacing our neighbors & friends. We simply want to retain our potential property values and our rights while coexisting with our diverse surroundings.



Having shown the views of the Curtis Park Historic District H applicants and the views of those property owners on Curtis Park's borders, we are sure the inequities are apparent. This reflects why none of the applicants live on the borders themselves, being such, we're confident you can see why there needs to be a compromise.

We thank you for your consideration in this matter.

Sincerely,

Pete & Kristi Shattuck
2628 Arapahoe St.
Denver, CO 80205
303-669-1449

March 1st 2011

Dear District Council Woman Carla Madison,

This letter is in regards to the possible Curtis Park Landmark District H expansion, I would like to express my deep concern of its implications for the neighborhood. I am a homeowner who will be affected in the new expansion plans.

With Denver and the rest of the country continuing to struggle to escape the grasp of an unprecedented economic downturn, it makes little sense to move forward on this designation that will impede the homeowner's ability to create a beautiful home in a growing successful residential neighborhood. Current residents, myself included, will be unable to renovate because of the increased cost of renovating land-marked buildings. Many of the affected neighbors feel that this new district will create burdensome property restrictions. We purchased these homes because they were not in historic districts; we did not want to buy into an HOA.

Resale will also be impacted negatively: who wants to buy a dilapidated home with no possibility to tear down and rebuild?

Many buildings in Curtis Park should be land-marked, Crofton Elementary and many of the beautiful influential homes in the neighborhood included. It bolsters the whole character of the neighborhood. These historic buildings should have the protection that the neighborhood wants. However, including homes like mine and not reaching a consensus on the matter with the other residents who will be implicated will leave the neighborhood an undesirable, unfriendly mess. I would like to see a larger percentage of the homeowners affected with this new landmark district, in favor of it before the new lines are launched.

The application for Curtis Park Landmark Historic District H even states that the structure included shall make a special contribution to Denver's distinctive character. I am in complete belief that just because a house is in the proposed district does not make it historic. The application is beautiful and I am not surprised it passed with flying colors, however it made several glaring omissions. My house is one of them. Take a stroll down my block then we can have a conversation about if the house I bought to tear down and build a Queen Ann themed replica is worth a historic district. I feel forcing compliance into a Historic District is exclusionary and makes my neighborhood unaffordable and restrictive for my neighbors and me.

I am in favor of the Curtis Park historic district as it lines reside currently. I would like to have the homeowners effected included in the decision making process before the future of their homes and the proverbial rug is pulled out from underneath them.

I have been unable to attend multiple hearings on this matter, due to the fact that I am a full time nurse in our immediate neighborhood. Please use this letter as my "nay" vote on the matter, and also to discourage you to pass the Curtis Park District H Expansion.

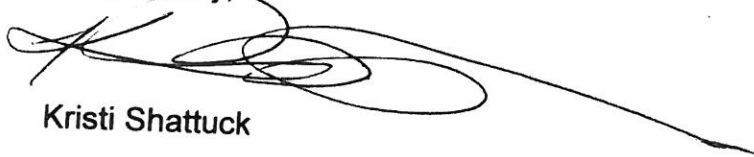
Please feel to contact me as needed.

720-938-2421

2628 Arapahoe St

Denver Co 80205

Respectfully,

A handwritten signature in black ink, appearing to read 'Kristi Shattuck', with a long horizontal line extending to the right.

Kristi Shattuck

West O Federal LLC
921 East 13th Ave #4
Denver CO 80218

Carla Madison
District 8
2713 Welton Street
carla.madison@denvergov.org
Denver, CO 80205

14 March 2011

Re: 1014 24th St

Council Women Madison

I am writing this letter with regards to the proposed Curtis Park Historic District Section H.

I own a small lot with a single family home. The lot is only 800 Sq. Ft. The proposed Historic District will greatly impact the value of the property. It will make my lot (1014 24th St.) and the property located next door at 1016 24th St. an island of property that will be undevelopable in the future if the Historic District is approved.

My lot and the 1016 lot were created in the 1800's, and are therefore legal lots. Two other adjoining properties, 2357-2361 Curtis are also legal, conforming lots. Without the imposition of the Historic District, it is likely that these four lots would someday be consolidated and developed collectively.

However, if the Historic District is approved, the development potential of my lot would likely go to zero, resulting in the "inverse condemnation / takings" of my property.

If the Historic District is approved, it is likely the city would reclassify my property as nonconforming, such that in the event of a fire or some other disaster I could not even repair it.

Finally, if the Historic District is approved, it is unlikely that the four contiguous lots would ever be redeveloped collectively because of the difficulty of going through the Historic District redevelopment hurdles and processes.

The reality of the situation is that the 7 single family homes in the 2300 Block between Curtis and Arapahoe should not be included in the Historic District, or should be given a special designation allowing them to continue in their present status as legal, conforming lots, with a special right allowing them to be consolidated and redeveloped without going through the burdens and hoops normally imposed in a Historic District.

Short of excluding these lots, or giving them the special status described above, the imposition of the Historic District on my property will constitute an inverse condemnation / takings, so the City ought to just buy my lot from me now and get it over with.

I am not opposed to historic districts. I live in The Cornwall at 13th and Ogden. It is listed on the National Historic Register and the association recently spent \$750,000 on historic preservation. Historic Districts have their place - this lot and the 2300 Block make no sense for inclusion in such a district.

I respectfully request you not approve The Curtis Park Historic District Section H in its present form.

Regards,

Dennis Hurt Manager
West O Federal LLC

We, the undersigned, request a postponement or continuation of the Curtis Park Landmark District hearing set for January 18, 2011 until such time we have been fully informed as to the ramifications of this designation. We also request a meeting with a representative of the Landmark Commission to apprise us of our requirements as homeowners should this landmark designation become effective.

1. STEPHEN GREGORY
Printed Name
2524 Arapahoe St.
Address
[Signature]
Signature
1/10/11
Date
2. MUTIC HADIC LILIANA
Printed Name
[Signature]
Signature
2539 CURTIS ST
Address
1/10/11
Date
3. MUTIC HIRJAD
Printed Name
2339 CURTIS ST
Address
[Signature]
Signature
1/10/11
Date
4. Michael A. GARAMELLA
Printed Name
2328 CH
[Signature]
Signature
2326 Champa
Address
1-10-11
Date
5. Michael A. Garamella
Printed Name
2328 Champa
Address
[Signature]
Signature
1-10-11
Date
6. Michael A. Garamella
Printed Name
2329 Stout
Address
[Signature]
Signature
1-10-11
Date
7. Peggy S Wozney Race
Printed Name
2523 CURTIS ST.
Address
[Signature]
Signature
1-10-11
Date
8. Jennifer Santistevan
Printed Name
2515 Curtis St
Address
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1-10-11
Date
9. Anthony Lee Schubert
Printed Name
[Signature]
Signature
2515 Curtis
Address
1-10-11
Date
10. RON RACE
Printed Name
2523 CURTIS ST
Address
[Signature]
Signature
1-10-11
Date

11. Joseph Sanchez 2517 Curtis St 1/10/11
Printed Name Address Date
Joe Sanchez
Signature
12. SAM McNeil 2630 Arapahoe St 1-11-11
Printed Name Address Date
Sam
Signature
13. TOM HORAN 816 - 818 25th ST 1/11/11
Printed Name Address Date
Tom Horan
Signature
14. JANET HORAN 2445 STOUT ST 1/11/11
Printed Name Address Date
Janet Horan
Signature
15. TOM HORAN 2449 STOUT ST 1/11/11
Printed Name Address Date
Tom Horan
Signature
16. Bernice Chavez 2550 Arapahoe St 1/11/11
Printed Name Address Date
Bernice Chavez
Signature
17. Kyle J. Hier 2565 Curtis 01-11-11
Printed Name Address Date
Kyle J. Hier
Signature
18. Angie Trujillo 2550 ARAPAHOE ST, 01-11-11
Printed Name Address Date
Angie Trujillo
Signature
19. Josh Geppert 2544 Chicago St. 1/11/11
Printed Name Address Date
Josh Geppert
Signature
20. Daniel Hernandez 1646 ARAPAHOE 1/11/11
Printed Name Address Date
Daniel Hernandez
Signature
21. ROBERT FREYTA 2546 ARAPAHOE ST 1/11/11
Printed Name Address Date
Robert Freyta
Signature

22. Peter Paradise 2433 CURTIS 1-12-10
Printed Name Address Date
Peter Paradise
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23. APELIO LOMBARDO 2357 CURTIS 1-12-10
Printed Name Address Date
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24. Dominic Lombardi 2361 CURTIS 1-12-10
Printed Name Address Date
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25. DICK YAMAMOTO 2541 CURTIS 1-12-11
Printed Name Address Date
[Signature]
Signature
26. Ruth Bradford 2310 Arapahoe St 1-12-11
Printed Name Address Date
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27. Ruth Bradford 2322 Arapahoe St 1-12-11
Printed Name Address Date
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T 303-333-9810
F 303-333-9786
621 Seventeenth Street
19th Floor
Denver, Colorado 80293

March 25, 2011

Councilwoman Carla Madison
2713 Welton Street
Denver, CO 80205

RE: Opposition to Curtis Park Landmark Historic District H

Dear Councilwoman Madison:

Our firm represents Greyhound Lines, Inc. ("Greyhound") in connection with the proposed Curtis Park Landmark District H (the "District"). Greyhound owns the parcels of land known as the "Trailways" property, which are represented by the shaded regions on the map attached hereto as **Exhibit A** (the "Property"). While Greyhound understands the opportunities associated with inclusion in the District, it has ultimately concluded that the consequences of historic designation outweigh the potential benefits.

The Denver Municipal Code (the "Code") sets forth the procedure for designating districts for preservation and specifically directs city council to consider the written views of the owners of affected property and hold public hearings on any proposed historic district. See Code Section 30-4(9) and (10). As such, if the Property is included, Greyhound hereby offers its written opposition to the formation of the District.

Greyhound has been active in the application process since the Landmark Preservation Commission (the "LPC") began its review of the proposed District and has taken the time to investigate the implications of the District on the Property. Greyhound attended the LPC's public hearing and, thereafter, met personally with Savannah Jameson (from the Commission) and two of the applicants, Joel Noble and William West, to discuss its concerns. After a great deal of consideration, Greyhound has determined that it is in its best interest to oppose the District and request that it be excepted out of the District as currently proposed for the reasons more fully set forth below.

Greyhound is a seller in a difficult real estate market. At a time when buyers are deciding which lot to purchase, anything that complicates development, complicates a sale. In their meeting with Greyhound, the applicants and Ms. Jameson explained the process for review and approval or denial of new structures and renovations of existing structures within a historic district. While Greyhound can appreciate the purpose of such review process, the additional restrictions, compliance requirements and time necessary for the review process ultimately hinder the development of the Property. This hindrance on

Exhibit A

Map showing Trailways property