

**Comments on 200 Block South Lincoln Historic District Landmark Designation  
Received by Landmark Preservation by March 8, 2016**



## Illegal Pete's, Inc.

1736 East Evans Avenue  
Denver, CO 80210  
Phone: (303) 733-3035  
E-Mail: [pturner@illegalpetes.com](mailto:pturner@illegalpetes.com)  
Web: [www.illegalpetes.com](http://www.illegalpetes.com)

February 22, 2016

Landmark Preservation Commission

To Whom It May Concern:

I own Illegal Pete's, which is located at 270 South Broadway, directly behind the 200 block of South Lincoln. We chose this location because we value the vitality and distinct historical character and charm of the neighborhood. I understand that this block is applying for Lincoln Street Historic District Designation.

I have read the application and have also perused the Historical Preservation web site and am impressed with both.

I am writing this letter to express my strong support for the approval of the application for Lincoln Street Historic District. Most of the homes in this proposed district, including the rentals, have been and are being restored to a state that is reflective of the period and style in which they were built. I believe that this Historical Designation will help to ensure that the homes included in this designation do not fall into disarray and that such a designation also helps to create a sense of community. Again, a large part of why we located our newest Illegal Pete's in this area is that we value the character of this particular neighborhood and would like to help in any way we can to ensure that that this character continues to thrive. We strive to be an integral part of every community in which we do business and we also believe that the strength and character of the community in which we do business has a direct impact on the success of our business. We worked hard to come to a mutually beneficial Good Neighbor Agreement with the West Wash Park Neighborhood Association which has engendered positive cooperative effort and positive feedback from the neighbors in the 200 block of south Lincoln, with which my business shares the alley. It is worth noting that we have been recognized by the Mayor's Office as a neighborhood integration success story, and I believe that the charm and unique character of the neighborhood has been a great help in our success.

I feel that the benefits to our neighborhood, our business and other local businesses and to the overall support and growth of Denver's character as a whole warrant approval of this Historic District.

Thank you for your consideration.

Best regards,

  
Pete Turner  
President, Illegal Pete's, Incorporated

Anita Lynch

227 S. Lincoln Street  
Denver, CO 80209

March 7, 2016

Landmark Preservation Commission  
Wellington Webb Building  
201 W. Colfax Avenue, Denver, CO 80202  
Attn: Kara Hahn, Senior Planner

Dear Denver Landmark Commission:

I own and live in the home at 227 South Lincoln Street, Denver, CO 80209 and am also one of the three applicants for the Historic Designation application for 200 Block South Lincoln Street Historic District which will be presented at the March 15, 2016 Public Hearing.

When my co-owner, Terry Gulliver, and I were looking for homes in Denver, we knew we wanted an older home with defining character, and we found that in our home. At the same time, we were drawn to this block because we saw the row of the nine Lang homes and some larger Victorian homes across the street. Even though South Lincoln is a one-way busy street, we loved the fact that there were not newly constructed homes breaking up the character and integrity of these homes. We had searched for homes in the area, and would find a home we liked, but then were deterred because between some of these homes, there were apartment buildings or a large newly built duplex that broke up the character of the older homes.

As one of the applicants for this Historic Designation request, I did extensive research on building permits, Sanborn maps, and other historical documentation and became even more convinced that this unique block deserves to be preserved.

*It clearly meets all three required criteria: (1) Historical significance: the homes were all built in a period of 1889-1895, and as our application demonstrates, has a direct association with the historical development of the city and state; (2) Architecture: All of the fifteen homes are Queen Anne architecture and embody this design, and, are a significant example of the work of a recognized architect or master builder, namely William Lang and F.H. Perkins;(3) Geography: it also meets the criteria of understanding and appreciation of the urban environment by means of distinctive physical characteristics or rarity and has a prominent location or be an established, familiar, and orienting visual feature of the contemporary city.*

I have done extensive outreach to all of the homeowners of the 15 homes, through meetings with Historic Denver, the Land preservation Staff, and through written communication, to ensure that all owners were fully informed on the process of Historic Designation as well as restrictions that such

designation would have on any modifications to the their homes. This outreach is fully documented in the application.

Of the 15 homes included (which are all conforming structures) 14 of the owners are strongly in favor and one is opposed. Their argument has been stated as “property owners’ rights.” I fully recognize that there must be a balance between those rights and the rights of other neighbors who strongly want these homes preserved, for the betterment of our neighborhood and community. I feel the balance tips in favor of the latter. In fact, the commitment to keep the integrity of these homes was so strong that three neighbors formed an LLC and in June 2015 purchased the home at 213 South Lincoln (which is on a double lot since one of the original home burned down many years ago). This home would have been a prime scrape and very likely a box shaped duplex would have been built there, which would have interrupted this row of homes on the west side. In fact 213 was the first home which was built on this block, built in 1889. The new owners have already poured huge resources into the structural restoration with the intent of preserving it.

I urge this Commission to unanimously approve the application for Landmark Designation for the 200 Block South Lincoln Street Historic District and forward it to the Denver City Council with a strong recommendation for its approval.

I appreciate the service that you give to our community.

Warm regards,

Anita Lynch, 227 South Lincoln Street, Denver, CO, 80209

303-917-0967

Eric Bennett/Carolyn Alden  
224 S. Lincoln Street  
Denver, CO 80209

Re: Historic Designation Hearing 3/15/2016  
Landmark Preservation 200 Block South Lincoln

March 7, 2016

My name is Carolyn, myself and my husband Eric Bennett are fairly recent to this neighborhood. We purchased 224 s Lincoln in April of 2014 after many years of looking to get out of the suburbs and into a home that had the history and character that we were looking for within the city.

We appreciate the architecture of the neighborhood and are honored to own one of the homes that are in the block that is up for historic designation. The history of the area was a huge appeal to us and the history and architecture of these unique homes is worth protecting and saving. We would hope that this historic designation would make that possible. We feel honored to be one of owners who have had the opportunity to buy here and hope we can maintain that for others. We understand the responsibility of living in a uniquely historic home and want to respect and maintain its authenticity for future generations to appreciate as we do.

We are in the process of renovating and we would have no reservations going through the historic approval process. We would value the knowledge and recommendations of the historic society and not want to do anything that would alter the authenticity of our Victorian home.

We would like the protection of this designation so that no one person could come and destroy the character and historic value of these homes for selfish reasons.

We fully support the historic application.

Carolyn and Eric

## Hahn, Kara L. - CPD Planning Services

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**From:** Landmark - Community Planning and Development  
**Sent:** Monday, March 07, 2016 7:24 AM  
**To:** Hahn, Kara L. - CPD Planning Services  
**Subject:** FW: Letter of Support for the 200 South Lincoln St Historic District

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

From: Judy Trompeter [mailto:schumpeter@me.com]  
Sent: Sunday, March 06, 2016 1:18 PM  
To: Landmark - Community Planning and Development <Landmark@denvergov.org>  
Subject: Letter of Support for the 200 South Lincoln St Historic District

We support the application from residents on the 200 block of S. Lincoln, which asks the Landmark Preservation Commission to designate their area historic.

As the owners of a condo in an 1890s terrace which is also listed on the registry, we appreciate the connection to the past which our building and others maintain. It saddens us to see the destruction of sections of this city's heritage, such as is happening in Jefferson Park, and thus we have protested the razing of the Uptown Tavern building and also volunteer with Historic Denver and Uptown on the Hill neighborhood organization.

We would like to encourage the Landmark Preservation Commission to approve this application and designate this block as an historic district, maintaining particularly those six houses designed by prominent Denver architect William Lang. This action will help preserve and protect these structures for future generations.

Larry and Judy Trompeter  
1007 E. 17th Ave.  
Denver CO 80218

**Comments on 200 Block South Lincoln Historic District Landmark Designation  
Received by Landmark Preservation by March 11, 2016**

**Terry Gulliver**  
227 S Lincoln St  
Denver 80209

March 7, 2016

Landmark Preservation Commission  
Wellington Webb Building  
201 W Colfax Ave  
Denver 80202

Dear Landmark Commission

### **200 S Block, Lincoln St, Historic Designation Application**

I reside at 227 S Lincoln St, which I own with Nita Lynch, in the center of the proposed historic district, and am one of the applicants. We were part of the original application tendered in 2013, and when that application failed we pursued and obtained designation for our own house, an 1890 Lang house renovated in 2010 by Mike Brownson, which was given a Mayor's Design Award in 2015.

I am also part owner of 213 S Lincoln, the oldest house on this block, which three of us purchased in 2015 to prevent it being sold and scraped. This is a small and fairly plain house which has required major reconstruction expense, well over what could be recouped in resale; but we see it as a founding link in the neighborhood. It is one of Lang's earlier small houses, and that shows. We did not want to see it scraped and replaced by one of the new boxes, to break up this thematic group of Victorians.

Many of the houses on the east side of Lincoln St in this block are fine examples of Queen Anne architecture of the period. The houses on the west side, however, include a number of unique designs by William Lang seldom seen elsewhere in America.. They begin with the simple house built at 213 S Lincoln in 1889, and include five subsequent houses with round turrets, and two with hexagonal turrets and gabled dormers facing the street on wider lots, all built for working class owners in the booming city. Other houses with these designs can be found in Denver, particularly in the Baker district, but this block has a concentration not found elsewhere, and shows an evolution in design detail over the four years they were built.

All of the houses in the application were constructed of soft red brick, and would not have survived weather or developers, without substantial investment by their owners in maintenance and renovation. The application thus represents pride of owners, as well as a unique slice of Denver architecture athwart a major artery into the city.

City governments need to be frequently reminded of their (our) heritage. There is appeal in expansion and rebuilding, and architects showing off, whereas renovation and maintenance often feel plodding, and do not command our attention. That is why it is important for citizens to request formal recognition of elements of historical significance. That is the reason for this application.

Some residents have researched the early inhabitants of these houses as extensively as the records allow. Some original owners were bust in the silver crash of 1893. Most owners have been working stiffs, the brawn of the growing city rather than its lights like Molly Brown and the Baileys, owners of



Lang mansions. Our own house was inhabited for a considerable time by a family Niccolleti, in a time when Italians were at the bottom of the social order, and who made hootch in the basement in Prohibition, and after that by a woman whose husband worked on Green Mountain dam on the Blue River, the first component of the Colorado-Big Thomson project. The west side of this block was the affordable housing of its day.

These notes affirm my opinion anyway that the proposed district meets criteria for designation, namely historical significance (the rapidly expanding city of the 1890s), architecture (design of two famous architects, Land and Perkins), and geography (straddling the major artery of Lincoln St). There is almost unanimous support among owners in the district for designation, with one exception: one opposing owner, who does not live there, is a property investor, has claimed the designation would restrict their property rights.

I urge the commission to approve this application.

Yours etc

A handwritten signature in black ink, appearing to be 'Terry Gulliver', with a long horizontal flourish extending to the right.

Terry Gulliver

Patrick & Peggy Moroney  
241 S Lincoln Street  
Denver, CO 80209

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

Re: South Lincoln Street Historic District.

Dear Sirs,

I appreciate the opportunity to address my thoughts on my home block becoming a preserved historic district. The idea of it has appealed to me since the topic was brought up by my neighbors a couple years ago. I have done the requisite research, and understand the benefits and drawbacks. I agree it's the right direction to go in. I believe I stand with the majority of my neighbors in favor of historical designation.

As a young girl I have always valued historic structures and houses, and have always wanted to own a historic home of my own. Now that I do, I wish to do what I can to protect its authenticity, and that includes preserving the neighborhood around it as well as the house itself. I believe historical designation will do just that. I know that most of my neighbors feel the same way and are passionate about it.

I hope you will consider my voice as a vote in favor of historical designation. Thank you for your time and consideration.



Peggy Moroney



**Comments on 200 Block South Lincoln Historic District Landmark Designation  
Received by Landmark Preservation by March 14, 2016, by 12:00 pm**

# URBAN NEIGHBORHOODS

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INCORPORATED

March 14, 2016

**TO: Whom It May Concern**  
**FROM: Dana Crawford, President, Urban Neighborhoods**  
**RE: 200 Block South Lincoln Street**

I fully support the Landmark District Designation for the 200 Block South Lincoln Street Historic District as described in the application dated February 16, 2016. This area of South Lincoln has extraordinary importance to the historical development of Denver with its collection of Queen Anne residences, eight of which were designed by prominent Denver architect William Lang. The Lang homes are representative of his later works.

Designation of the 200 Block South Lincoln Street Historic District will support and strengthen the vibrancy of central Denver neighborhoods for years to come.

Sincerely,

Dana H. Crawford

## Hahn, Kara L. - CPD Planning Services

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**From:** Landmark - Community Planning and Development  
**Sent:** Monday, March 14, 2016 7:14 AM  
**To:** Hahn, Kara L. - CPD Planning Services  
**Subject:** FW: 200 block South Lincoln Historic District support letter

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**From:** rashni.grant@gmail.com [mailto:rashni.grant@gmail.com]  
**Sent:** Monday, March 14, 2016 6:31 AM  
**To:** Landmark - Community Planning and Development <Landmark@denvergov.org>  
**Cc:** Gertie Grant <gertiegrant@estreet.net>  
**Subject:** 200 block South Lincoln Historic District support letter

March 12, 2015

Landmark Preservation Commission  
Wellington Web Building  
[201 West Colfax Avenue, Denver, CO 80202](#)

Attn: Kara Hahn, Senior Planner

RE: Support of the 200 Block South Lincoln Historic District

Dear members of the Landmark Commission;

I grew up at [242 S Lincoln St](#), one of the houses in this proposed historic district. I sincerely hope you consider preserving the integrity and uniqueness of this neighborhood. I love looking out my bedroom window at the houses across the street with their turrets standing out against the sky. I also like the fancy gingerbread detailing on the front porches and eaves of the houses on our east side of the street. These types of details are lost on buildings today.

I am hoping you will support the designation of these houses on both sides of the street so people in my generation and my children and their children can see the wonderful architecture that is not being duplicated today.

Thank you for your consideration.

Sincerely,

Katharine R. Grant  
[242 S Lincoln St](#)  
[Denver, Co 80209](#)  
[rashni.grant@gmail.com](mailto:rashni.grant@gmail.com)

Sent from my iPad

## Hahn, Kara L. - CPD Planning Services

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**From:** Landmark - Community Planning and Development  
**Sent:** Monday, March 14, 2016 7:15 AM  
**To:** Hahn, Kara L. - CPD Planning Services  
**Subject:** FW: 200 Block of south Lincolh Historic District support

**From:** Gertie Grant [mailto:gertiegrant@estreet.net]  
**Sent:** Sunday, March 13, 2016 5:10 PM  
**To:** Landmark - Community Planning and Development <Landmark@denvergov.org>  
**Cc:** Gertie Grant <gertiegrant@estreet.net>; nlynch1@comcast.net; twgulliver0@gmail.com  
**Subject:** 200 Block of south Lincolh Historic District support

March 12, 2015

Landmark Preservation Commission  
Wellington Web Building  
201 West Colfax Avenue, Denver, CO 80202

Attn: Kara Hahn, Senior Planner

RE: Support of the 200 Block South Lincoln Historic District

Dear members of the Landmark Commission;

**I am one of three applicants** for the historic designation of the 200 Block South Lincoln Historic District and I have **owned and lived at 242 S Lincoln for over 35 years**. I also **co-own 246 S Lincoln** and am one of 3 **partners that own 213 S Lincoln**, all of which houses are in the proposed historic district you are to consider March 15, 2016.

Because all 15 houses in the district meet all three criteria for historic designation, I urge you to support this application.

1. The houses have historical significance: all 15 of them are over 30 years old. They were all built between 1889 and 1895 when the Broadway trolley was extended down Broadway to Alameda, ending one half block from these houses. They all have the material, design and workmanship typical of the Queen Anne architectural style and all maintain a uniform set back.

2. The houses all embody distinguishing characteristics of the Queen Anne style, a dominant style of architecture in the late nineteenth century in Denver. In combination, they show the progression from Queen Anne cottage style through turret style to the Queen Anne high style architecture. William Lang, a recognized architect who designed the Molly Brown House and Castle Marne, both designated under Denver's ordinance, designed eight of the nine houses on the west side of Lincoln to meet the demand for lower cost housing with some of the design characteristics of his more expensive houses. This is possibly the longest string of intact Lang houses in Denver. F. H. Perkins, a number of whose houses in Seattle, Washington are historically recognized, designed and/or built one house on the west side and 4 of the 6 houses on the east side of Lincoln.

3. The proposed district has geographic importance as it straddles one of the main arteries into downtown Denver. It is a showcase of Denver architecture just before the end of the 19<sup>th</sup> century that is visible daily to thousands of commuters.

My involvement in this proposed district is as follows, including rearing my two children here:

In 1977 I was riding the bus home from work and saw 242 S Lincoln with a "For Sale" sign. I was drawn to it because it was among other similarly styled houses. I loved the proportions, gingerbread details on the eaves and front wrap-round porch and the wonderful mix of oak and manually grained pine wood work inside. I bought it.

Almost immediately after moving in, a friend and I started taking down the plaster held up only by wall paper. A stained glass demi-lune window in the stairwell had been destroyed when an attic fire was extinguished. We removed the oak woodwork, stripped off varnish and spent every weekend for four months sanding it, carefully preserving hints of the boarding house days during the depression and afterwards. In 1979, an extensive addition in the rear of the house designed by McCog Architects (now Oz Architecture) was completed, including a remodeled kitchen, an apartment on the second and third floors with a separate entrance and some dormer windows and skylights in the old attic. The front and sides of the original house have not been changed.

In 1979, my friend and I bought 246 S Lincoln which is about 4 feet south of 242 S Lincoln. It had long before been converted to two units. While upgrading the apartments, we kept the stained glass, original woodwork and pressed cardboard ornamentation in the staircase. We redid the crumbling front porch, restoring the wood detailing and columns, and replaced the concrete floor, steps and capstone with flagstone. Every April from 1983 to 1990, the small 2 car garage in the rear of 246 served for a few days as storage for trees for the annual neighborhood tree planting program that in 1991 grew into the Denver Digs Trees program of The Park People.

For years I admired from my front bedroom window the continuous row of "turret houses" across Lincoln designed by William Lang. Owned then mostly by absentee landowners, I feared they would crumble from abuse. In the 1990's a group of older men living in one of them celebrated on the roof of the front porch with the proceeds of their frequent yard sales. One day, in their drunken enthusiasm, they knocked out the posts supporting the porch roof and the whole thing came crashing down.

It is due time to preserve these houses before it is too late.

In June, 2015, three of us who own or co-own houses in the proposed district purchased 213 S Lincoln a Queen Anne cottage and the first Lang designed house built in this proposed district, because we feared it would be demolished. It sits on a double lot including the lot where a house burned down in the 1930's. We knew the house was in very bad shape: the kitchen and bathroom floors were "uneven" from water damage; cracks in the front brick wall hinted at foundation challenges and window arch damage; and mold, asbestos and lead paint on the brick would need to be dealt with. We are determined to save it.

Owners of 14 of 15 of the houses in this proposed historic district are strongly in support of designation, and one opposes it. For me, preserving Denver's architectural history is an over-riding matter of pride and civic responsibility. Future generations need examples of how earlier Denverites lived, what constituted "affordable" housing and how architects and builders of earlier times made houses visually interesting and appealing.

Please support the designation.

Thank you very much for your consideration and your service to the community.

Gertrude Grant  
242 S Lincoln St  
Denver, CO 80209  
303-744-3882  
[gertiegrant@estreet.net](mailto:gertiegrant@estreet.net)

## Hahn, Kara L. - CPD Planning Services

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**From:** Landmark - Community Planning and Development  
**Sent:** Monday, March 14, 2016 7:15 AM  
**To:** Hahn, Kara L. - CPD Planning Services  
**Subject:** FW: 200 Block South Lincoln Historic District support

**From:** Doris Burd [mailto:doris.burd@gmail.com]  
**Sent:** Sunday, March 13, 2016 9:24 PM  
**To:** Landmark - Community Planning and Development <Landmark@denvergov.org>  
**Subject:** 200 Block South Lincoln Historic District support

March 12, 2016

Landmark Preservation Commission

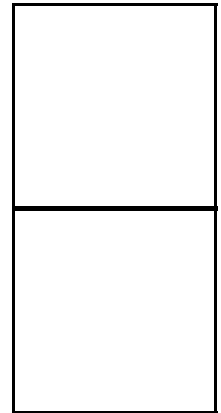
Wellington Webb Building

201 W Colfax Av., Denver, CO 80202

Historic District

RE: Support for 200 Block of South Lincoln

Gertie Grant  
[gertiegrant@estreet.net](mailto:gertiegrant@estreet.net)



Show details

Dear Members of the Commission:

I am and have been a resident of the 200 Block of Lincoln Street, Denver since December, 1977. In those thirty eight (38) plus years, I have witnessed significant transitions, some up, some down. Although change is inevitable and good in the long run, it is also imperative and vital to retain the history of Denver. An important component of that history is its interesting housing styles and architecture.

The 200 Block of South Lincoln, as a gateway to downtown Denver, highlights that historic connection, with its Victorian Queen Anne houses, some simple cottages, some with stunning turrets, and some with gingerbread accents and wrap-around porches. All were built between 1889 and 1895 and have maintained their architectural integrity which is vital to retain this historical nexus to the past and to highlight this gem in the heart of the city.



I also have ownership interests in two of the properties in the proposed designated district. At 246 South Lincoln, we have endeavored to retain the historic façade and maintain the integrity of the architecture of the block. 213 South Lincoln, the first of architect Lang's houses on the block, was bought by three of us who live on the block to preserve that architectural integrity as the property was in an extremely dilapidated condition.

I am unable to attend the hearing due to work commitments. However, I heartily endorse and support this application and respectfully request your endorsement and approval.

Thank you for your consideration and your service to the citizens of Denver.

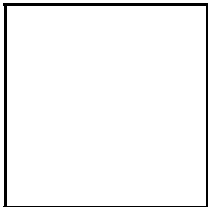
Very truly yours,

Doris E. Burd

242 S Lincoln St

Denver, CO 80209

[dorisburd@gmail.com](mailto:dorisburd@gmail.com)



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## Hahn, Kara L. - CPD Planning Services

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**From:** Landmark - Community Planning and Development  
**Sent:** Monday, March 14, 2016 9:54 AM  
**To:** Hahn, Kara L. - CPD Planning Services  
**Subject:** FW: Historic Designation for 200 Block South Lincoln Historic District

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

From: Nancy Campbell [mailto:nancycampbell1218@yahoo.com]  
Sent: Monday, March 14, 2016 8:48 AM  
To: Landmark - Community Planning and Development <Landmark@denvergov.org>  
Cc: gertiegrant@estreet.net  
Subject: Historic Designation for 200 Block South Lincoln Historic District

Dear Ms. Hahn,

I am a recent arrival to Denver and very fortunate to rent at 238 S. Lincoln St. I was just made aware of the desire of most of the residents in this block to apply for a historic designation by the Denver Landmark Commission.

The beauty, history, and unique location of this block are important to maintain. With so much cookie cutter building, as concerned citizens, I believe it is critical to maintain these houses as treasures in the city. Many parts of the U.S. have preserved similar houses for the enjoyment of many.

I hope you will strongly consider this request for historic designation of these special houses in the South Lincoln block.

Sincerely, Nancy Campbell  
238 S. Lincoln St. Apt. B

Sent from my iPad

## Hahn, Kara L. - CPD Planning Services

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**From:** Amy Neuser <aneuser01@yahoo.com>  
**Sent:** Monday, March 14, 2016 4:33 PM  
**To:** Landmark - Community Planning and Development  
**Cc:** gertiegrant@estreet.net  
**Subject:** Attn: Kara Hahn

Dear Denver Landmark Commission,

I am writing in support of saving the Queen Anne style home that I have had the pleasure of renting and living in since November of 2014. I currently reside at 246 South Lincoln Street (in the upstairs unit) which is located in the proposed district. When I was first hunting for a new apartment and viewed this property, I was completely smitten with the beauty and charm of the dwelling.

The unit is a one bedroom with a bonus room that I use as an office since I work from home. It has high sloped ceilings which add a lot of character to each room. The detailed woodwork around the interior windows and door frames are too gorgeous to cover up with any kind of curtain or valance.

The kitchen is at the rear of the apartment and at some point sky lights were added. There is also a small balcony off of the kitchen which basically adds another small room to the apartment during the warmer months. The apartment is so light, bright and cozy that I literally wake up every morning with gratitude for living in such a beautiful, comfortable home that I feel safe and secure in.

The property owners, Gertie Grant and Doris Burd are meticulous with caring for this home. It is well maintained and kept up-to-date with new appliances including dishwasher and washer-dryer. Any time there is a maintenance issue it is immediately addressed to keep the integrity of the home intact.

I truly feel fortunate to have discovered this gem of an apartment to live in. These types of homes are sadly disappearing to many "McMansions" that are popping up especially to the South and all over The Highlands neighborhood. I drive through the West Wash Park neighborhood often and admire all of the homes and the eclectic variety of old architecture. And then I'll come across one of the modern boxy homes and my stomach drops. It's a let down feeling similar to a loss of what once stood there, now gone forever.

More homes such as the one I reside in need to be saved and kept for preservation for the unknown scores of future residents to enjoy as we move into the future. Thank you for saving the beautiful old historical homes that help tell the history of our incredible city of Denver.

Regards,

Amy Neuser  
246 S. Lincoln St.  
Upstairs Unit  
Denver, CO 80209

## Hahn, Kara L. - CPD Planning Services

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**From:** ldunn70944@gmail.com on behalf of Larry Dunn <larry@toaboyt.com>  
**Sent:** Monday, March 14, 2016 4:51 PM  
**To:** Landmark - Community Planning and Development  
**Subject:** 200 Block South Lincoln Street Proposed Historic District

Hi Kara Hahn,

I'm writing in support of the South Lincoln St Historic District. I live in a circa 1901 house in West Washington Park and strongly feel we need to preserve our historic houses in this climate of rapid development and scraping.

Thanks,  
Larry Dunn  
732 S Washington St.  
;

To whom it may concern:

On behalf of myself and my husband, I am writing to voice support for the landmark district designation of the 200 Block of South Lincoln Street. My husband and I own and reside at 214 S. Lincoln Street, which is a High Style Queen Anne home built in 1890.

Because our application so clearly addresses our ability to meet the criteria for historic designation, I will not spend time discussing those points in this letter. Instead, I will focus on the less tangible and perhaps more emotional meaning behind this designation.

I am a 33 year-old Colorado native. My parents are natives; their parents are natives. My mother's side of the family moved to the state during the silver rush. My great uncle was once the mayor of Fairplay, where every summer, my family and I would participate in Burro Days watching poor souls drag their mules up Mosquito Pass. My relatives ultimately moved east and settled in Castle Rock, where 4 generations of my family graduated from Douglas County high school. I know Colorado. I am part of this state, and I have spent my entire life watching it change.

I still remember when County line was a dirt road roller coaster. I still remember when the star of Castle Rock could be seen for miles and miles because there wasn't an outlet mall or a suburbia maze blocking its view. I remember when cows roamed a field where a hospital and large financial institution now exist. I also remember what a pain it was that only one grocery store existed in town. I remember when my mom cut her arm on the windshield wiper and we had to drive forever and a day to find an emergency room which would stitch her up. Good things come with growth. And good things can come at a cost. As they say, you cannot have your cake and eat it too. If you want convenience, perhaps the forfeit of the small, quaint town you remember from your childhood is inevitable.

I have seen the benefits of growth in Denver. I did not grow up in the city. I do not have the same childhood memories of Denver as I do of Castle Rock, but my husband and I have lived in the city for over 10 years. I would be lying to say we do not enjoy the new and nicer grocery stores that have accompanied the growth, or the fact that the bike paths and parks are clean and safe. But it's no secret that there are quite a few more people in town. It takes longer to creep down Speer Boulevard. It's nearly impossible to find a quiet tree to read a book at Wash Park on a Saturday afternoon. It's crowded. This is an unavoidable cost to the all of the great things we are enjoying about our growing city.

I am willing to accept the pains of growth in Denver. I am not willing to define the potential removal and destruction of our city's history and beauty as one of these inevitable growth pains. We purchased our home because it is stunning; because the care and attention that went into its construction does not exist in homes built today. Prior to living in our home on Lincoln, we lived in a similar style home in the Baker neighborhood, which is under historic designation. This designation did not prevent us from purchasing the home; rather, it compelled the purchase.

Much like Castle Rock, Denver will never be the same. While once a cow town, it is now one of the fastest growing cities in the nation. As a Colorado native, I am a dying breed. Everyone I meet is not from my state. And they don't know the Colorado I once knew. And they crowd the parks. And they jam

up the roads. And they cheer for teams other than the Broncos. I accept this. But I do not accept one of them tearing down the gorgeous home next to me to build a modern cement cube duplex.

The block on which I live is beautiful. There is no reason not to protect the beauty of the older homes in Denver when and if possible. The 200 block of Lincoln submitted our application because we share pride and joy in the beauty and history of our homes. Let them have their 20 story apartment complexes downtown, but don't let them have our Victorian homes too. We love the beauty and history of our city. It is not a cost to growth, but instead a driver of it and it should be protected.

Kindly,

Kari-Anne Samuelson  
214 S. Lincoln Street  
Denver, CO 80209

March 12, 2016

Landmark Preservation Commission  
Wellington Webb Building  
201 W Colfax Av, Denver, Co 80202

Attn: Kara Hahn, Senior Planner

RE: Support for designation of the 200 Block South Lincoln Historic

District

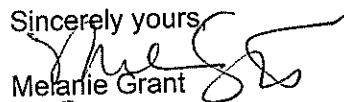
Dear Members of the Commission:

I owned and lived in 238 S Lincoln Street for 13 years from the early 1980's to the mid 1990's. It is one of the houses included in this proposed historic district.

While living there, I restored the front porch and remodeled the interior which had already been divided into two units. I was able to save the stair railing from a house being demolished in Denver's Capitol Hill that had been owned by my father's family and use it in the interior of 238 S Lincoln. All the work I did on the house did not change the footprint or the front façade.

I am very much in favor of the historic designation of the 15 homes included in the proposed 200 Block South Lincoln Street Historic District.

Sincerely yours,

  
Melanie Grant  
1557 S Steele Street  
Denver, CO 80210  
[mgrant7216@aol.com](mailto:mgrant7216@aol.com)

312 W 1<sup>st</sup> Ave

Denver Colorado

March 3, 2016

Mr. Martin Goldstein  
Chair  
Landmark Preservation Commission  
201 West Colfax Ave., Dept 205  
Denver, Colorado 80202

To the Landmark Preservation Commission:

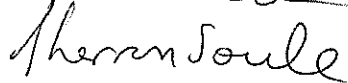
We are writing to express our support for the Landmark District Designation application 200 South Block of Lincoln in Denver, CO. It is important that Denver make every effort to preserve its distinctive neighborhoods.

Thank you.

Frank Lagana



Sharron Soule





**Comments on 200 Block South Lincoln Historic District Landmark Designation  
Received by Landmark Preservation by 12:00pm, April 13, 2016**

## Letter of Support for the 200 South Lincoln St Historic District

Landmark Preservation Commission Denver

Date: April 8, 2016

We, the undersigned, support the application for the Historic District Designation in the 200 blk of S Lincoln Street in Denver, Colorado 80209.

*Jeanne E. Reynolds*

## Hahn, Kara L. - CPD Planning Services

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**From:** Landmark - Community Planning and Development  
**Sent:** Sunday, March 13, 2016 10:09 AM  
**To:** Hahn, Kara L. - CPD Planning Services  
**Subject:** FW: 200 Block South Lincoln

**From:** Barbara Shecter [mailto:[bnshecter@gmail.com](mailto:bnshecter@gmail.com)]  
**Sent:** Saturday, March 12, 2016 10:59 AM  
**To:** Landmark - Community Planning and Development <[Landmark@denvergov.org](mailto:Landmark@denvergov.org)>  
**Subject:** 200 Block South Lincoln

Attn: Kara Hahn

I am writing in support of giving historic designation to the 200 Block on South Lincoln in order to preserve and protect the renowned architecture and character of the fifteen Queen Anne style houses on that block.

The support and documentation provided by the neighbors more that expresses how valued and valuable such a designation would be. The lone dissent is a property owner but not a resident, yet even that property would likely benefit from the designation.

I am sure that the application meets all the requirements and hopeful that the designation will be granted.

Barbara Shecter  
16 Pennsylvania Street  
Denver, CO 80203  
[bnshecter@gmail.com](mailto:bnshecter@gmail.com)  
303-765-4939  
303-842-0505 (cell)

## Hahn, Kara L. - CPD Planning Services

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**From:** Landmark - Community Planning and Development  
**Sent:** Sunday, March 13, 2016 10:09 AM  
**To:** Hahn, Kara L. - CPD Planning Services  
**Subject:** FW: 200 S. Lincoln Street Historic District

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**From:** Amrhein, Nicholas [mailto:Amrhein@pbworld.com]  
**Sent:** Saturday, March 12, 2016 10:16 AM  
**To:** Landmark - Community Planning and Development <Landmark@denvergov.org>  
**Cc:** Gertie Grant <gertiegrant@estreet.net>  
**Subject:** 200 S. Lincoln Street Historic District

The Denver Landmark Commission  
Attn: Kara Hahn

Ms. Hahn,

I am the owner of one of the houses included in the 200 block of South Lincoln application for historic designation. My neighbors and I want to save the Queen Anne style houses in our block in perpetuity with historic designation under the Denver ordinance, creating the 200 Block South Lincoln Historic District.

The included properties all meet the three criteria for historic designation: They are all at least 30 years old and:

1. Have maintained their physical and historical integrity: all were built between 1889 and 1895 when the trolley was extended down Broadway to Alameda, have the material, design and workmanship of the Queen Anne style, any alternations have been primarily in the rear of the houses and they all maintain a uniform setback from the street;
2. Embody distinguishing characteristics of an architectural style: all are examples of the Queen Anne style ranging from cottage to high-style, 8 are designed by William Lang and 5 by F. H Perkin, both recognized master architects; and
3. Have geographic importance in that the proposed district straddles a major arterial into downtown Denver.

Lincoln street is a gateway to downtown from the south and its historic character is, to a large extent, threatened by redevelopment and densification already occurring along Broadway and contemplated along Lincoln. I'm very aware of these proposals, as I am the President of the West Washington Park Neighborhood Association and Chair of the Land Use and Transportation Committee. I understand the need for and support new, higher density development in certain areas, but also believe we need to maintain a connection to Denver's rich architectural past by preserving areas such as the 200 S. block of Lincoln. I hope you will support and approve our application. I apologize for not being present for the hearing but travel for my job takes me away very often and I'll be in Tempe the 14<sup>th</sup> and 15<sup>th</sup> of March.

Best, Nick

**Nick Amrhein**  
**Owner of 207 S. Lincoln Street**  
**Denver, CO 80209**  
Office: 303-390-5880  
Mobile: 202-431-6973

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**Comments on 200 Block South Lincoln Historic District Landmark Designation  
Received by Landmark Preservation by noon, May 12, 2016**

Chelsea M. Wyatt  
233 S. Lincoln St.  
Denver, CO 80209  
303-590-8599  
Chelsea.wyatt@thehcigroup.com  
May 9, 2016

Denver City Council  
1437 Bannock St. #451  
Denver, CO 80202

Dear Denver City Council:

I am a homeowner at 233 S. Lincoln St., a home in the center of the proposed 200 Block of South Lincoln Historic District, and am wholly opposed to Historic Designation on this block as it will apply this designation to my home. This will restrict my ability to do improvements, impact the home's value, and potential for resale.

The Denver Landmark Preservation Commission (LPC) at 1PM on March 15<sup>th</sup> approved a bid to take an application for my block - including my home against my wishes - to Denver City Council. I was at the hearing, and made my intentions known that I was wholly opposed and it would be a hostile designation that they would be recommending. They still recommended it unanimously. Only one member of the LPC even mentioned a reservation on my behalf.

My neighbors have been trying to pursue Historic Designation on this block, including my home, since 2012 with a formal 2013 bid. This initial bid was withdrawn because 8/21 neighbors included were opposed.

They have since carved up the proposed Historic District, pooled money to buy one of the homes that was dilapidated themselves, and two more opposing neighbors have sold, leaving myself as the one remaining neighbor opposed.

Letting neighbors rather than requiring the actual homeowners themselves, submit historic designations for either homes they do not own, or blocks that include homes they do not own, has an incredibly divisive effect on the community. I have no doubt that Historic Designation will have negative impacts on my home. The Supreme Court has ruled that if you take away property rights, as this does, you reduce the value of a home. John Olson from the Denver Landmark Preservation Commission also mentioned that "In my experience, the demographic which seem to have the biggest complaints with historic districts are developers or contractors who are in and out of neighborhoods quickly and are not prepared for treating the property as something unique to the area." Contractors have already gotten extremely expensive in Denver. Adding an extra month to the timeline for permit approval and reducing the pool of contractors I can use should only increase the price of any improvements done to my home in the future.

The fact that there is such a low bar to Historic approval makes this far too easy a tool to use to halt development or restrict even simple home modifications in Denver that a homeowner wants to make. In fact, application for Historic Designation requires only a \$500 application fee, research for the application, and only 2 out of 4 of the Historic Designation requirements met: Important Person, Important Event, Important Location, or Historical Architecture which should be preserved.

### **200 S. Block of Lincoln Weak on Meeting Historic Requirements**

My neighbors are arguing these are William Lang properties (Important Person). In fact, Lang was severely affected by the Panic of 1893, and designed very few homes after this. He sold all his possessions and townhouse in 1895 and was submitted to St. Luke's hospital. Three of the homes in the proposed district were built in or after 1895: 243 S. Lincoln, 241 S. Lincoln, and 233 S. Lincoln (my home). In fact, a Colorado Architects Biography sketch on William Lang listed only one unnamed home attributed to William Lang built it 1895 – 1421 High St. in Denver. With this information taken into account, these homes are questionable as William Lang properties. My neighbors also believe these are all Queen Anne homes (Historic Architecture). Queen Anne homes are typically built of wood – almost all of ours are brick. They usually have single-story wrap around porches – none of these does. They usually have motifs on almost any flat structure – only a couple of these does. They also have broad, decorative gables – only the East side of the block does.

These are VERY thin lines for applying a designation which wholly prevents not just any future development, but basic items even down to widening a door or window in the front of my home, adding a dormer, building an extension, etc.

Applying historic designation would restrict me from even modifying my existing deck from being rental-safe by raising the decking railing to code, without Landmark Preservation approval – this could take weeks for each decision. This historic designation has also led to an almost \$3,000 immediate cost for me to finish replacing a broken crank on a front window, and expanding a window to be a door to an existing deck – because I had to obtain the permits and obtain a contractor before the May 16<sup>th</sup> hearing for Historic Designation to ever make adjustments to the front façade of my home. Landmark Preservation's John Olson let me know that the window to door conversion would have likely never have been approved once Historic Designation was applied. This was a huge additional expense to me, only incurred immediately because of my neighbor's application.

### **Landmark Preservation Commission Broken Process**

Denver's Landmark Preservation Commission has been active is issuing hostile historic designation or pushing for it, expressly against home owner's wishes.

Just last year, 3 properties have already hit the news for hostile historic designation: an 1800s Queen Anne in Jefferson Park, 2329 Eliot St. which lost \$300-\$400K in resale value upon this designation, and the Lanborn Home in the Highlands, which the City Council voted against in November of 2015.

While voting against historic status for these homes the following Councilmen spoke, as I hope you will today:

- 1.) Council woman Robin Kniech spoke that "Neighbors have an obligation to reach a compromise" on historic designation rather than the City applying this
- 2.) Councilman Kevin Flynn spoke that " While neighbors see it (the home) as if it is the Community's home, it is not, it is Mr. Teet's home. The City should not be taking away value from Teets to preserve it for the neighbor's enjoyment."

**There are no citizens, independent parties, or development groups involved in the Landmark Preservation Commission who then has deliberation on Property Rights of homeowners in front of them, not allowing for any input during this process by the homeowner(s) themselves. They are fully, unilaterally for applying Historic Designation in almost all cases.**

This seems like a pattern of abuse from this Denver Landmark Preservation Commission, whose member, John Olson, has also been involved in this application with my neighbors, holding meetings with them since 2012.



**Other Solutions**

**Although I proposed that my house should be left out of the proposed district before the application moved forward, the Denver Landmark Preservation Commission at the March 15<sup>th</sup> hearing mentioned that the case for historic designation was weak for some of the homes in the application - too weak to all stand on their own for Historic Designation.** This was my other proposal to exclude my home from this designation – which I believe will be detrimental to my home's value. Homes can apply individually. The current requirement for a Historic District is that there must be a contiguous group of homes for a Historic District, and although it would be contiguous across the street, apparently leaving my home out would violate this requirement. **I also proposed that the application be held until this rule can be evaluated and potentially reversed - retaining my property rights. This also fell on deaf ears.**

It has been suggested for other hostile historic designation homes that neighbor's pushing for this designation against a home owner's wishes buy the home. Many of these have resulted in low-ball offers for other homes. I have also had one of the supporting neighbors, who is also a realtor, reach out to me with repeated offers from "a buyer" on my home - at almost \$100K under market value, just \$50K more than I paid at the bottom of the market in 2012 for it. All of this while Denver is selling at record values, in order to ensure there is no opposition for their proposed historic district. I have repeatedly told her no.

The vast majority of my neighbors applying and in favor of the application are all retired, with plenty of time to pursue their application and recruit others from the neighborhood to speak who do not own these homes. They also lead the West Wash Park Neighborhood Association, which has gotten involved in attempting to block development and liquor licenses for many local businesses on a regular basis. The neighborhood should be preserved, but not against an individual business owner's or home owner's wishes. **Please assure that a home owner's rights are preserved for an investment that represents a significant amount of my retirement and net worth. Please let the home owner's voice be heard above that of the neighborhood who does not own my property, or find a way to let my home be excluded. This is not the Community's home, this is not the Wash Park Neighborhood Association's home, this is not my neighbor's home. This is my home.**

Sincerely,

Chelsea Wyatt