

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

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Good afternoon Kara,

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

Thank you!

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

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

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

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

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

## Landmark Preservation Commission

Dear Commissioners,

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

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

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

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

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

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

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

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

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

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

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

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

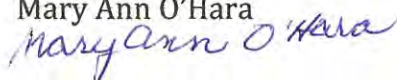
The continuing maintenance and age of the structure has becoming extremely costly and prohibitive. For us our planning and investment are culminating now.

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

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

Thank you for this opportunity,

Mary Ann O'Hara



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

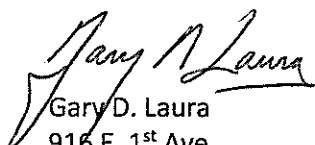
Dear Commissioners,

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

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

Thank you for your time.

Sincerely,



Gary D. Laura  
916 E. 1<sup>st</sup> Ave  
Denver, Colorado 80218

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

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

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

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

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

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

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

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

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

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



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

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Dear City Council,

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

Thank you,

Cody Nahmensen

Sent from my iPhone



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

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

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

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

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

Sincerely,

Jane Asper

1357 South Pennsylvania Street

Denver, co. 80210

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

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

Sent from my Verizon, Samsung Galaxy smartphone

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

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Hello,

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

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

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

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

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

Thank you,

Thank you,  
Kirstin

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

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To Whom It May Concern,

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

Sincerely,

Luchia A. Brown  
Denver Resident

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

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Denver Landmark Commission,

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

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

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

Stephen Hinterkopf  
214-505-6370

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

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

Sent from my Verizon, Samsung Galaxy smartphone

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

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

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

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

Thank you

Carol Blewett  
519 E 1st Ave

Sent from my Verizon, Samsung Galaxy smartphone



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

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Landmark,

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

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

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

Thank you

Ryan Frank  
Mobile: 303.903.7272  
Email: [Ryan.d.frank@gmail.com](mailto:Ryan.d.frank@gmail.com)

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

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

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

## **CARMEN COURT**

### **CANDIDATE FOR HISTORIC STATUS AS A DENVER LANDMARK**

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

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

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

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

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

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

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

Christie Murata - Preservation Architect  
July 31, 2020

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

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Hello!

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

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

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

Thank you.  
Dr. Hayley Roberts

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

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Hello,

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

Thank you for your time,

Mark Harris



Virus-free. [www.avast.com](https://www.avast.com)

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

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

Eva Coates  
15 Corona Street  
Denver, CO 80218

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

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Hello,

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

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

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

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

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Dear Landmark Preservation Commission,

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

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

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

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

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

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

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

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

It would be devastating to our community to demolish it.

Sincerely,  
Jaime Jacob

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

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Dear Landmark Commissioners,

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

Thank you,

Virginia Rounds

62 Emerson St.

Denver, CO 80218

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

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Hello,

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

Thank you,

Katie Frank

August 3, 2020

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

Via: Email

Re: Carmen Court Letter of Support

To the Denver Landmark Commissioners,

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

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

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

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

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

Respectfully,

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



July 31, 2020

Denver Landmark Commission  
201 W. Colfax  
Denver, CO 80202

Dear Commissioners,

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

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

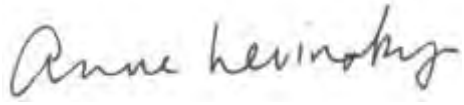
We believe the building has great adaptive reuse potential and could be incorporated into new development on the site. Volunteer architects from our board worked to develop ideas for both preservation and added density on the combined site, and shared the concepts with representatives of the owners and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

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

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

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

Sincerely,

A handwritten signature in dark ink, reading "Annie Levinsky". The signature is written in a cursive, flowing style with a large initial 'A'.

Annie Levinsky  
Executive Director



1 August 2020

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

VIA Email

RE: CARMEN COURT LETTER OF SUPPORT

Dear Commissioners,

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

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

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

Thank you for your consideration,

Marie Edgar and Laurie Simmons  
Co-chairs, Historic Berkeley Regis  
[HistoricBerkeleyRegis@gmail.com](mailto:HistoricBerkeleyRegis@gmail.com)



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

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To the members of the Denver Landmark Preservation Commission:

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

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

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

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

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

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Dear Commissioners,

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

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

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

Thank you for your time,  
Daniel Zinn

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

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[August 1, 2020](#)

Dear Commissioners,

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

Thank you,  
Michelle Stevens

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

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


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

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

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

Thanks,  
**Lawrence Depenbusch**  
[depenbusch@live.com](mailto:depenbusch@live.com)  
[lawrence@pedenver.com](mailto:lawrence@pedenver.com)

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

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

Good Afternoon Gary –

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

Have a good weekend,  
Kara

**Kara Hahn** | Principal Planner-Landmark Preservation  
Community Planning and Development | City and County of Denver  
p: (720) 865-2919 | [kara.hahn@denvergov.org](mailto:kara.hahn@denvergov.org)  
[DenverGov.org/Landmark](https://denvergov.org/Landmark) | [Twitter](#) | [Instagram](#) | [Take our Survey](#)



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Community Planning and Development is doing our part to support social distancing recommendations. Please help us in this effort by doing business with us online instead of in person: [www.denvergov.org/landmark](https://www.denvergov.org/landmark).

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

Ms. Hahn -

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

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

Thank you,

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

August 2, 2020

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

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

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

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

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

**LANDMARK DESIGNATION CRITERIA**

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

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

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

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

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



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

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

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

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

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

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

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

All these claims by the applicant are speculation.

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

Criteria #4 is not met.

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

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

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

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

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

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

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

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

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

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

**Appendix**

**Architectural and Leadership credentials for Lawrence Depenbusch**

Fentress Bradburn, Selected and Current Work

Images Publishing Group, Pty, Ltd

2001, [in conversation with Mary Voelz Chandler]

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

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

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

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





Save  
historic  
Carmen Court

SaveCarmenCourt.Org

INFO TUBE





Lyn

Just got home.

This sign is next to Eric/  
Desiree driveway.

Please forward to those  
who you feel should  
receive.

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

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

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

To Members of the Commission:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank you for your time.

Regards,

Mary Voelz Chandler, Writer and Researcher

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

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

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Hello,

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

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

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



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

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

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

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

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

Adam Estroff  
361 Elati St 80223



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

---

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

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

Lara Brecht

Sent from my T-Mobile 4G LTE Device

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

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Hi,

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

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

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

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

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

Sincerely,  
Lynn Josef  
Washington Park  
Denver, CO



August 1, 2020

*Delivered via email*

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

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

Dear Commission Members:

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

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

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

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





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

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

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

Sincerely,

WEST WASHINGTON PARK NEIGHBORHOOD ASSOCIATION

Sherri Way, President, [president@wwpna.org](mailto:president@wwpna.org)

cc: Councilman Jolon Clark, District 7

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

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

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

Thanks!

Monica Diedrich  
303 588 3441

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

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

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

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

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

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

Barbara Shecter

16 Pennsylvania St, Denver, CO 80203

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

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

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

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

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

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

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

To whom it may concern:

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

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

Thank you for your attention to this matter.

Julie Lerner  
13 Ogden St  
Denver, CO 80218



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

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To Whom it may concern:

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

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

Thank you for the consideration,  
*Celeste S. Kupperbusch*

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

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To the Landmark Preservation Commission

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

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

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

Thank you.

Bonnie Taher  
130 Pearl Street  
Denver 80203

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

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## **Charlotte A. Winzenburg**

**590 South Sherman Street**

**Denver, CO 80209**

**(303) 722-9046**

**fax (303) 733-6610**

**e-mail: [cwnznbrg75@gmail.com](mailto:cwnznbrg75@gmail.com)**

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

Sincerely,

Charlotte A. Winzenburg

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

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

Hello,

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

Best,

Melanie Bindon

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

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

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

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

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

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

July 29, 2020

To the Landmarks Commission:


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

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

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

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

Thank you for your consideration.

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

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

---

Hello

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

Suzanne Martens

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

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Hello,

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

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

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

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

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

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

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



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

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

Thank you,

Mat Trostle  
43 S. Sherman St.

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

---

Hello,

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

Thank you,

John Riecke  
2650 W 13th Ave

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

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

---

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

Roberta Hissey  
130 Pearl St  
Denver

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

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

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

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

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

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

---

Dear members of the Denver LANDMARK PRESERVATION Commission:

Merriam-Webster's definition of landmark is:

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

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

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

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

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

Sincerely,  
**Jane Potts**  
**Denver resident since 1944**  
[janepottsconsulting@gmail.com](mailto:janepottsconsulting@gmail.com)  
**303 919-4157**

From: **Richard DiSanto** <[richd790@gmail.com](mailto:richd790@gmail.com)>

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

Subject: Please protect Carmen Court

To: <[FriendsofCarmenCourt@gmail.com](mailto:FriendsofCarmenCourt@gmail.com)>

While walking the neighborhood, I noticed your signs.

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

I speak for myself and my husband.

Thank you for your efforts.

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

**From:** Lynn J <[rose-linda@hotmail.com](mailto:rose-linda@hotmail.com)>

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

**To:** "[landmark@denvergov.org](mailto:landmark@denvergov.org)" <[landmark@denvergov.org](mailto:landmark@denvergov.org)>

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

Hi,

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

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

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

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

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

Sincerely,  
Lynn Josef  
Washington Park  
Denver, CO

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

---

Dear Commissioners,

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

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

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



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

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

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

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

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

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

Lisa Purdy  
[purdylisa@mac.com](mailto:purdylisa@mac.com)

# Sarah O. McCarthy

August 2, 2020

Denver Landmark Commission  
City and County of Denver

Ladies and Gentlemen:

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

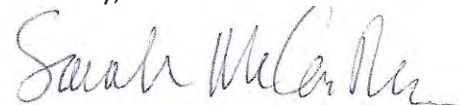
Built during the expansion of Denver's City Beautiful Movement to include our public schools and branch libraries, Carmen Court's siting compliments City Beautiful features of our historic parks and parkways system with its siting adjacent to Hungarian Freedom Park along historic Speer Boulevard and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

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

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

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

Sincerely,



Sarah O. McCarthy

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

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

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

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

-Karen kalavity

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

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Hi,

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

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

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

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

Thank you for your consideration.

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**kristina meyer**

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

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

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

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

--

David Pardo  
240-418-3654

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

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Please save Carmen Court as a Landmark.

Steve Perkins

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

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

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

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

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



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

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I support the Landmark Designation of the Carmen Court property.

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

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

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

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

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

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Sent from my iPhone

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

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Greetings,

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

Respectfully submitted,

Candy Markle  
neighbor and voter

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

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

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

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

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

Regards, Lawrence Phipps

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

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Hello Landmark Preservation Commission,

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

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

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

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

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

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

Thank you,

Nicole Munger  
500 block, S. Emerson St.

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

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

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

Ean Thomas Tafoya

**From:** [Sarah Schachterle](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Information on Carmen Court  
**Date:** Saturday, October 3, 2020 12:42:52 PM

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Good afternoon Ms. Hahn,

I am writing to you as a Denver native who hopes to save Carmen Court.

I have some information that has not been included in the request for landmark status and could qualify as another checked box for the required criteria.

I am hoping to share this information with the appropriate party to have it considered prior to the decision on November 2nd.

Could you please point me in the right direction or if that party is you, would you be willing to meet with me briefly?

Thank you in advance for your consideration.

Respectfully,

Sarah Schachterle  
720 530 2936

**From:** [Jake McLeod](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] No on Carmen Court  
**Date:** Saturday, October 3, 2020 7:02:07 PM

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Mayor Hancock and Council Members,

I'm writing to encourage you to vote no on the landmark designation application for Carmen Court. As a Denver resident, I know change is difficult. With that said, I'm concerned this landmark designation is being used as an anti-development tool at the cost of these homeowners. There are many who aren't thrilled by the size and scale of the Country Club Towers, but that doesn't mean these seven individuals should have to pay the price for that angst.

I know and trust you'll carefully consider the opinions of these property owners. They are modest people and your decision has serious implications for the rest of their lives. In addition to losing their retirement if the designation is approved, this process has forced the owners to publicly state the ongoing and anticipated maintenance costs for the property. If they're unable to sell their units to Hines for their land value, they'll either be faced with cost-prohibitive maintenance or depreciated value because they'll have to disclose the property's deteriorating condition. This is just another unintended consequence of this process.

The bar for owner-opposed landmark designations remains too low. The criteria are broad as exhibited by the applicant's attempt to take three poorly represented architectural styles and use them as a means to meet the criteria. The City's Landmark Preservation Commission saw right through the master builder/architect argument and I hope you'll do the same.

I appreciate your time and consideration. I know this is a difficult decision to make, but please don't take away the hard work of these modest individuals for a property that doesn't meet the City's designation criteria.

Sincerely,

Jacob McLeod  
Apt 2  
200 N Sherman St  
Denver, CO 80203



**From:** [Thomas Mathews](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Request to Vote NO on Carmen Court  
**Date:** Sunday, September 27, 2020 9:22:33 PM

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Mayor Hancock and City Council Members,

My name is Tom Mathews. I have lived in Denver since 1963. I grew up in Park Hill. The first house my wife and I bought was also in Park Hill. As we raised our family, we lived in Mayfair for a few years and have lived in Lowry for the past 20 years. We currently live at 85 Niagara St., Denver 80230.

The purpose of this email is to request for you to vote NO on the hostile landmark designation of Carmen Court. I have an additional request. As a City we should eliminate the ability for nearby residents to interfere with a neighbor's property rights. This is wrong and a great way to sow discourse into a community.

Thankfully over the past 50 years I've had good neighbors and worked hard to maintain good relationships with my neighbors. However, if a neighbor with no interest in my property interfered with the sale of my property, well that neighbor now becomes an antagonist or enemy rather than a nearby friend. I strongly encourage you to promote unity in our Denver neighborhoods.

Again, I request that you vote NO on the hostile landmark designation for Carmen Court and then work to eliminate the ability for nearby residents to interfere with a neighbor's property rights. Thank you for your consideration and your service.

**From:** [Robin White](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Wednesday, September 16, 2020 5:00:32 PM

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Dear Mayor Hancock and Council Members:

I'm writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

Public policy favors a person's right to freely dispose of property. Some legal scholars have even written that "the concept of free alienability is a cornerstone of modern Anglo-American civilization." Government should not interfere in this free market arms' length transaction between a willing buyer and willing sellers, especially when the buyer has most likely spent hundreds of thousands of dollars in due diligence, completely unaware that its purchase could ever be thwarted by people who have no interest in the transaction.

Please consider the long-term effects of your actions before you vote on this issue.

Thank you for your time and consideration.

Robin G. White, Esq.  
1400 16<sup>th</sup> Street, Suite 320  
Denver, CO 80202

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [Holm, Greg @ Denver](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Written Comments on Carmen Court  
**Date:** Monday, August 24, 2020 7:21:27 AM

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Greg-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

The official hearing date has not been set yet, but you can also sign up to speak for three minutes on this issue at the hearing. It will likely take place near the end of September.

If you have any other questions about this process, please let me know, and thank you so much for reaching out!

Maggie Thompson | Senior Aide  
Preferred Pronouns- she/her  
Office of City Councilman Jolon Clark- District 7  
720.337.7777  
[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org) Dial 3-1-1 for City Services  
Hablamos español

Correspondence with this office is an open record under the Colorado Open Records Act and must be made available to anyone requesting it unless the correspondence clearly states or implies a request for confidentiality.

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**From:** "Holm, Greg @ Denver" <Greg.Holm@cbre.com>  
**Date:** Sunday, August 23, 2020 at 3:29 PM  
**To:** "Clark, Jolon M. - CC Member District 7 Denver City Council" <Jolon.Clark@denvergov.org>  
**Cc:** "Thompson, Maggie M. - CC Senior City Council Aide District 7" <Maggie.Thompson@denvergov.org>  
**Subject:** [EXTERNAL] Written Comments on Carmen Court

Jolon,

Apologies for sending my comments on Carmen Court directly to you - I was unable to figure out where to submit written comments on Carmen Court on the den.gov website. If you can direct me to the correct place to submit comments I will be glad to submit my comments there as well. Below are my comments:

- Denver is suffering an enormous shortage of housing of all types, in all neighborhoods and in all cost categories. The City should be welcoming the construction of all types of new housing to alleviate this shortage. Alleviating the housing shortage should be a much higher priority than preventing the demolition of a seven unit condominium building, regardless of the justification

provided. People's need for housing should have priority over preserving old buildings - people matter more than bricks and mortar.

- The cost of housing throughout the City of Denver is unsustainably high resulting in many families spending an unacceptably high portion on their income on housing. We should not be celebrating that the average cost of a single family home in Denver is now over \$600,000 - this is a matter of grave concern. The reason the cost of housing is so high is a shortage of supply, which has been greatly exacerbated by the anti-development stance of most Denver neighborhoods, particularly high income and majority white neighborhoods.

- The West Washington Park Neighborhood Association "WWPNA" has a long track record of opposing the development of any housing type except single family housing and they are prominent supporters of the Carmen Court historical designation. It is my opinion that WWPNA is not representing the neighborhood, they are representing the interests of a small subset of the neighborhood. Please consider the following statistics:

- the West Washington Park Neighborhood consists of 11, 149 housing units of which only 3,634 (32.6%) are owner occupied, the balance are rental units.

- the total population of the West Washington Park Neighborhood is 17,285 of which 3,904 (22.6%) are 55 years or older. The membership of WWPNA is significantly weighted to older homeowners and therefore City Council's weighting of WWPNA's input should account for the fact that its membership represents only a small minority of the residents of the neighborhood.

- Every neighborhood, including West Washington Park, should be willing to accept increases in density to do its part to alleviate the housing crisis in Denver.

- The actions of the neighbors to achieve an historic designation for Carmen Court is a strategy to stop development of multi-family housing in the neighborhood. They are using the historic designation as an anti-development tool. If the building is of such great historic significance, why did the neighbors not seek the historic designation earlier? Why did they wait until there was a plan to build multi-family housing before filing for the designation?

- The neighbors request for historic designation will inflict significant harm on the owners of the condominiums located at Carmen Court, several of whom are dependent on the proceeds of the sale to Hines to fund their retirements. I read the letters submitted by the owners and some of them were heartbreaking to read. It is wrong and extremely arrogant of the neighbors requesting the historic designation to harm the Carmen Court owners in order to stop development of multi-family housing.

- The neighbors who applied for the historic designation are motivated by opposition to any type of development other than single family, and by their desire to protect their property values. The duty of the City of Denver and society in general to provide decent and affordable housing to all its citizens is a higher duty than protecting the property values of individual homeowners by continued limitation of supply. While it would be more desirable to have the project Hines is proposing for Carmen Court be affordable housing, it is still of great benefit to add additional housing units of all types. We can only alleviate the housing shortage by building a great deal of additional housing throughout the City, and we should be providing housing of all types and cost in all neighborhoods.

- As a 30 year resident of the West Washington Park Neighborhood and as a member of the West Washington Park Neighborhood Association, I urge the City Council to stand with all citizens of the City of Denver by encouraging development of housing. Please do not respond to, and give in to, the selfish interests of a few. Please do not grant historic status to Carmen Court.

Regards

Greg Holm  
1325 S. Downing St.  
Denver, CO 80210  
720-244-7200

**From:** [farmerdave532](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] NO ON CARMEN COURT--An Affront to True Landmark Preservation  
**Date:** Friday, September 18, 2020 12:42:05 PM

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All,

My family, friends and myself are deeply concerned about the possible Hostile Landmark Designation of Carmen Court. To put it simply, we do not find it acceptable that the Homeowners rights to redevelop the property--under the existing Zoning Regulations, and the Regulations in place when they bought their homes--will be denied by this action. This action will have an unfair financial impact on these modest Homeowners. It will not only remove their ability to make a fair profit on the homes they've owned for many years, it will certainly even have a *negative* impact on the *current* value of their homes.

To be clear, I am in *favor* of Historic Landmark Preservation, and, as a Partner in Boa Construction, I was the General Contractor on the renovation of many *true*, historic structures—the May D&F Tower, the Cheesman Pavilion, the Fischer Mansion, the Black American West Museum and other monumental treasures, as well as more than a hundred residences in Landmark Districts. I'm very proud of those projects and my experience tells me this structure does *not* meet the Landmark criteria. The report provided by the well respected Heritage Consulting Group says the same. I should also point out that there are a large number of mid and high rise buildings—old and new—already surrounding this property and the planned development is totally in keeping with the character of the neighborhood.

However, my ***biggest concern*** is that the specious use of this Landmark statue by a small and selfish group of neighbors, to blunt legal and appropriate changes to the Homeowner's property, will damage the usefulness of the statute in the future. It will create a general 'backlash' against designation of Landmark structures and thus damage the true intent of the Landmark Preservation movement.

We are in favor of 'Landmark Preservation' but will certainly not support in the future anyone that supports this specific action designating Carmen Court.

Thank you for listening.

Dave Farmer  
2030 Kearney St.  
Denver, CO  
303-588-1809

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [kfoto@msn.com](mailto:kfoto@msn.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Carmen Court hostile landmark designation  
**Date:** Wednesday, August 19, 2020 1:05:29 PM

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Katharine-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

The official hearing date has not been set yet, but you can also sign up to speak for three minutes on this issue at the hearing. It will likely take place near the end of September.

If you have any other questions about this process, please let me know, and thank you so much for reaching out!

Maggie Thompson | Senior Aide  
Preferred Pronouns- she/her  
Office of City Councilman Jolon Clark- District 7  
720.337.7777  
[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org) Dial 3-1-1 for City Services  
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**From:** "Clark, Jolon M. - CC Member District 7 Denver City Council"  
<[Jolon.Clark@denvergov.org](mailto:Jolon.Clark@denvergov.org)>  
**Date:** Wednesday, August 19, 2020 at 12:41 PM  
**To:** "Thompson, Maggie M. - CC Senior City Council Aide District 7"  
<[Maggie.Thompson@denvergov.org](mailto:Maggie.Thompson@denvergov.org)>  
**Subject:** Fwd: [EXTERNAL] Carmen Court hostile landmark designation

## **JOLON CLARK**

*Denver City Council District 7*

Phone:(720) 337-7777

Email: [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)

Pronouns: He/Him/His

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Begin forwarded message:

**From:** KATHARINE WARREN <[kfoto@msn.com](mailto:kfoto@msn.com)>  
**Subject:** [EXTERNAL] Carmen Court hostile landmark designation  
**Date:** August 10, 2020 at 11:12:27 AM MDT  
**To:** "[jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)" <[jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)>

Councilman Clark:

I hope that you will **not support** the hostile landmark designation for Carmen Court. I believe landmark designations without the owner's support should only be for rare designations. Simply put, they are controversial and only weaken the public support for landmarks.

I speak as a current owner of an historic property in the district, The Norman. I previously owned an historic property in Lodo.

When I bought the Norman condo I was aware of the historic status and understood that with it come significant expenses. Maintaining an old building is not cheap. We are currently beginning a new assessment which I approved and can afford.

However I feel the Carmen Court situation is very problematic. First there are only 6 owners so any assessments to repair and maintain the property will be expensive.

Second: for many property owners their home (versus a commercial building) is their sole source of wealth to fund their retirement or other causes. The neighbors who support the landmark designation like the look of the building in their neighborhood. I like it too. But I also believe that the owners have the right to sell their property at the best price.



I have been sad to see the lack of empathy for the owner's situation.

If the neighbors and others feel that it should be saved, they can certainly offer to buy the units as future investments. Until our landmark process has a good way to help compensate for the costs of a hostile landmark designation that owners may incur, I do not support it and hope you will vote against it.

**Katharine Smith-Warren**

99 S. Downing #402

Denver, CO 80209

303 949-4126

<http://smithwarrenart.com>

From: [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
To: [cart.pierson@ey.com](#)  
Cc: [Landmark - Community Planning and Development](#)  
Subject: Re: [EXTERNAL] Breaking News: Developer's plans threatened by vote on 1920s-era Speer condos  
Date: Wednesday, August 19, 2020 1:13:28 PM

Cart-  
Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

The official hearing date has not been set yet, but you can also sign up to speak for three minutes on this issue at the hearing. It will likely take place near the end of September.

If you have any other questions about this process, please let me know, and thank you so much for reaching out!

Maggie Thompson | Senior Aide  
Preferred Pronouns- she/her  
Office of City Councilman Jolon Clark- District 7  
720.337.7777  
[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org) Dial 3-1-1 for City Services  
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From: "Clark, Jolon M. - CC Member District 7 Denver City Council" <[Jolon.Clark@denvergov.org](mailto:Jolon.Clark@denvergov.org)>  
Date: Wednesday, August 19, 2020 at 11:54 AM  
To: "Thompson, Maggie M. - CC Senior City Council Aide District 7" <[Maggie.Thompson@denvergov.org](mailto:Maggie.Thompson@denvergov.org)>  
Subject: Fwd: [EXTERNAL] Breaking News: Developer's plans threatened by vote on 1920s-era Speer condos

JOLON CLARK  
Denver City Council District 7

Phone: (720) 337-7777  
Email: [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)  
Pronouns: He/Him/His

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Begin forwarded message:

From: Cart Pierson <[cart.pierson@ey.com](mailto:cart.pierson@ey.com)>  
Subject: [EXTERNAL] FW: Breaking News: Developer's plans threatened by vote on 1920s-era Speer condos  
Date: August 5, 2020 at 7:06:44 AM MDT  
To: "Clark, Jolon M. - CC President Denver City Council" <[Jolon.Clark@denvergov.org](mailto:Jolon.Clark@denvergov.org)>

This is just all sorts of wrong, once again. What is it with the City Council and this taking of private property with frivolous antagonism?

We still have rights in this country, don't we?

Please do what you can to help these people fight off the hoard.

Thank you.

Cart.

Cart Pierson | Director/Business Development

Ernst & Young  
Office: 720-931-4708 | [cart.pierson@ey.com](mailto:cart.pierson@ey.com)  
Mobile: 303-478-5573

From: Denver Business Journal <[reply@news.bizjournals.com](mailto:reply@news.bizjournals.com)>  
Sent: Tuesday, August 04, 2020 6:05 PM  
To: Cart Pierson <[cart.pierson@ey.com](mailto:cart.pierson@ey.com)>  
Subject: Breaking News: Developer's plans threatened by vote on 1920s-era Speer condos

August 4, 2020

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BREAKING NEWS

**Developer's plans in jeopardy after commission votes to preserve condo building in Denver's Speer neighborhood**

By James Rodriguez / The owners say their financial futures rest on their ability to sell to a developer. But City Council will have the final say on whether that's possible.

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**From:** [Hal Macartney](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Carmen Court - Please vote NO on Historic Landmark Designation  
**Date:** Sunday, August 23, 2020 12:38:23 PM

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Dear Mayor and City Council,

I am writing in support of one of the owners of units in Carment Court, opposing the designation of her building as a Historic Landmark. This designation would have a terrible financial impact on her and constitutes a taking of her personal property rights. It is a selfish move by neighbors opposed to a new building, and an abuse of a law that is generally well intentioned.

The neighborhood already has the kinds of structures being proposed in its place, so no precedent is being made. Also, while Carmen Court is an attractive old building it is by no means historic or a landmark in the city. Its re-purposing for senior living is also a good thing for Denver.

I have known the owner, Katie Sisk, all her life. She has devoted her professional career to Denver's public schools and is not in a position to be an owner/caretaker of a historic building, nor take the financial blow this would entail. Denver needs citizens like her and should treat her well for all the years she has given the city. Please vote NO on the upcoming hearings to designate her residence, Carmen Court, as Historic.

Sincerely,

Hal Macartney

**From:** [Hannah Flood](#)  
**To:** [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] Carmen Court - Urgent Mistake  
**Date:** Tuesday, August 18, 2020 10:27:21 AM

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Hello,

I am a 28 year old designer / soon to be licensed architect in the city of Denver. As I grew up in Chicago, I have worked for notable architecture firms since I was young, as well as under notable architects (my grandmother worked with Frank Lloyd Wright). I have worked on the development of multiple new structures, and I've witnessed first-hand the occasional negative effects that these new structures have on the culture of a city. Although some new developments are without a doubt necessary in contributing to the growth of an area that is currently underdeveloped, tearing down potentially incredible structures like Carmen Court would be a major mistake and would have an immense negative effect on this culture that is so attractive for both locals and outsiders.

Although I am going against what I spent a majority of my life studying, which is new developments, I have come to realize the incredible importance that potentially historic landmarks have on a community. The value of Denver and its surrounding neighborhoods comes predominantly from its culture, specifically from its unique architecture and the passionate people that care so much for this city. This is exactly what drove me here, as well as so many others that are contributing to the positive growth, care, and wealth of this city.

It is heartbreaking to see that Carmen Court may possibly be demolished FOR short term monetary fulfillment for its few residents. This demolition, along with some others, would absolutely strip Denver of its culture resulting in the loss of its most valuable residents. This demolition is NOT worth it, and it will show in the long term.

I have never sent an email even relating to begging for a landmark or any type of site to be preserved, as this goes against my training, but I will do whatever it takes to help preserve the incredible culture of Denver. I plan on getting involved with the local architecture foundation and climbing that ladder here, as I began to do in Chicago.

What will it take to keep Carmen Court? I am open to discussing options and welcome an email or call on my cell at any time 630-903-3604.

Thank you very much,

Hannah Flood

**IA INTERIOR ARCHITECTS**

hflood91@gmail.com

[Facebook](#) | [Twitter](#) | [LinkedIn](#) | [Instagram](#)

**From:** [Jerry Ladd](#)  
**To:** [Hinds, Chris - CC Member District 10 Denver City Council](#)  
**Cc:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Carmen Court  
**Date:** Saturday, August 22, 2020 4:18:12 PM

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Councilman Hinds:

My wife, Margot Ladd, and I reside at 2901 E Exposition Ave., previously residing at 869 Vine St. and 165 Gilpin St., spanning almost 45 years. So you can safely say we are long term Denver residents and have watched a great deal of change occur in our city. I am writing to express grave concern about the pending historic designation for Carmen Court, as I believe it would establish a very dangerous precedent for those older homes and buildings that while beautiful and reminiscent of Denver's history, are not truly historic structures in the manner of so many other homes. Both Country Club and Morgan's Historic carry historic designations, so I have familiarity. The neighborhood around Carmen Court does not have the same traits and status, and to designate that single property with historic status would rob the owners of significant property value, with a condition that was not present when those properties were purchased.

Very truly yours,  
Jerry Ladd

**From:** [Linda Nelson](#)  
**To:** [Hancock, Michael B. - MO Mayor](#)  
**Cc:** [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [paul.kashman@denvergov.org](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Deborah Ortega - Councilwoman At Large](#); [Salazar, Alan B. - MO MA2952 Executive](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Carmen Court  
**Date:** Sunday, August 23, 2020 4:54:47 PM

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Knowing the issue of the right of owners to sell their property at Carmen Court is now a "hot topic" in Denver, I would like to "weigh in" by strongly opposing the ability of a few people to file an unwanted historic designation, and prevent the sale of the property. This is a decision for the owners, not the general public, nor legislators.

Carmen Court, just south of Speer has no significant historical value. Hines is a very reputable developer and plans to build a high-end senior living community there. These owners should be able to make their own decisions to sell their property to Hines.

This law allowing such menacing action is unfair to homeowners in Denver, and has been used maliciously.

Please stop this action and allow the homeowners to decide what to do with their own asset.

Please speak up at the City Council Meetings for homeowners, property tax payers and voters!

Thank you for all the work you do!  
Linda Nelson



**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [jsimmons@blueskystudio.com](mailto:jsimmons@blueskystudio.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Carmen Court  
**Date:** Monday, August 31, 2020 10:50:10 AM

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Joe-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

The official hearing date has not been set yet, but you can also sign up to speak for three minutes on this issue at the hearing. It will likely take place near the end of September.

If you have any other questions about this process, please let me know, and thank you so much for reaching out!

Maggie Thompson | Senior Aide  
Preferred Pronouns- she/her  
Office of City Councilman Jolon Clark- District 7  
720.337.7777  
[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org) Dial 3-1-1 for City Services  
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Jolon-

I am writing to you to express my opposition to the historic designation of Carmen Courtcondominiums on Emerson St.

I am a neighbor as well as an architect who is well-versed in renovating and working with historically designated properties, properties whose owners are working to have designated, and in designing and developing infill buildings in Denver's older neighborhoods.

I am opposed to the designation of this property in that it is my opinion that the property does not meet the criteria for Colorado Landmark and National Historic Landmark status, despite that the Denver Landmarks Commission voted in favor of this designation, I am happy that our local laws are such that when there is a hostile designation, as Cameron Court is, that City Council can weigh other factors in its charge to make a final determination.

Cameron Court is a charming development in a neighborhood that is composed of a wide variety of architectural styles and building types. From 1920's bungalows and Tudor cottages, to 1960's multi-story apartments, newer mid-rise and high-rise apartment / condos and a smattering of three-story mid-century / late deco apartments. The Speer neighborhood is a totally residential neighborhood and is very urban. The character of this neighborhood is higher-density buildings representing a wide variety of styles. It is not homogenous in style or housing type.

The particular corner this development occupies has a park-like character, and the mature trees (so mature in fact, that the buildings are heavily screened) on this site are adjacent to the Hungarian Freedom Park. This makes a pleasant transition from the Cherry Creek to the park to the neighborhood. I suspect that this is a large factor in the desire of the neighbors to preserve this site. The manner in which the building wraps the south and east property lines, results in a large open space that is park-like in its character and connects to the park. The whole ensemble is quite charming in its feel, especially considering what is built around it. But...there is nothing that special in the design...some Spanish tile here, some arches there, flat roofs that step up and down, all dipped in stucco. Cute and Charming. That's about all anyone can say about the architecture.

Historic properties are required to meet either of these criteria:

1. That the property is associated with famous people or events
2. That the building represent a significant style or is the work of a master

Cameron Court has no association with historic people or events. It is not the work of a master builder. Its designer was not an architect, but rather an engineer who designed a rooftop addition to the Gates Rubber Plant while he was employed there. He was a draftsman at best. The Landmarks Commission had to stretch pretty far to award their stamp of approval for a so-called Pueblo Revival style, which is a style not known for its prevalence and popularity in Denver. I grew up and was educated in New Mexico, where the pueblo vernacular is the predominant style, which defines the character of the area.

The style of Carmen Court is more like the 1920's Spanish Revival style which is popular in Southern California and Arizona and constitutes, as pueblo revival does in New Mexico, a characteristic style to those states. This distinction might be more appreciated by architects and preservationists and it's not significant to designation whether the architectural style of Carmen Court is one or the other. It is important to note that Denver is the Midwest and not the Southwest, and pueblo revival or Spanish revival architecture is not a characteristic Denver style that ever had much popularity. It doesn't represent a history requiring preservation.

Neither does Cameron Court contribute to defining the character of its neighborhood other than it's one of dozens of styles and types of buildings.

I strongly believe that the justification by Landmarks that Carmen Court is worthy of designation based on its design character is flimsy at best.

When a flimsy justification is used to create a local landmark, it might likely not pass muster with the State and Federal levels of historic designation, which are necessary and required to be able to take advantage of the rehabilitation tax credits that are available. I understand the neighbors are suggesting to the property owners that they can recoup their rehab costs via tax credits. That is easier said than done!

Here's how that process works: Submit an application to the state and the feds. If they give a thumbs up, plans are submitted for review, but are not approved. Then, the property owner expends the funds for the renovation and when all the bills have been paid, they apply for the tax

credits. It is then that the Feds (who provide the biggest tax credit) will determine if the property is eligible or not for the credits. Very time consuming and very risky.

Hostile neighbors who have no skin in this game with pat answers and suggestions to the property owners, coupled with a flimsy designation justification make this a perfect set-up for failure. If this property is designated, the property owners will be denied the financial benefits that the owners of the two houses to the south would realize. Those houses are just your run of the mill bungalow and Tudor cottages...not worthy at all of preservation. Nobody would argue with that. The owners of Carmen Court would moreover be saddled with the burden of making repairs which would be required to be done to a higher standard and under the scrutiny of the Landmarks Commission. Property owners lose all the way around. There is no upside to them. Only downside.

This is what City Council is charged with. To weigh the community benefits against the cost to the current property owners.

I urge you to vote no on this hostile designation.

Thanks

Joe

Joseph E. Simmons AIA  
BlueSky Studio  
99 S. Logan St.  
Denver, CO 80209  
**Cell: 303-601-8956**  
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**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [stephen.hinterkopf@gmail.com](mailto:stephen.hinterkopf@gmail.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Carmen Court Historic Designation  
**Date:** Wednesday, September 30, 2020 10:13:15 AM

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Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

The official hearing date has not been set yet, but you can also sign up to speak for three minutes on this issue at the hearing. It will likely take place near the end of September.

If you have any other questions about this process, please let me know, and thank you so much for reaching out!

Maggie Thompson | Senior Aide  
Preferred Pronouns- she/her  
Office of City Councilman Jolon Clark- District 7  
720.337.7777  
[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org) Dial 3-1-1 for City Services  
Hablamos español

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**From:** Stephen Hinterkopf <[stephen.hinterkopf@gmail.com](mailto:stephen.hinterkopf@gmail.com)>  
**Subject:** [EXTERNAL] Carmen Court Historic Designation  
**Date:** August 25, 2020 at 8:17:52 AM MDT  
**To:** [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)

Good morning Jolon,

I am writing again to express my concern regarding a historical designation of Carmen Court. I have lived three blocks away from this property at 288 S Ogden St for nearly 5 years in a 110 year old craftsman bungalow that has been thoughtfully renovated and restored. I also work in real estate to make a living and have an appreciation for architecture and its impact on neighborhood character. However I am against the designation of Carmen Court as an architectural landmark. I can go through why I think this building is not worthy of a designation, but it sounds like those topics were already covered when the application was reviewed. My main concern lies within how

powerful of a tool an opposed designation is and the need to preserve that power.

There are buildings in Denver that are cultural treasures in both their significance and benefits to the community; Brown Palace, Larimer Square, and Union Station all come to mind immediately and Denver would be at a loss if they did not exist. These are gathering places for ALL of Denver and this is achieved through their history, scale, and prominent locations. Carmen Court is practically hidden and provides no tangible benefit to anyone beyond its immediate neighbors. As mentioned, I have lived in the neighborhood for 5 years and it was only recently that I noticed the building.

If successful, a hostile designation of Carmen Court is going to draw a huge level of scrutiny to this process and how it can strip private property owners from realizing the full value in their investment. In the case of Carmen Court, this would be depriving at least 7 of our neighbors of that benefit. Somewhere down the road, there will be another Union Station, or Brown Palace, or Larimer Square that we will want to protect so the benefit can be realized by all of Denver. If the designation process in its current form is watered down or revised due to frivolous applications, like the one we are witnessing at Carmen Court, we may lose this tool and the ability to use it when it is both warranted and necessary.

I am hoping we can acknowledge that Carmen Court is a charming little building in our neighborhood, but it is well passed its prime. These owners have spent decades of hard work and their own money to maintain the building, but we can't punish them for that upkeep. If they had simply let the building fall apart around them then the group filing this application would have rolled out a red carpet for the bulldozer. Please spare these owners from additional years of headaches and expense and allow them the benefits of their investment. This is for their own good, but also for that of Denver as a whole by not establishing frivolous hostile designations as the precedent.

I appreciate your time reading this and your good work for our neighborhood.

Best Regards,

Stephen Hinterkopf  
214-505-6370

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [karenroehl2@comcast.net](mailto:karenroehl2@comcast.net)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Carmen Court historic preservation  
**Date:** Wednesday, September 30, 2020 9:40:13 AM

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Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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**From:** karenroehl2 <karenroehl2@comcast.net>  
**Date:** Thursday, September 17, 2020 at 10:57 AM  
**To:** "Clark, Jolon M. - CC Member District 7 Denver City Council" <Jolon.Clark@denvergov.org>  
**Cc:** "Carpenter, Tate E. - CC City Council Aide District 7" <Tate.Carpenter@denvergov.org>, "Thompson, Maggie M. - CC Senior City Council Aide District 7" <Maggie.Thompson@denvergov.org>, "Banuelos, Anita - CC City Council Aide District 7" <Anita.Banuelos@denvergov.org>, denc - City Council <denc@denvergov.org>  
**Subject:** [EXTERNAL] Carmen Court historic preservation

Hello Councilman Clark,

Below is a letter that I've been working on for the last week trying to properly express my views on the hostile historic designation of Carmen Court.

As this designation may be brought before City Council for a vote on November 2, I hope you will take the time to read the items I've laid out for your consideration.

Thank you,

Karen Roehl

September 17, 2020

Dear Councilman Clark,

I am writing to add my voice to the “AGAINST” column for granting Carmen Court historic designation, for many reasons, some of which have already been expressed, a few of which bear repeating, and a couple to newly introduce.

**To begin, this property *barely* qualifies as “historic”, if it qualifies at all.** There were only 3 of the 10 city criteria met after a fourth was rejected by the Landmark Preservation Committee (that Carmen Court was the project of a “master builder”). The remaining three, *the bare minimum* needed to qualify a site as preservation-worthy, overlap one another based on feelings of sentimentality and charm rather than true historic eligibility.

In addition, the **Landmark Preservation Committee’s members did not whole-heartedly approve those three remaining criteria** that allowed Carmen Court to proceed to City Council. For instance, they waffled in their discussion over **Criterion 3**, which states that *the property embodies the distinctive visible characteristics of an architectural style or type*. The applicants claim that Carmen Court is a “significant example of the Pueblo Revival style combined with Spanish Revival or Eclectic architectural embellishments”. Well, which is it? Is it a significant example of Pueblo Revival? Spanish Revival? Or of, “Eclectic”, which is to say “anything else”. Can that architectural hodge-podge even be “*an architectural style or type*”? How can a hodge-podge of styles be fairly judged?? Anything could qualify as being architecturally outstanding if you combine enough styles! But back to our particular building: The absence of vigas is a big departure from Pueblo style architecture, and the windows are steel sash rather than wood (drawing a very subjective comment from an LPC member who said “that doesn’t bother me too much”). Also, within the last 25 years, the front of the building has been altered by the addition of awnings and a customized patio to one of the units. The committee did note that certain features were a departure from authentic Pueblo style, but that it *looked enough like it to satisfy them*. Again, a very subjective and fragile agreement on this particular criterion rather than a solid decision that Carmen Court is exemplary of a particular style worth preserving.

**Criterion 6** states that *the property should represent an established and familiar feature of the neighborhood, community, or contemporary city due to its prominent location or physical characteristics*. While unique and charming, Carmen Court is not very visible behind trees on the property. And for those driving along Speer, the building becomes even more obscured by Hungarian Freedom Park. We’ve even gotten comments from nearby neighbors who said they never, or barely, noticed the building. It’s really only our immediate neighbors who enjoy our property, those who walk or drive by on 1<sup>st</sup> Ave and/or Emerson. This site being pleasing to such a small group of passersby hardly seems justification enough to force homeowners into laying out large sums of money to maintain this aging structure for one small group’s visual benefit.

Consider this: **Had the homeowners decided at some point to build a wall around the complex**, for privacy and security, one that blocked the neighbors’ view of the building behind the wall, would this fight for the right to demolish the building in favor of something new still be happening? Not likely. *Being able to simply view Carmen Court while passing by* appears to be their whole justification for forcing us to preserve this building.



**The applicants are distorting the original intent of historic designation**, using it to subjectively bestow a debilitating title on a property deemed charming. Using the designation tool in this way sends out a warning to all homeowners with charming properties that their plans to build something new on their private property could be thwarted if those plans don't happen to suit the aesthetic tastes of a few neighbors. This is a very inappropriate use of historic designation.

Historic designation should also not be used by angry constituents to voice opposition to big developers who appear to be running amuck in our city. That's an issue for city planning, permitting, etc – an issue that should definitely be addressed and dealt with, but not by putting homeowners livelihoods and personal plans under threat by placing them in the crossfire of this larger dispute.

**Furthermore, this property is private, not public.** It's not used by anyone other than those who live here. If this were a public building, if people had memories of community events held here, or ways they might personally use the property, that might be a reason to consider preservation. Tom's Diner (even though I'm aware Tom's Diner didn't actually make it to designation status), Union Station, Larimer Square, churches, cultural centers, etc, etc... these are all venues that the public uses and enjoys, making them worthy of preservation and good examples of the historic designation tool being properly applied to benefit the community at large. But certainly people from various parts of the metro area do not plan recreational outings to view Carmen Court! It just feels like this current dispute is so unbalanced: again, the wishes of a few passersby against the wishes of senior homeowners who have their retirement funds tied up in this property. Retirement funds that they'll have to dig into to perform maintenance on this building if it's declared "historic" rather than used for retiring!

**Finally, and very important to note, this site has always been zoned for higher-density living.** Doesn't that zoning with a 5-story height allowance, imply that consideration has already been given to Carmen Court eventually becoming replaced? The developer Hines has worked within existing zoning, coming up with beautifully designed architectural plans for a senior-living facility which seems like one of the better uses for such zoning as it won't increase traffic or demand for parking in the neighborhood.

**Thank you** for your consideration on all these points. I hope you'll collectively make the decision in favor of homeowners ultimately being allowed to determine their own fate on their personal investment, rather than imposing financial hardship on them in favor of a few neighbors wishes to preserve a glimpse of this property while strolling by.

Very sincerely,

Karen Roehl

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [evacoates@comcast.net](mailto:evacoates@comcast.net)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Carmen Court Historical Landmark Designation  
**Date:** Wednesday, August 19, 2020 1:03:50 PM

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Eva-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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If you have any other questions about this process, please let me know, and thank you so much for reaching out!

Maggie Thompson | Senior Aide  
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[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org) Dial 3-1-1 for City Services  
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**From:** "Clark, Jolon M. - CC Member District 7 Denver City Council"  
<[Jolon.Clark@denvergov.org](mailto:Jolon.Clark@denvergov.org)>  
**Date:** Wednesday, August 19, 2020 at 12:46 PM  
**To:** "Thompson, Maggie M. - CC Senior City Council Aide District 7"  
<[Maggie.Thompson@denvergov.org](mailto:Maggie.Thompson@denvergov.org)>  
**Subject:** Fwd: [EXTERNAL] Carmen Court Historical Landmark Designation

## **JOLON CLARK**

*Denver City Council District 7*

Phone:(720) 337-7777

Email: [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)

Pronouns: He/Him/His

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Begin forwarded message:

**From:** Eva Coates <[evacoates@comcast.net](mailto:evacoates@comcast.net)>  
**Subject:** [EXTERNAL] Carmen Court Historical Landmark Designation  
**Date:** August 11, 2020 at 8:01:26 PM MDT  
**To:** [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)

Hello Mr. Clark,

I am writing to you today to express my desire to have the Carmen Court development designated as a historical landmark and saved from demolishing this wonderful neighborhood treasure.

My name is Eva Coates and I live at 15 Corona Street, approximately 2 blocks from this development at 1st and Emerson. I would drive by every day (prior to losing my job in April due to COVID-19) and walk my dog by twice a day before he tragically passed away a few months ago. Every time I went by I wondered how much the people who lived there must enjoy their homes. What a unique and historical complex with the beautiful garden courtyard out front and the Pueblo style architecture. I truly believe that the original builder must have had a special place in his heart for unusual architectural style to have built this around the same time my current home was built — 1925. While my husband and I have loaded extra money into the maintenance and upkeep of our home, I was also thinking what a wonderful neighborhood we have and how these properties all around us are taken care of so well. When I see the beauty of Carmen Court and think of the time and effort to build such a stylish property back then; to only hear its being torn down to build up a new, most likely poorly built pre-fab modern 5 story high rise...it makes me sick. We have lived in this house for 12 years only to see historic buildings come crashing down and MONSTRACITIES put in their place, filling our streets with reckless traffic and reducing this down to a shit-show I am appalled that the people I've voted in to office can't hold up to doing the right thing for all who live here.

Please don't make that error again.

Vote for historical preservation of Carman Court.

I imagine thousands of people walking, biking and driving by for years to come and saying "I'm sure glad they saved this beautiful place."

Thank you.

Eva Coates and Jorge Garcia  
Sent from my iPhone

**From:** [Randall Baskin](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Thursday, September 24, 2020 3:02:55 PM

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Dear Mayor Hancock and Council Members – I’m writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

I have visited my friend on Emerson Street who lives next door to Carmen Court and have never noticed the condos. Therefore, I was in disbelief that Carmen Court was deemed a potential historical landmark by three neighbors who do not own the property. Carmen Court does not meet the historical standards and there needs to be a stronger argument for an owner opposed application. Just because the condos are unique and on a corner lot does not make them historic. Nothing of historical significance has occurred on the property and the builder of the condos was not found to be a master builder by the Landmark Committee. We cannot take the property rights away from the seven hardworking individuals based on such a weak argument of opinions. A vote in favor of the historical designation would be stealing from the seven property owners who would not be able to sell at a premium on the open market. Please vote no and allow these homeowners to have the futures they have worked for and deserve.

Thank you for your time and consideration.

Randall Baskin

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [Karen Kalavity](#)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Carmen Court versus "old age home"  
**Date:** Wednesday, August 19, 2020 1:14:50 PM

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Karen-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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**From:** "Clark, Jolon M. - CC Member District 7 Denver City Council"  
<Jolon.Clark@denvergov.org>  
**Date:** Wednesday, August 19, 2020 at 11:54 AM  
**To:** "Thompson, Maggie M. - CC Senior City Council Aide District 7"  
<Maggie.Thompson@denvergov.org>  
**Subject:** Fwd: [EXTERNAL] Carmen Court versus "old age home"

## **JOLON CLARK**

*Denver City Council District 7*

Phone:(720) 337-7777

Email: [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)

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Begin forwarded message:

**From:** Karen Kalavity <[integradesign1@yahoo.com](mailto:integradesign1@yahoo.com)>  
**Subject:** [EXTERNAL] Carmen Court versus "old age home"  
**Date:** August 4, 2020 at 10:27:02 AM MDT  
**To:** "Kevin J. - CC Member Denver City Cncl Flynn" <[kevin.flynn@denvergov.org](mailto:kevin.flynn@denvergov.org)>, City Council District 5 <[denvercouncil5@denvergov.org](mailto:denvercouncil5@denvergov.org)>, "Jamie C. - CC Member District 3 Denver City Council Torres" <[jamie.torres@denvergov.org](mailto:jamie.torres@denvergov.org)>, "Jolon M. - CC XA1405 President Denver City Council Clark" <[jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)>, "[benjamin.chavez@denvergov.org](mailto:benjamin.chavez@denvergov.org)" <[benjamin.chavez@denvergov.org](mailto:benjamin.chavez@denvergov.org)>, "[brent.fahrberger@denvergov.org](mailto:brent.fahrberger@denvergov.org)" <[brent.fahrberger@denvergov.org](mailto:brent.fahrberger@denvergov.org)>, "[bonnie.guillen@denvergov.org](mailto:bonnie.guillen@denvergov.org)" <[bonnie.guillen@denvergov.org](mailto:bonnie.guillen@denvergov.org)>, "[chris.hinds@denvergov.org](mailto:chris.hinds@denvergov.org)" <[chris.hinds@denvergov.org](mailto:chris.hinds@denvergov.org)>, Candi Cdebaca <[district9@denvergov.org](mailto:district9@denvergov.org)>, "[christopher.herndon@denvergov.org](mailto:christopher.herndon@denvergov.org)" <[christopher.herndon@denvergov.org](mailto:christopher.herndon@denvergov.org)>, Deborah Ortega - Councilwoman At Large <[ortegaatl@denvergov.org](mailto:ortegaatl@denvergov.org)>, "[districtone@denver.gov.org](mailto:districtone@denver.gov.org)" <[districtone@denver.gov.org](mailto:districtone@denver.gov.org)>, "[kendra.black@denvergov.org](mailto:kendra.black@denvergov.org)" <[kendra.black@denvergov.org](mailto:kendra.black@denvergov.org)>, "[kniechatlarge@denvergov.org](mailto:kniechatlarge@denvergov.org)" <[kniechatlarge@denvergov.org](mailto:kniechatlarge@denvergov.org)>, "[liz.zukowski@denvergov.org](mailto:liz.zukowski@denvergov.org)" <[liz.zukowski@denvergov.org](mailto:liz.zukowski@denvergov.org)>, "[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org)" <[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org)>, "[paul.kashmann@denvergov.org](mailto:paul.kashmann@denvergov.org)" <[paul.kashmann@denvergov.org](mailto:paul.kashmann@denvergov.org)>, "Melissa A. - CC Horn" <[melissa.horn@denvergov.org](mailto:melissa.horn@denvergov.org)>, "[stacie.gillmore@denvergov.org](mailto:stacie.gillmore@denvergov.org)" <[stacie.gillmore@denvergov.org](mailto:stacie.gillmore@denvergov.org)>, "Teresa A. - CC Senior City Council Aide District 10 St. Peter" <[teresa.st.peter@denvergov.org](mailto:teresa.st.peter@denvergov.org)>, Laura Aldrete <[laura.aldrete@denvergov.org](mailto:laura.aldrete@denvergov.org)>, Sarah - CPD CE3124 City Planning Manager Nurmela <[sarah.nurmela@denvergov.org](mailto:sarah.nurmela@denvergov.org)>, Dencc - City Council <[dencc@denvergov.org](mailto:dencc@denvergov.org)>, Denver Community Planning and Development <[alexandra.foster@denvergov.org](mailto:alexandra.foster@denvergov.org)>, Denver Community Planning and Development <[cpdcommunications@denvergov.org](mailto:cpdcommunications@denvergov.org)>, Historic Denver <[ssstrand@historicdenver.org](mailto:ssstrand@historicdenver.org)>, "Caryn M. - CPD City Planning Director Champine" <[caryn.champine@denvergov.org](mailto:caryn.champine@denvergov.org)>, "Courtland B. - CPD City Planner Principal Hyser" <[courtland.hyser@denvergov.org](mailto:courtland.hyser@denvergov.org)>, "Dana D. - CC Senior City Council Aide Montano" <[dana.montano@denvergov.org](mailto:dana.montano@denvergov.org)>, "Jennifer L. - CPD City Planner Senior Buddenborg" <[jennifer.buddenborg@denvergov.org](mailto:jennifer.buddenborg@denvergov.org)>, "[planningb.board@denvergov.org](mailto:planningb.board@denvergov.org)" <[planningb.board@denvergov.org](mailto:planningb.board@denvergov.org)>, "Jason P. - CPD City Planner Senior Morrison" <[jason.morrison@denvergov.org](mailto:jason.morrison@denvergov.org)>, Dennis Gallagher <[dgallag954@aol.com](mailto:dgallag954@aol.com)>, North Denver Citizens Climate Lobby <[north-denver-citizens-climate-lobby@googlegroups.com](mailto:north-denver-citizens-climate-lobby@googlegroups.com)>, "[chris.nevitt@denvergov.org](mailto:chris.nevitt@denvergov.org)"



<[chris.nevitt@denvergov.org](mailto:chris.nevitt@denvergov.org)>, Candi Cdebaca <[candi.cdebaca@denvergov.org](mailto:candi.cdebaca@denvergov.org)>, "[milehighmayor@denvergov.org](mailto:milehighmayor@denvergov.org)" <[milehighmayor@denvergov.org](mailto:milehighmayor@denvergov.org)>, "[wayne.new@denvergov.org](mailto:wayne.new@denvergov.org)" <[wayne.new@denvergov.org](mailto:wayne.new@denvergov.org)>, "[royer\\_dennis@yahoo.com](mailto:royer_dennis@yahoo.com)" <[royer\\_dennis@yahoo.com](mailto:royer_dennis@yahoo.com)>, "[president@denverinc.org](mailto:president@denverinc.org)" <[president@denverinc.org](mailto:president@denverinc.org)>, "[amanda.sandoval@denvergov.org](mailto:amanda.sandoval@denvergov.org)" <[amanda.sandoval@denvergov.org](mailto:amanda.sandoval@denvergov.org)>, Dennis Obduskey for CDP Platform and Resolution Committees <[denniso@cdpplatform.org](mailto:denniso@cdpplatform.org)>, "[denvernews@bizjournals.com](mailto:denvernews@bizjournals.com)" <[denvernews@bizjournals.com](mailto:denvernews@bizjournals.com)>, David Migoya <[dmigoya@denverpost.com](mailto:dmigoya@denverpost.com)>, "[denis@democracynow.org](mailto:denis@democracynow.org)" <[denis@democracynow.org](mailto:denis@democracynow.org)>, "[bfinley@denverpost.com](mailto:bfinley@denverpost.com)" <[bfinley@denverpost.com](mailto:bfinley@denverpost.com)>, "[dennis.hisey.senate@state.co.us](mailto:dennis.hisey.senate@state.co.us)" <[dennis.hisey.senate@state.co.us](mailto:dennis.hisey.senate@state.co.us)>, Elizabeth Hernandez <[ehernandez@denverpost.com](mailto:ehernandez@denverpost.com)>, Shelly Bradbury <[sbradbury@denverpost.com](mailto:sbradbury@denverpost.com)>, Gallagher Dennis <[dgallagh@regis.edu](mailto:dgallagh@regis.edu)>, Denver Office of Financial Empowerment & Protection <[cfpd@denvergov.org](mailto:cfpd@denvergov.org)>

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

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

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

-Karen kalavity

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [susan@contactsalescompany.com](mailto:susan@contactsalescompany.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Carmen Court  
**Date:** Monday, August 31, 2020 10:46:03 AM

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Susan-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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If you have any other questions about this process, please let me know, and thank you so much for reaching out!

Maggie Thompson | Senior Aide  
Preferred Pronouns- she/her  
Office of City Councilman Jolon Clark- District 7  
720.337.7777  
[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org) Dial 3-1-1 for City Services  
Hablamos español

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Dear Mayor Hancock and Council Members – I'm writing to express my **opposition** to the owner-opposed landmark designation application for Carmen Court. I have owned a historic property in the neighborhood at The Norman on 99 S Downing, but I am completely against this for Carmen Court. The seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They've all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. Unlike Tom's Diner, the condos in question are personal property and the only major asset for these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans/debt, etc. Needless to say, designation will put many of these owners in a make or break financial position. A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. Please vote no and allow these homeowners to have the futures they worked for and deserve. Thank you for your time and consideration.



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**To:** [susan@contactsalescompany.com](mailto:susan@contactsalescompany.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Carmen Court  
**Date:** Monday, August 31, 2020 10:46:03 AM

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Susan-

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**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [01scottcox10@gmail.com](mailto:01scottcox10@gmail.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Carmen Court  
**Date:** Monday, August 31, 2020 10:47:24 AM

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Scott-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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If you have any other questions about this process, please let me know, and thank you so much for reaching out!

Maggie

I urge you to vote no on a historical designation for Carmen Court. Please consider the following:

- Being old does not make a building great. Treating it as such is becoming a bad habit in this country. I am an architect, and there is nothing relating to this building of such significance that society at large will have a great loss if it's replaced.
- If this building did not exist, and was proposed today where a single family home was, the same group opposing its removal would be opposing its construction.
- The attempted designation here is simply weaponizing the historical designation process for the neighbors to stop a project they'd rather not see. We have a housing crisis that will only be improved by building more housing. Allowing NIMBY's more and more tools to stop needed projects is a big step in the wrong direction.
- If you continue to allow the historic designation process to be abused, the public will lose support for this important

program and you may find your hands tied through the initiative process to reduce or eliminate it all together.

- We need more housing of all types, including that which is proposed here. It's time to stop planning through courts, litigation and abuse of the system.
- While the existing buildings are not worthy of the designation, if they were, and society feels they must be saved, then society should acquire them for market value in a bid with the free market. I doubt if you showed pictures of this project to the electorate and asked if they'd like their taxes raised to save it, you could get many votes. When people want private property, they pay the market price or we as a community decide to help them. We don't just let people confiscate others' property, which is effectively what's being attempted here. When people are hungry, we have food stamps, food banks, etc. We don't just let them walk in a grocery store and take what they want without paying.
- Please don't reward the neighbors' behaviour. I've been involved in housing across the country for 35 years. You're headed down the same path that has led California to ruin. It's sad to see, especially when we already know how the movie ends.

Scott Cox

703-943-0592

[01scottcox10@gmail.com](mailto:01scottcox10@gmail.com)

Maggie Thompson | Senior Aide

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[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org) Dial 3-1-1 for City Services

Hablamos español



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**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [stephen.hinterkopf@gmail.com](mailto:stephen.hinterkopf@gmail.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Carmen Court  
**Date:** Monday, August 31, 2020 10:49:11 AM

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Stephen-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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If you have any other questions about this process, please let me know, and thank you so much for reaching out!

Maggie Thompson | Senior Aide

Preferred Pronouns- she/her

Office of City Councilman Jolon Clark- District 7

720.337.7777

[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org) Dial 3-1-1 for City Services

Hablamos español

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Good morning Jolon,

I am writing again to express my concern regarding a historical designation of Carmen Court. I have lived three blocks away from this property at 288 S Ogden St for nearly 5 years in a 110 year old craftsman bungalow that has been thoughtfully renovated and restored. I also work in real estate to make a living and have an appreciation for architecture and its impact on neighborhood character. However I am against the designation of Carmen Court as an architectural landmark. I can go through why I think this building is not worthy of a designation, but it sounds like those topics were already covered when the application was reviewed. My main concern lies within how powerful of a tool an opposed designation is and the need to preserve that power.

There are buildings in Denver that are cultural treasures in both their significance and benefits to the community; Brown Palace, Larimer Square, and Union Station all come to mind immediately and Denver would be at a loss if they did not exist. These are gathering places for ALL of Denver and this is achieved through their history, scale, and prominent locations. Carmen Court is practically hidden and provides no tangible benefit to anyone beyond its immediate neighbors. As mentioned, I have lived in the neighborhood for 5 years and it was only recently that I noticed the building.

If successful, a hostile designation of Carmen Court is going to draw a huge level of scrutiny to this process and how it can strip private property owners from realizing the full value in their investment. In the case of Carmen Court, this would be depriving at least 7 of our neighbors of that benefit. Somewhere down the road, there will be another Union Station, or Brown Palace, or Larimer Square that we will want to protect so the benefit can be realized by all of Denver. If the designation process in its current form is watered down or revised due to frivolous applications, like the one we are witnessing at Carmen Court, we may lose this tool and the ability to use it when it is

both warranted and necessary.

I am hoping we can acknowledge that Carmen Court is a charming little building in our neighborhood, but it is well passed its prime. These owners have spent decades of hard work and their own money to maintain the building, but we can't punish them for that upkeep. If they had simply let the building fall apart around them then the group filing this application would have rolled out a red carpet for the bulldozer. Please spare these owners from additional years of headaches and expense and allow them the benefits of their investment. This is for their own good, but also for that of Denver as a whole by not establishing frivolous hostile designations as the precedent.

I appreciate your time reading this and your good work for our neighborhood.

Best Regards,

Stephen Hinterkopf  
214-505-6370

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [jsimmons@blueskystudio.com](mailto:jsimmons@blueskystudio.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Carmen Court  
**Date:** Monday, August 31, 2020 10:50:10 AM

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Joe-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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If you have any other questions about this process, please let me know, and thank you so much for reaching out!

Maggie Thompson | Senior Aide

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720.337.7777

[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org) Dial 3-1-1 for City Services

Hablamos español

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Jolon-

I am writing to you to express my opposition to the historic designation of Carmen Courtcondominiums on Emerson St.

I am a neighbor as well as an architect who is well-versed in renovating and working with historically designated properties, properties whose owners are working to have designated, and in designing and developing infill buildings in Denver's older neighborhoods.

I am opposed to the designation of this property in that it is my opinion that the property does not meet the criteria for Colorado Landmark and National Historic Landmark status, despite that the Denver Landmarks Commission voted in favor of this designation, I am happy that our local laws are such that when there is a hostile designation, as Cameron Court is, that City Council can weigh other factors in its charge to make a final determination.

Cameron Court is a charming development in a neighborhood that is composed of a wide variety of architectural styles and building types. From 1920's bungalows and Tudor cottages, to 1960's multi-story apartments, newer mid-rise and high-rise apartment / condos and a smattering of three-story mid-century / late deco apartments. The Speer neighborhood is a totally residential neighborhood and is very urban. The character of this neighborhood is higher-density buildings representing a wide variety of styles. It is not homogenous in style or housing type.

The particular corner this development occupies has a park-like character, and the mature trees (so mature in fact, that the buildings are heavily screened) on this site are adjacent to the Hungarian Freedom Park. This makes a pleasant transition from the Cherry Creek to the park to the neighborhood. I suspect that this is a large factor in the desire of the neighbors to preserve this site. The manner in which the building wraps the south and east property lines, results in a large open space that is park-like in its character and connects to the park. The whole ensemble is quite charming in its feel, especially considering what is built around it. But...there is nothing that special in the design...some Spanish tile here, some arches there, flat roofs that step up and down, all dipped in stucco. Cute and Charming. That's about all anyone can say about the architecture.

Historic properties are required to meet either of these criteria:

1. That the property is associated with famous people or events
2. That the building represent a significant style or is the work of a master

Cameron Court has no association with historic people or events. It is not the work of a master builder. Its designer was not an architect, but rather an engineer who designed a rooftop addition to the Gates Rubber Plant while he was employed there. He was a draftsman at best. The Landmarks Commission had to stretch pretty far to award their stamp of approval for a so-called Pueblo Revival style, which is a style not known for its prevalence and popularity in Denver. I grew up and was educated in New Mexico, where the pueblo vernacular is the predominant style, which defines the character of the area.

The style of Carmen Court is more like the 1920's Spanish Revival style which is popular in Southern California and Arizona and constitutes, as pueblo revival does in New Mexico, a characteristic style to those states. This distinction might be more appreciated by architects and preservationists and it's not significant to designation whether the architectural style of Carmen Court is one or the other. It is important to note that Denver is the Midwest and not the Southwest, and pueblo revival or Spanish revival architecture is not a characteristic Denver style that ever had much popularity. It doesn't represent a history requiring preservation.

Neither does Cameron Court contribute to defining the character of its neighborhood other than it's one of dozens of styles and types of buildings.

I strongly believe that the justification by Landmarks that Carmen Court is worthy of designation based on its design character is flimsy at best.

When a flimsy justification is used to create a local landmark, it might likely not pass muster with the State and Federal levels of historic designation, which are necessary and required to be able to take advantage of the rehabilitation tax credits that are available. I understand the neighbors are suggesting to the property owners that they can recoup their rehab costs via tax credits. That is easier said than done!

Here's how that process works: Submit an application to the state and the feds. If they give a thumbs up, plans are submitted for review, but are not approved. Then, the property owner expends the funds for the renovation and when all the bills have been paid, they apply for the tax

credits. It is then that the Feds (who provide the biggest tax credit) will determine if the property is eligible or not for the credits. Very time consuming and very risky.

Hostile neighbors who have no skin in this game with pat answers and suggestions to the property owners, coupled with a flimsy designation justification make this a perfect set-up for failure. If this property is designated, the property owners will be denied the financial benefits that the owners of the two houses to the south would realize. Those houses are just your run of the mill bungalow and Tudor cottages...not worthy at all of preservation. Nobody would argue with that. The owners of Carmen Court would moreover be saddled with the burden of making repairs which would be required to be done to a higher standard and under the scrutiny of the Landmarks Commission. Property owners lose all the way around. There is no upside to them. Only downside.

This is what City Council is charged with. To weigh the community benefits against the cost to the current property owners.

I urge you to vote no on this hostile designation.

Thanks

Joe

Joseph E. Simmons AIA  
BlueSky Studio  
99 S. Logan St.  
Denver, CO 80209  
**Cell: 303-601-8956**  
Studio: 303-433-2255

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [woolleys825@comcast.net](mailto:woolleys825@comcast.net)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Carmen Court  
**Date:** Monday, August 31, 2020 10:51:26 AM

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Karin-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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Maggie Thompson | Senior Aide  
Preferred Pronouns- she/her  
Office of City Councilman Jolon Clark- District 7  
720.337.7777  
[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org) Dial 3-1-1 for City Services  
Hablamos español

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Dear Mayor and Councilpersons,

**I strongly oppose the Historical Designation for Carmen Court.**

To target 7 homeowners and remove their rights because neighbors like the look of Carmen Court is a travesty.

A "hostile" historical designation for Carmen Court comes with huge financial burdens for the owners; this designation demands maintaining the building to a standard set by the Historical Group regardless of the cost. The building currently has significant deferred maintenance issues which the owners cannot pay for.

These owners are of modest means with their condos being their sole major asset, seven single women and a retired couple.....this is a recipe for their financial ruin. No individual should vote for this unwanted historical designation unless they are willing to have the same limitations put on their own personal dwellings. It is easy for persons to think and say, "let's not demo that building, I like the way it looks" or "I like walking by it" without thinking about the consequences of imposing their likes on the rights of the homeowner. Most of us do not live in historically designated neighborhoods and we moved there celebrating the mix of old and new. Unless a neighborhood is willing to get it's majority of homeowners to seek historical designation or neighborhood building restrictions, it is unfair for a few neighbors to



impose such a restrictive designation on a particular home while they retain their rights to do whatever to their own homes.

Please Vote NO on the historical designation for Carmen Court.

Sincerely,

Karin Woolley  
1865 E. Cedar Avenue  
Denver, CO 80209

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [mke123@msn.com](mailto:mke123@msn.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Carmen Court  
**Date:** Monday, August 31, 2020 10:52:00 AM

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Melissa-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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Carmen Court is just another old building. The positioning of the building on it's site would never be allowed today and is dangerous. The east wall of the building is directly on the alley, a major safety issue for the owners with doors opening directly into alley traffic. Half of the owners have no ability for egress windows from basement space; this is an extreme Fire Hazard. The building is not ADA compliant and cannot be made so. The building is slowly deteriorating; deferred maintenance costs are prohibitive (a minimum price tag of \$650,000 - \$800,000 to repair the exterior surface only) and still this would not solve the building's issues of access.

This hostile Historical Designation puts the obligation and the bill on the 7 homeowners which will financially cripple if not financially ruin each owner. Carmen Court is encircled by 4 to 18 story structures on 3 sides; within the 4 block radius most of the structures are high rise apartment and condo buildings up to 30 stories high. The proposed redevelopment of Carmen Court is consistent with surrounding structures and with the recent reimagining of the Speer Boulevard Corridor that has occurred from Downing Street north.

The redevelopment plans of Senior Living is a much needed facility.

Melissa Eliot



**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [jonorbentley@gmail.com](mailto:jonorbentley@gmail.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Carmen Court  
**Date:** Monday, August 31, 2020 10:53:05 AM

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Jono-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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Please Vote NO on the historical designation for Carmen Court.

Sincerely,  
Jonathan Bentley  
8 South Grant St. Denver, CO 80209

**From:** [Pat Wall](#)  
**To:** [Clark, Jolon M. - CC Member District 7 Denver City Council](#)  
**Cc:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9: Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#); [Carpenter, Tate E. - CC City Council Aide District 7](#); [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**Subject:** [EXTERNAL] I was an original owner! Say NO TO CARMEN COURT  
**Date:** Wednesday, October 7, 2020 3:00:38 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Hello Councilman Clark – I’m sure by now you’ve received countless emails from those opposing the hostile landmark designation of Carmen Court. I’m not different in that regard, but I do bring a unique perspective as I was one of the original unit owners in the building from 1979 to 1984. I’ll save a majority of my comments for the hearing scheduled for November 2<sup>nd</sup> (hopefully we don’t have to go there), but in the meantime, I wanted to take the opportunity to express my opposition to this designation.

Most importantly, I want to implore you to talk some sense into these applicants and encourage them to pull their hostile designation application. This process has gone on long enough and it’s time the applicants compromise (just as the owners did with the additional 45 days to find another developer) by pulling their app. If they are willing to do so, it would provide more time for them to find a buyer who can bring forward a win/win scenario for everyone.

Over the past few months it’s become abundantly clear these applicants are less concerned about Carmen Court and more focused on stopping new development in the neighborhood. They missed their opportunity to fight County Club Towers so now they’ve settled on doing whatever it takes (and I mean **whatever**) to stop Hines from developing this site. Anyone paying attention has seen their comments concerning property values and their unsubstantiated claim that the neighborhood has enough senior housing. If you look closer, you’ll see their anti-development agenda within their application which attempts to designate the entire property (including the garages) and not just the building itself.

There are many buildings in our City that are worthy of designation, but this is not one of them. Take it from me, I lived there.

Do the right thing. Speak with them and help ensure this fight never reaches City Council.

Thank you for your time and consideration.

Pat Wall

725 Ash St, Denver, 80220

Peter Wall – President  
The Wall Group  
mobile: (303)-880-7405  
[peter@twgcolorado.com](mailto:peter@twgcolorado.com)

---

**Security Warning** ~ We will never send wiring instructions via email



**From:** [Kristi Machicek](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Wednesday, September 23, 2020 10:40:40 AM

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Denver City Council,

I'm writing to you in defense of the Carmen Court Condo owner's property rights, as well as all of those that are being affected by this possible historical site designation. I briefly lived next door to the condos and have since visited many times. I can safely say that while I did notice the condos while on the street, it wasn't the "historic" nature of them that caught my eye. It is clear that they are in bad shape and I would argue that they have become an eye-sore. Demanding that the owners (who collectively want to sell) keep the condos would cost them thousands of dollars.

If the owners of the condos, or even actual residents on the street, were campaigning to designate this property as a landmark, that might be a different story. However, the people who are trying to stop this sale do not live there and should not have a say as to what people are able to do with something they own. This affects the property owner's livelihood and that shouldn't be compromised so that other people can continue to see a familiar dilapidated structure when they drive by.

I understand that there are people who feel passionately about preserving certain aspects of older neighborhoods and agree that there are structures that should be saved; but to designate a structure like this as a historical landmark, and in-turn derail the collectively agreed upon sale of private property, could set an unfair precedent for future property sales in Denver as well as cheapen those landmarks that actually deserve the designation.

I appreciate your consideration on this matter and hope that you will vote no on the Carmen Court historical landmark designation.

Thank you,  
Kristi Machicek

**From:** [Laurie Rounds](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Monday, August 31, 2020 9:24:29 AM

---

Dear Council Members,

My daughter lives on Emerson and her home is part of the sale that includes Carmen Court. As you consider the issue of designating Carmen Court as historic, please note that the property does not, in any coherent or cohesive way, embody the distinctive visible characteristics of a recognized architectural style or type. Not only is the building a collection of three different and not altogether compatible styles, but it is also a poor representation of Pueblo Revival architecture more common to the area as it is missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owners consent, it should at the very least embody the key architectural characteristics of a style that might justify such a designation. Camden Court falls well short of this bar and in turn this has forced the applicants to use “blending” as a means to meet this criteria.

The sale of this property will allow my daughter and her husband to be able to purchase a new home more suitable to start their family. I would appreciate a NO vote on this application.

With respect,  
Laurie Rounds  
54 Cresta Road #I-1  
Edwards, CO 80424

## **NO ON CARMEN COURT.....**

Carmen Court doesn't rise to the level to be a designated historic landmark as proven in the report prepared by Heritage Consulting Group which is based on facts and is not subjective. It is a trustworthy source with a reputation to lose. Carmen Court is old and unusual for Denver, but it doesn't meet the Minimum Criteria to be a designated landmark and isn't worthy to prevent new development. The proposed senior living complex by Hines is extremely suitable, provides living space for 110 seniors, great design, beautiful courtyard and will enhance the area greatly to the extent where it actually will present a gateway and make a statement visible from Speer Blvd whereas Carmen Court is covered by trees.

This is a classic example of using the landmark designation process for pure self-interest. This is not about preservation of Carmen Court, this process seems to be hijacked to thwart the entire project to prevent change or rather an attempt to move the development one or even more parcels south on Emerson to benefit other property owners. It wouldn't surprise me if there is a Tug-of-War going on between Carmen Court and the additional lot that was suggested to be included in a compromise scenario. Same house showing a "Save Carmen Court" sign. Who would not want to be bought out by a powerful developer?

A compromise seems to be completely out of reach, other developers or investors don't seem to jump on the opportunity to save Carmen Court, because it is not worth it. A 16-story building doesn't make any sense and would mobilize more opponents. By Carmen Court designating a landmark, the developer will walk away. Denver loses a great opportunity to reshape a poorly looking urban area, preventing the creation of 110 senior living units, undermining the growing housing demand in Denver. Carmen Court Owners are burdened against their will with the expensive costs to maintain their crumbling building, no tax credits can compensate them for, receiving grants is highly unlikely for an insignificant building like Carmen Court....at the end no one wins.

Please vote **NO ON CARMEN COURT!!!!**



**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [kennydruh@yahoo.com](mailto:kennydruh@yahoo.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Please Save Carmen Court on 1st & Emerson  
**Date:** Wednesday, August 19, 2020 1:15:26 PM

---

Kendra-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

The official hearing date has not been set yet, but you can also sign up to speak for three minutes on this issue at the hearing. It will likely take place near the end of September.

If you have any other questions about this process, please let me know, and thank you so much for reaching out!

Maggie Thompson | Senior Aide  
Preferred Pronouns- she/her  
Office of City Councilman Jolon Clark- District 7  
720.337.7777  
[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org) Dial 3-1-1 for City Services  
Hablamos español

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---

**From:** "Clark, Jolon M. - CC Member District 7 Denver City Council"  
<[Jolon.Clark@denvergov.org](mailto:Jolon.Clark@denvergov.org)>  
**Date:** Wednesday, August 19, 2020 at 11:53 AM  
**To:** "Thompson, Maggie M. - CC Senior City Council Aide District 7"  
<[Maggie.Thompson@denvergov.org](mailto:Maggie.Thompson@denvergov.org)>  
**Subject:** Fwd: [EXTERNAL] Please Save Carmen Court on 1st & Emerson

## **JOLON CLARK**

*Denver City Council District 7*

Phone:(720) 337-7777

Email: [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)

Pronouns: He/Him/His

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Begin forwarded message:

**From:** Kendra Anthony <[kennydruh@yahoo.com](mailto:kennydruh@yahoo.com)>  
**Subject:** [EXTERNAL] Please Save Carmen Court on 1st & Emerson  
**Date:** August 3, 2020 at 1:51:50 PM MDT  
**To:** "[jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)" <[jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)>

As someone who grew up in Wash Park, hopefully you have seen Carmen Court. It has unique 1925 architecture and is a beautiful and familiar feature in the Baker neighborhood.

Please help make motions to declare Carmen Court a Denver Landmark so that our neighborhood can help to retain it's beautiful and unique character rather than becoming just another gentrified white-washed neighborhood.

Sincerely,

Kendra Anthony  
256-783-8035

**From:** [Dwight Rounds](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Please Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Tuesday, August 25, 2020 8:25:27 PM

---

I don't think that we can't take away these property owners' rights based on such a weak argument. Their argument is based on opinions, nothing historical actually occurred at the condos and no one of historical significance lived there.

I don't like to ever see property owners' control property that is not theirs.

--

Dwight Rounds  
[www.AnimalsToZombies.com](http://www.AnimalsToZombies.com)  
[www.BreckenridgeLands.com](http://www.BreckenridgeLands.com)

**From:** [CdeBaca, Candi - CC Member District 9 Denver City Council](#)  
**To:** [Jeff](#)  
**Cc:** [Calderon, Lisa - CC Senior City Council Aide](#)  
**Subject:** Re: [EXTERNAL] Private Rights vs. Public Interest - Carmen Court Condominiums  
**Date:** Thursday, August 13, 2020 3:25:57 PM  
**Attachments:** [Outlook-o3tpvhas.png](#)

---

Hi Mr. Shoemaker,

Thank you for your email. I wish I had had time to address this in person with you today at the new park opening.

I find it ironic that you have so strongly advocated to protect the public good (riverfront) from private use (i.e. camping) and here you advocate for protecting private owners from the public's desire to publicly preserve the culture of our city.

What in your opinion makes the public advocacy for cultural preservation different than your public advocacy for river preservation?

I imagine your first response would be "ownership" and while I fully understand that argument, I think the river can be analogous to our city's culture and history. We all own them even when they happen to run through "privately owned" land. Our culture as preserved by landmark status is not different than our rivers.

We all have a responsibility to shift our paradigm around "ownership" and recognize that there are certain things that belong to the public. The public does not just mean you or the people you work with. It is ALL of us--rich, poor, housed, unhoused, environmentally conscious, etc. There is no segment of the public that is exclusively entitled to fight for their definition of the public good. Public life is navigating and co-creating that definition even when it is inconvenient.

It is inconsistent to support the public taking of private tents via sweeps of encampments on the river while fighting against public designation (not taking) of landmark status. Nobody is taking the Carmen Court "tent" if you will. The public is simply telling them--Carmen Court residents--that, much like a river, their tent has value to the public that should be protected. Culture and history are the river that runs through our city and is all of ours to protect.

If this response is unacceptable to you, I would love to know what makes this comparison invalid.

While I have not looked at this particular case yet, I strongly support resident's ability to protect the culture and history of their communities and have witnessed only deep, accurate and significant research and recommendations for the LPC. I share this perspective to give you



access to the lens I will use when reviewing the case you identified. Thanks again for your democratic participation.

Best,

Councilwoman CdeBaca



**The D9 Team**

Denver City Council ★ District 9  
2855 Tremont Place, Unit 201  
Denver, CO 80205  
O: 720-337-7709  
District9@denvergov.org

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**[D9 COVID-19 Resources](#)**  
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---

**From:** Jeff <wjshoemaker@comcast.net>

**Sent:** Sunday, August 9, 2020 11:00 AM

**To:** Gilmore, Stacie M. - CC XA1405 President Denver City Council <Stacie.Gilmore@denvergov.org>;  
Torres, Jamie C. - CC Member District 3 Denver City Council <Jamie.Torres@denvergov.org>;  
Sandoval, Amanda P. - CC Member District 1 Denver City Council  
<Amanda.Sandoval@denvergov.org>; Flynn, Kevin J. - CC Member District 2 Denver City Council  
<Kevin.Flynn@denvergov.org>; Black, Kendra A. - CC Member District 4 Denver City Council  
<Kendra.Black@denvergov.org>; Sawyer, Amanda - CC Member District 5 Denver City Council  
<Amanda.Sawyer@denvergov.org>; Kashmann, Paul J. - CC Member District 6 Denver City Council  
<Paul.Kashmann@denvergov.org>; Clark, Jolon M. - CC Member District 7 Denver City Council  
<Jolon.Clark@denvergov.org>; Herndon, Christopher J. - CC Member District 8 Denver City Council  
<Christopher.Herndon@denvergov.org>; CdeBaca, Candi - CC Member District 9 Denver City Council  
<Candi.CdeBaca@denvergov.org>; Hinds, Chris - CC Member District 10 Denver City Council  
<Chris.Hinds@denvergov.org>; Kniech, Robin L. - CC Member At Large Denver City Council  
<Robin.Kniech@denvergov.org>; Ortega, Deborah L. - CC Member At Large Denver City Council  
<Deborah.Ortega@denvergov.org>

**Subject:** [EXTERNAL] Private Rights vs. Public Interest - Carmen Court Condominiums

Members of Denver City Council:

It has been a good while since I've reached out to all of you but the "Private Rights vs. Public Interest" article in Sunday's Denver Post leaves me no choice. I am also reaching out to you this day as a lifelong Denver resident vs. in my role as Exec. Dir. of The Greenway Foundation.

I find it baffling that a mere three Denver residents can initiate a landmark status application regarding private property, in particular when said application is objected to by the private property owner, in this case the SEVEN owners of Carmen Court. I find it equally baffling that members of the Landmark Preservation Commission (LPC) would move this matter forward to all of you, recommending preservation status AGAIN against the wishes of the owners of the private property at hand. I STRONGLY urge you to vote against the Commission's recommendation regardless of its unanimous basis.

The public "taking" of private property in matters such as this must be more restricted, more balanced, more economically equitable. If the majority of Council endorses the LPC's recommendation, then the City and County of Denver should be required, based on a fair market appraisal-based value assessment to purchase the private property that is being taken. The same reality should be requirement for a non-elected/appointed body, aka the LPC. "They who preserve also pay!" And, to that extent the three petitioners including Sarah McCarthy, Mark Harris and the "140 supporters - Friends of Carmen Court" should be pro-rata assessed for their proportional share of the full market value of the private property. Any/all of these approaches accomplish the "goal at hand" - a "historic" private property is protected and the private property owners are fully compensated.

Anything less, Members, is an egregious and frightening abuse of power on the part of the public sector with a reminder that the public sector is made up of electeds and employees who are, by definition, public servants to the private sector whom they serve. Basic democracy.

Vote no! This is nothing but wrong.

Thank you for taking to the time to read this email and consider my position in this critical matter. As always, I applaud each and all of you for the hard work you are all doing, each and every day. Especially these days!

With Regard;

Jeff

Enjoy This Day!

Jeff Shoemaker  
[wjshoemaker@comcast.net](mailto:wjshoemaker@comcast.net)  
303.818.8078

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [mattrostle@gmail.com](mailto:mattrostle@gmail.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Carmen Count Landmark Designation  
**Date:** Wednesday, August 19, 2020 1:04:50 PM

---

Matt-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

The official hearing date has not been set yet, but you can also sign up to speak for three minutes on this issue at the hearing. It will likely take place near the end of September.

If you have any other questions about this process, please let me know, and thank you so much for reaching out!

Maggie Thompson | Senior Aide  
Preferred Pronouns- she/her  
Office of City Councilman Jolon Clark- District 7  
720.337.7777  
[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org) Dial 3-1-1 for City Services  
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---

**From:** "Clark, Jolon M. - CC Member District 7 Denver City Council"  
<[Jolon.Clark@denvergov.org](mailto:Jolon.Clark@denvergov.org)>  
**Date:** Wednesday, August 19, 2020 at 12:46 PM  
**To:** "Thompson, Maggie M. - CC Senior City Council Aide District 7"  
<[Maggie.Thompson@denvergov.org](mailto:Maggie.Thompson@denvergov.org)>  
**Subject:** Fwd: [EXTERNAL] Carmen Count Landmark Designation

## **JOLON CLARK**

*Denver City Council District 7*

Phone:(720) 337-7777

Email: [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)

Pronouns: He/Him/His

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Begin forwarded message:

**From:** Mat T <[mattrostle@gmail.com](mailto:mattrostle@gmail.com)>  
**Subject:** [EXTERNAL] Carmen Court Landmark Designation  
**Date:** August 11, 2020 at 11:17:18 AM MDT  
**To:** [landmark@denvergov.org](mailto:landmark@denvergov.org)  
**Cc:** "Clark, Jolon M. - City Council" <[jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)>

Hello,

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

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

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

I do not believe that those filing the application to preserve the building are doing so in good faith. They have had years, decades even, to file for historic designation, but never did so until they found out there were plans to build something in its place. Those filing the application are leaders of the West Wash Park Neighborhood Association, and have a long history of opposing new construction of any type. In this case the land was already zoned to allow multi-unit housing so their typical tactic of

preventing new construction through zoning restrictions was not possible. I believe the only reason they have filed for a historic designation is to prevent the construction of a new senior living center. These same people would fight the construction of this very same building were it proposed today, and can not be taken seriously when they claim they want to preserve it.

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

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

In a city with such a large problem with housing affordability, can we really afford to be preserving mildly interesting condo buildings? Do those filing this request wish to pay the owners a fair value for their land, and pay to refurbish the building? Or does the city believe that this structure is of such great civic value that we will use public funds to preserve it and make it public for future generations to enjoy? I doubt that very much. What is happening is the typical loud voices from the neighborhood association are trying once again to control what all their neighbors do, and prevent any and all changes to "their" neighborhood. They are happy to place an extreme financial burden on someone else, for their own personal benefit.

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

Thank you,

Mat Trostle  
43 S. Sherman St.

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [mollycastleberry@hotmail.com](mailto:mollycastleberry@hotmail.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Carmen Court  
**Date:** Wednesday, August 19, 2020 1:09:32 PM

---

Molly-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

The official hearing date has not been set yet, but you can also sign up to speak for three minutes on this issue at the hearing. It will likely take place near the end of September.

If you have any other questions about this process, please let me know, and thank you so much for reaching out!

Maggie Thompson | Senior Aide  
Preferred Pronouns- she/her  
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---

**From:** "Clark, Jolon M. - CC Member District 7 Denver City Council"  
<[Jolon.Clark@denvergov.org](mailto:Jolon.Clark@denvergov.org)>  
**Date:** Wednesday, August 19, 2020 at 12:36 PM  
**To:** "Thompson, Maggie M. - CC Senior City Council Aide District 7"  
<[Maggie.Thompson@denvergov.org](mailto:Maggie.Thompson@denvergov.org)>  
**Subject:** Fwd: [EXTERNAL] Carmen Court

## JOLON CLARK

*Denver City Council District 7*

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Begin forwarded message:

**From:** molly castleberry <[mollycastleberry@hotmail.com](mailto:mollycastleberry@hotmail.com)>  
**Subject:** [EXTERNAL] Carmen Court  
**Date:** August 9, 2020 at 2:53:50 PM MDT  
**To:** "Clark, Jolon M. - CC Member District 7 Denver City Council"  
<[Jolon.Clark@denvergov.org](mailto:Jolon.Clark@denvergov.org)>

I'm a believer in private property rights--just ask Chris Nevitt.

I think it's terrible that neighborhood activists can pay a small filing fee and try to prevent tax paying property owners from selling what is theirs.

Thank you

Molly Lu Castleberry

Sent from my Verizon, Samsung Galaxy smartphone

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [kari.egray@gmail.com](mailto:kari.egray@gmail.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Carmen court  
**Date:** Wednesday, August 19, 2020 1:17:19 PM

---

Kari-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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If you have any other questions about this process, please let me know, and thank you so much for reaching out!

Maggie Thompson | Senior Aide  
Preferred Pronouns- she/her  
Office of City Councilman Jolon Clark- District 7  
720.337.7777  
[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org) Dial 3-1-1 for City Services  
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---

**From:** "Clark, Jolon M. - CC Member District 7 Denver City Council"  
<[Jolon.Clark@denvergov.org](mailto:Jolon.Clark@denvergov.org)>  
**Date:** Wednesday, August 19, 2020 at 11:52 AM  
**To:** "Thompson, Maggie M. - CC Senior City Council Aide District 7"  
<[Maggie.Thompson@denvergov.org](mailto:Maggie.Thompson@denvergov.org)>  
**Subject:** Fwd: [EXTERNAL] Carmen court

## **JOLON CLARK**

*Denver City Council District 7*

Phone:(720) 337-7777

Email: [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)

Pronouns: He/Him/His



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Begin forwarded message:

**From:** Kari Gray <[kari.egray@gmail.com](mailto:kari.egray@gmail.com)>  
**Subject:** [EXTERNAL] Carmen court  
**Date:** August 3, 2020 at 11:34:22 AM MDT  
**To:** [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)

Good afternoon Jolon,

I'm reaching out as a neighbor to Carmen Court. I understand this is pretty contentious in the neighborhood. I feel torn about my own position. First, I think this is a beautiful building and is deserving of a historical marker. But, a memory care unit would provide services and jobs to the community. I wonder if there's a way to incorporate Carmen Court into the new building? This way the neighborhood gets to keep some of the beauty and interest of the building while also meeting the needs of the current owners and community.

On a totally separate topic. I'm interested in learning more about what services local government is providing or has influence on with regards to covid 19? I'm concerned for our community and wish that our federal government would provide in our time of need. We've done so much to prop up various industries, and now when general society needs help were left out. I've written my representatives, and so now I'm wondering how local government will help support these issues.

Thank you,  
Kari

Sent from my iPhone

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [mattdodge12@gmail.com](mailto:mattdodge12@gmail.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Carmen Court Condos  
**Date:** Wednesday, August 19, 2020 1:08:25 PM

---

Matt-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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Hablamos español

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---

**From:** "Clark, Jolon M. - CC Member District 7 Denver City Council"  
<[Jolon.Clark@denvergov.org](mailto:Jolon.Clark@denvergov.org)>  
**Date:** Wednesday, August 19, 2020 at 1:05 PM  
**To:** "Thompson, Maggie M. - CC Senior City Council Aide District 7"  
<[Maggie.Thompson@denvergov.org](mailto:Maggie.Thompson@denvergov.org)>  
**Subject:** Fwd: [EXTERNAL] Carmen Court Condos

Begin forwarded message:

**From:** Matt Dodge <[mattdodge12@gmail.com](mailto:mattdodge12@gmail.com)>  
**Subject:** [EXTERNAL] Carmen Court Condos  
**Date:** August 19, 2020 at 9:09:53 AM MDT  
**To:** [olon.clark@denvergov.org](mailto:olon.clark@denvergov.org)

Councilman Clark,

I wanted to reach out after all of the publicity I've seen on this property. I know it pretty well and can unequivocally say that there is no reason this property should be designated historic. The largely unsuccessful mashing together of multiple architectural styles by a developer (not architect - developer) who did three total projects is not cause for saving this building.

The damage to property rights if we start designating things historic because a few neighbors like to look at it will be incalculable. These are blue collar people who have been given an ability to retire, to make it in a world where it is harder and harder to do so - and rather than allow the free market to decide on this front, a decision to designate this historic will lead to six run-down, high-maintenance old condos that they will be stuck with.

This fits none of the requirements for a historic designation - rather, it is a crowdfunded effort by the anti-development crowd to stop what they see as a big corporation from making a profit doing their job. The fact is that a high-end, boutique senior housing community will beautify the neighborhood, add to the age diversity in the neighborhood, increase the property values in the neighborhood, and likely help to drive retail traffic to the local establishments in the area (many of whom have been struggling badly due to COVID). It will keep many construction workers employed and will plow millions into the local economy between architecture and design considerations, as well as tax and permit revenue to the government. I hope you see this for what it is - a frivolous application by anti-development forces in Denver with zero skin in the game, zero interest in the property rights or wellbeing of the current owners, and ultimately zero interest in the property itself.

Best,

Matt

--

Matt Dodge

303-909-7555

[mattdodge12@gmail.com](mailto:mattdodge12@gmail.com)

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [sandyperko529@gmail.com](mailto:sandyperko529@gmail.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Carmen Court Landmark Designation  
**Date:** Wednesday, September 30, 2020 9:52:24 AM

---

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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Begin forwarded message:

**From:** Sandy Perko <[sandyperko529@gmail.com](mailto:sandyperko529@gmail.com)>  
**Subject:** [EXTERNAL] Carmen Court Landmark Designation  
**Date:** September 10, 2020 at 5:09:48 PM MDT  
**To:** [Jolon.Clark@denvergov.org](mailto:Jolon.Clark@denvergov.org)

Hello.

My name is Sandra Perko. I live at 130 Pearl #1406, Denver, CO 80203, and am a registered voter.

I do not believe the Carmen Court complex should be given a landmark designation.

The owners of the building, who have invested their money to purchase a unit, should have the exclusive right to determine what gets done with the property they own. This is not a community issue.

Please vote against designating the complex an historic landmark and allow the current owners to proceed with selling it and the land.

Thank you.

Sent from my iPad

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [m.lairsmith@hotmail.com](mailto:m.lairsmith@hotmail.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Carmen Court  
**Date:** Wednesday, August 19, 2020 1:07:31 PM

---

Monica-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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Hablamos español

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---

**From:** "Clark, Jolon M. - CC Member District 7 Denver City Council"  
<[Jolon.Clark@denvergov.org](mailto:Jolon.Clark@denvergov.org)>  
**Date:** Wednesday, August 19, 2020 at 12:40 PM  
**To:** "Thompson, Maggie M. - CC Senior City Council Aide District 7"  
<[Maggie.Thompson@denvergov.org](mailto:Maggie.Thompson@denvergov.org)>  
**Subject:** Fwd: [EXTERNAL] Carmen Court

**JOLON CLARK**  
*Denver City Council District 7*

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Email: [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)  
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Begin forwarded message:

**From:** "[m\\_lairsmith@hotmail.com](mailto:m_lairsmith@hotmail.com)" <[m\\_lairsmith@hotmail.com](mailto:m_lairsmith@hotmail.com)>  
**Subject:** [EXTERNAL] Carmen Court  
**Date:** August 9, 2020 at 5:11:36 PM MDT  
**To:** "[jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)" <[jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)>

Dear Councilman Clark,

It breaks my heart to hear there are demolition plans for Carmen Court. I've worked in the area for 5 years and have always admired it and been grateful for it being there. I sincerely hope it can be designated for historic purposes. Too much of our historic architecture has been demolished and replaced with no-character structures.

Please work towards saving Carmen Court. Future generations (as well as current ones) will be grateful.

Thank you for your time.

Monica Lairsmith

*Sent from my T-Mobile 4G LTE device*

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [cfathena@comcast.net](mailto:cfathena@comcast.net)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Carmen Court  
**Date:** Wednesday, August 19, 2020 1:12:51 PM

---

Cheryl-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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**From:** "Clark, Jolon M. - CC Member District 7 Denver City Council"  
<[Jolon.Clark@denvergov.org](mailto:Jolon.Clark@denvergov.org)>  
**Date:** Wednesday, August 19, 2020 at 11:55 AM  
**To:** "Thompson, Maggie M. - CC Senior City Council Aide District 7"  
<[Maggie.Thompson@denvergov.org](mailto:Maggie.Thompson@denvergov.org)>  
**Subject:** Fwd: [EXTERNAL] Carmen Court

## **JOLON CLARK**

*Denver City Council District 7*

Phone:(720) 337-7777

Email: [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)

Pronouns: He/Him/His



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Begin forwarded message:

**From:** Cheryl Burger <[cfathena@comcast.net](mailto:cfathena@comcast.net)>  
**Subject:** [EXTERNAL] Carmen Court  
**Date:** August 5, 2020 at 1:23:41 PM MDT  
**To:** [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)

Hello,

I live a few blocks from Carmen Court on first Avenue. I just wanted to write to let you know that I supported saving that parcel from development and keeping it as it is in designating at a historic landmark.

Thank you, Cheryl Burger 536 E. 1st Ave.

Sent from my iPhone

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [kristinalowen@gmail.com](mailto:kristinalowen@gmail.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Carmen Court  
**Date:** Wednesday, August 19, 2020 1:16:03 PM

---

Kristina-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org) Dial 3-1-1 for City Services  
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---

**From:** "Clark, Jolon M. - CC Member District 7 Denver City Council"  
<[Jolon.Clark@denvergov.org](mailto:Jolon.Clark@denvergov.org)>  
**Date:** Wednesday, August 19, 2020 at 11:53 AM  
**To:** "Thompson, Maggie M. - CC Senior City Council Aide District 7"  
<[Maggie.Thompson@denvergov.org](mailto:Maggie.Thompson@denvergov.org)>  
**Subject:** Fwd: [EXTERNAL] Carmen Court

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Begin forwarded message:

**From:** Kristina Meyer <[kristinalowen@gmail.com](mailto:kristinalowen@gmail.com)>  
**Subject:** [EXTERNAL] Carmen Court  
**Date:** August 3, 2020 at 1:36:54 PM MDT  
**To:** "[jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)" <[jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)>

Hi,

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

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

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

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

Thank you for your consideration.

--

**kristina meyer**

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [twoaspers@msn.com](mailto:twoaspers@msn.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Carmen Court  
**Date:** Wednesday, August 19, 2020 1:18:08 PM

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Jane-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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---

**From:** "Clark, Jolon M. - CC Member District 7 Denver City Council"  
<[Jolon.Clark@denvergov.org](mailto:Jolon.Clark@denvergov.org)>  
**Date:** Wednesday, August 19, 2020 at 11:41 AM  
**To:** "Thompson, Maggie M. - CC Senior City Council Aide District 7"  
<[Maggie.Thompson@denvergov.org](mailto:Maggie.Thompson@denvergov.org)>  
**Subject:** Fwd: [EXTERNAL] Carmen Court

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Begin forwarded message:

**From:** JANE A Asper <[twoaspers@msn.com](mailto:twoaspers@msn.com)>  
**Subject:** [EXTERNAL] Carmen Court  
**Date:** August 2, 2020 at 1:59:20 PM MDT  
**To:** "[jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)" <[jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)>

Those who wish this property designated as historic for the purpose of removing the owners' right to sell their property must be stopped.  
First, they confuse a charming property with a historically important one.  
Most importantly, their insistence on inserting their misguided beliefs into the middle of the lawful owners' rights to use or sell their property as they see fit (within zoning laws, of course) is audacious beyond belief. one of the person's seeking landmark destination writes that she wishes they, her group, could meet with the owners, to discuss this personally. As if the owners have any obligation to speak to her about any thing ever, at all! The nerve and entitlement this person expresses is astonishing.  
To grant this property landmark status is inappropriate on the face. Even worse than that, the implications doing so would have on the rights of property owners is dire.  
Sincerely,  
Jane Asper  
1357 South Pennsylvania street  
Denver, Co. 80210

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [kirstinmichel@gmail.com](mailto:kirstinmichel@gmail.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Carmen Court  
**Date:** Wednesday, August 19, 2020 1:18:40 PM

---

Kirstin-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org) Dial 3-1-1 for City Services  
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**From:** "Clark, Jolon M. - CC Member District 7 Denver City Council"  
<[Jolon.Clark@denvergov.org](mailto:Jolon.Clark@denvergov.org)>  
**Date:** Wednesday, August 19, 2020 at 11:37 AM  
**To:** "Thompson, Maggie M. - CC Senior City Council Aide District 7"  
<[Maggie.Thompson@denvergov.org](mailto:Maggie.Thompson@denvergov.org)>  
**Subject:** Fwd: [EXTERNAL] Carmen Court

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Pronouns: He/Him/His

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Begin forwarded message:

**From:** Kirstin Michel <[kirstinmichel@gmail.com](mailto:kirstinmichel@gmail.com)>  
**Subject:** [EXTERNAL] Carmen Court  
**Date:** July 31, 2020 at 12:25:39 PM MDT  
**To:** [landmark@denvergov.org](mailto:landmark@denvergov.org)  
**Cc:** "Clark, Jolon M. - CC City Council Elected" <[jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)>

Hello,

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

1. The application was not submitted by residents of the building; instead, community members waited until an application for demolition was filed to request this status. If this building was of such importance, community members had years to try to convince the owners and residents that this designation was so vital to the community. And if the owners are now in a position to sell their property for development, they should be allowed to do so.

2. This application strikes me as a direct reaction to expectations of future development on the parcel. This property is zoned for a general use five story building, which means once purchased, a developer could more easily develop the property into something bigger that would create housing for more people within the same space because they wouldn't have to go through the rezoning process.

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

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

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

Thank you,

Thank you,  
Kirstin



**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [bonnie@bonsmots.com](mailto:bonnie@bonsmots.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Carmen Court  
**Date:** Wednesday, August 19, 2020 1:19:24 PM

---

Bonnie-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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Maggie Thompson | Senior Aide  
Preferred Pronouns- she/her  
Office of City Councilman Jolon Clark- District 7  
720.337.7777  
[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org) Dial 3-1-1 for City Services  
Hablamos español

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---

**From:** "Clark, Jolon M. - CC Member District 7 Denver City Council"  
<[Jolon.Clark@denvergov.org](mailto:Jolon.Clark@denvergov.org)>  
**Date:** Wednesday, August 19, 2020 at 11:34 AM  
**To:** "Thompson, Maggie M. - CC Senior City Council Aide District 7"  
<[Maggie.Thompson@denvergov.org](mailto:Maggie.Thompson@denvergov.org)>  
**Subject:** Fwd: [EXTERNAL] Carmen Court

Begin forwarded message:

**From:** "Bonnie Taher" <[bonnie@bonsmots.com](mailto:bonnie@bonsmots.com)>  
**Subject:** [EXTERNAL] Fw: Carmen Court  
**Date:** July 30, 2020 at 9:29:17 PM MDT  
**To:** "Councilman Jolon Clark" <[jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)>  
**Reply-To:** "Bonnie Taher" <[bonnie@bonsmots.com](mailto:bonnie@bonsmots.com)>

Dear Councilman Clark

Below is a letter I have just sent to the Landmark Preservation Commission about Carmen Court. I have contacted you about this before, and want to let you know this is still very much an important issue for the neighborhood.

Thank you for anything you can do in support of an appropriate solution that will preserve this beautiful little building.

Thank you.

Bonnie Taher  
130 Pearl Street  
Denver 80203

----- Forwarded Message -----

From: "Bonnie Taher" <[bonnie@bonsmots.com](mailto:bonnie@bonsmots.com)>

To: [landmark@denvergov.org](mailto:landmark@denvergov.org)

Sent: 7/30/2020 9:22:35 PM

Subject: Carmen Court

To the Landmark Preservation Commission

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

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

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

Thank you.

Bonnie Taher  
130 Pearl Street  
Denver 80203

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [brenda.riske@yahoo.com](mailto:brenda.riske@yahoo.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Carmen Court  
**Date:** Wednesday, September 30, 2020 9:35:21 AM

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Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

The official hearing date has not been set yet, but you can also sign up to speak for three minutes on this issue at the hearing. It will likely take place near the end of September.

If you have any other questions about this process, please let me know, and thank you so much for reaching out!

Maggie Thompson | Senior Aide  
Preferred Pronouns- she/her  
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[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org) Dial 3-1-1 for City Services  
Hablamos español

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[brenda.riske@yahoo.com](mailto:brenda.riske@yahoo.com)

Dear Councilman Clark

I am writing to you in favor of your support for saving Carmen Court from ending up in a landfill and destroying an historic building in our neighborhood. While we understand the need to additional housing, I may remind you that we have numerous high rise buildings in our neighborhood and there is a retirement center diagonal to Carmen Court. Therefore, the proposal of razing this building to make way for a retirement building seems like a complete and utter misuse of an historic building. The Denver Historic Commission UNANIMOUSLY voted that this is historic. This has been part of our neighborhood for nearly a century and it would be criminal to demolish it. We have lost so many century old homes in our neighborhood and while we are appreciative of increasing density, this is not the way to do so. It will not make way for affordable housing which is the City Council's main concern as I understand it.

Please consider these arguments when casting your vote at the Nov 2 meeting. Thank you.

Brenda Riske  
275 S. Clarkson St.  
Denver CO 80209  
5 blocks from Carmen Court

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [douglinkhart@gmail.com](mailto:douglinkhart@gmail.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Carmen Court  
**Date:** Wednesday, September 30, 2020 9:38:41 AM

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Doug-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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If you have any other questions about this process, please let me know, and thank you so much for reaching out!

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Hablamos español

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Begin forwarded message:

**From:** Doug Linkhart <[douglinkhart@gmail.com](mailto:douglinkhart@gmail.com)>  
**Subject:** [EXTERNAL] Carmen Court  
**Date:** September 26, 2020 at 3:56:03 PM MDT  
**To:** "Clark, Jolon M. - CC President Denver City Council"  
<[jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)>

Jolon,

I know you're getting a bunch of these, but please add my name to the list of people wanting to save Carmen Court from redevelopment. Hopefully the two sides will reach a compromise, but if not, I hope that you will vote to prevent demolition.

Thanks,

Doug Linkhart  
(303) 668-1990

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [ellen@saddlehands.com](mailto:ellen@saddlehands.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Carmen Court  
**Date:** Wednesday, September 30, 2020 9:41:48 AM

---

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org) | Dial 3-1-1 for City Services  
Hablamos español

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Begin forwarded message:

**From:** Ellen Fitzgerald <[ellen@saddlehands.com](mailto:ellen@saddlehands.com)>  
**Subject:** [EXTERNAL] Carmen Court  
**Date:** September 17, 2020 at 1:41:29 PM MDT  
**To:** "[jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)" <[jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)>

Hi Jolon,

I have done some volunteer work for you and worked to keep the pot shop from reopening on South Pearl St with assistance from your office.

Although I love the Carmen Court and it's architectural significance, I would like to support the current owners in their quest to keep it from being designated an Historic structure. If the current owners had purchased their units with an existing historic designation or jointly decided to pursue the designation themselves, there would be a contractual debt to keep it as is.

To force owners into a situation of upkeep and extreme limitation of resale is unfair to anyone. Again, I love this property and I'm sure the current owners do too but I believe this designation

would be an unfair burden. I hope those voting on this issue can put themselves into the shoes of the owners.

Thank you,

Ellen Fitzgerald

[https://urldefense.com/v3/\\_\\_http://www.SaddleHands.com\\_\\_;!!M87Ej6RJKlw!FqU2kcqLj6UzvYhYNvySNpNQ-ii1fvKji-k6Wn6kB-fXfsfZm5DVcbuRyxRxsudBYgXci6g\\$](https://urldefense.com/v3/__http://www.SaddleHands.com__;!!M87Ej6RJKlw!FqU2kcqLj6UzvYhYNvySNpNQ-ii1fvKji-k6Wn6kB-fXfsfZm5DVcbuRyxRxsudBYgXci6g$)

303 903-1488



**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [tchapmanwrites@netscape.net](mailto:tchapmanwrites@netscape.net)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Carmen Court  
**Date:** Wednesday, September 30, 2020 9:42:20 AM

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Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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If you have any other questions about this process, please let me know, and thank you so much for reaching out!

Maggie Thompson | Senior Aide  
Preferred Pronouns- she/her  
Office of City Councilman Jolon Clark- District 7  
720.337.7777  
[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org) Dial 3-1-1 for City Services  
Hablamos español

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Begin forwarded message:

**From:** Tamara Chapman <[tchapmanwrites@netscape.net](mailto:tchapmanwrites@netscape.net)>  
**Subject:** [EXTERNAL] Carmen Court  
**Date:** September 19, 2020 at 8:39:03 AM MDT  
**To:** "[dencc@denvergov.org](mailto:dencc@denvergov.org)-" <[dencc@denvergov.org](mailto:dencc@denvergov.org)>, "[jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)" <[jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)>  
**Reply-To:** Tamara Chapman <[tchapmanwrites@netscape.net](mailto:tchapmanwrites@netscape.net)>

Dear Council Members,

I'm writing to let you know that I support — and hope you will, too — the landmark designation for historic Carmen Court. As a 30-year resident of this city, I've watched with horror and dismay as so many lovely buildings have come down in the name of densification. (Don't get me started about the lovely trees that have been plowed over in the name of this same cause. That's for another email.)

One of the things that makes this city livable is its rich array of architecture and its respect for its past. We won't be Denver without these treasures. We'll just be a dystopian collection of office buildings and apartment warehouses linked by traffic jams.

I so appreciate your considering my views and hope to hear that you will throw your support behind preserving Carmen Court. There is no other building quite like it in Denver. And once it's gone, it can't be replaced.

Thank you!

Tamara Chapman  
150 W. Maple Ave.  
Denver, CO 80223

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [kellengross1@gmail.com](mailto:kellengross1@gmail.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Carmen Court  
**Date:** Wednesday, September 30, 2020 9:50:16 AM

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Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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Hablamos español

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Begin forwarded message:

**From:** Kellen Gross <[kellengross1@gmail.com](mailto:kellengross1@gmail.com)>  
**Subject:** [EXTERNAL] Carmen Court  
**Date:** September 4, 2020 at 11:47:17 AM MDT  
**To:** [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)

Hi Jolon,  
I'd like to express my support in preserving the Carmen Court Complex on 1st and Emerson.

My wife and I are buying a home a few blocks away, and we hope to keep the Carmen Court complex in the neighborhood to help preserve Speer's character and ambiance.

Keep up your excellent work in our future neighborhood and have a fantastic holiday weekend.

Best,

Kellen Gross

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [woolleys825@comcast.net](mailto:woolleys825@comcast.net)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Carmen Court  
**Date:** Wednesday, September 30, 2020 10:12:48 AM

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Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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If you have any other questions about this process, please let me know, and thank you so much for reaching out!

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Begin forwarded message:

**From:** Karin Woolley <[woolleys825@comcast.net](mailto:woolleys825@comcast.net)>  
**Subject:** [EXTERNAL] Carmen Court  
**Date:** August 24, 2020 at 4:12:51 PM MDT  
**To:** [Michael.hancock@denvergov.org](mailto:Michael.hancock@denvergov.org), [Amanda.sandoval@denvergov.org](mailto:Amanda.sandoval@denvergov.org),  
[kevin.flynn@denvergov.org](mailto:kevin.flynn@denvergov.org), [Jamie.torres@denvergov.org](mailto:Jamie.torres@denvergov.org),  
[kendra.black@denvergov.org](mailto:kendra.black@denvergov.org), [Amanda.sawyer@denvergov.org](mailto:Amanda.sawyer@denvergov.org),  
[paul.kashmann@denvergov.org](mailto:paul.kashmann@denvergov.org), [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org),  
[christopher.herndon@denvergov.org](mailto:christopher.herndon@denvergov.org), [district9@denvergov.org](mailto:district9@denvergov.org),  
[Chris.hinds@denvergov.org](mailto:Chris.hinds@denvergov.org), [Stacie.gilmore@denvergov.org](mailto:Stacie.gilmore@denvergov.org),  
[kniechatlarge@denvergov.org](mailto:kniechatlarge@denvergov.org), [ortegaatl@denvergov.org](mailto:ortegaatl@denvergov.org)

Dear Mayor and Councilpersons,

**I strongly oppose the Historical Designation for Carmen Court.**

To target 7 homeowners and remove their rights because neighbors like the look of Carmen Court is a travesty. A "hostile" historical designation for Carmen Court comes with huge financial burdens for the owners; this designation demands maintaining the building to a standard set by the Historical Group regardless of the cost. The building currently has significant deferred maintenance issues which the owners cannot pay for.

These owners are of modest means with their condos being their sole major asset, seven single women and a retired couple.....this is a recipe for their financial ruin. No individual should vote for this unwanted historical designation unless they are willing to have the same limitations put on their own personal dwellings. It is easy for persons to think and say, "let's not demo that building, I like the way it looks" or "I like walking by it" without thinking about the consequences of imposing their likes on the rights of the homeowner. Most of us do not live in historically designated neighborhoods and we moved there celebrating the mix of old and new. Unless a neighborhood is willing to get it's majority of homeowners to seek historical designation or neighborhood building restrictions, it is unfair for a few neighbors to impose such a restrictive designation on a particular home while they retain their rights to do whatever to their own homes.

Please Vote NO on the historical designation for Carmen Court.

Sincerely,

Karin Woolley  
1865 E. Cedar Avenue  
Denver, CO 80209

**From:** [Kristina Meyer](#)  
**To:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Carmen Court  
**Date:** Wednesday, August 19, 2020 1:44:38 PM

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Hi Maggie,

Thanks for getting back to me and adding this to the record.

Stay well!

On Wed, Aug 19, 2020 at 1:16 PM Thompson, Maggie M. - CC Senior City Council Aide District 7 <[Maggie.Thompson@denvergov.org](mailto:Maggie.Thompson@denvergov.org)> wrote:

Kristina-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has

seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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If you have any other questions about this process, please let me know, and thank you so much for reaching out!

Maggie Thompson | Senior Aide

Preferred Pronouns- she/her

Office of City Councilman Jolon Clark- District 7



720.337.7777

[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org) Dial 3-1-1 for City Services

Hablamos español

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---

**From:** "Clark, Jolon M. - CC Member District 7 Denver City Council"  
<[Jolon.Clark@denvergov.org](mailto:Jolon.Clark@denvergov.org)>

**Date:** Wednesday, August 19, 2020 at 11:53 AM

**To:** "Thompson, Maggie M. - CC Senior City Council Aide District 7"  
<[Maggie.Thompson@denvergov.org](mailto:Maggie.Thompson@denvergov.org)>

**Subject:** Fwd: [EXTERNAL] Carmen Court

JOLON CLARK

Denver City Council *District 7*

Phone:(720) 337-7777

Email: [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)

Pronouns: He/Him/His

Sign up for the LD7 e-newsletter [here](#)

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Hablamos Espanol

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Begin forwarded message:

**From:** Kristina Meyer <[kristinalowen@gmail.com](mailto:kristinalowen@gmail.com)>

**Subject:** [EXTERNAL] Carmen Court

**Date:** August 3, 2020 at 1:36:54 PM MDT

**To:** "[jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)" <[jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)>

Hi,

I have been made aware of the debates going on about making Carmen Court a historical landmark, on the basis of other residents in the neighborhood not wanting new development and attempting to stunt the growth

of the neighborhood by claiming it's a historical landmark. My husband and I both live in the Washington Park area.

I'd like to voice my support for the current home owners who would be deeply and horribly impacted via their personal finances by this decision. It's a lovey building, but not in any way a historical landmark.

This is essentially an attempt by older people in the neighborhood to keep new people from moving in.

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

which is not ok.

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

Thank you for your consideration.



--

**kristina meyer**

---

**kristina meyer**

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [mollycastleberry@hotmail.com](mailto:mollycastleberry@hotmail.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Carmen Court  
**Date:** Wednesday, September 30, 2020 9:36:32 AM

---

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[mollycastleberry@hotmail.com](mailto:mollycastleberry@hotmail.com)

Carmen Court is a nice, historical set of Adobe looking condos which the owners want to sell.

I'm a huge believer in property rights and say the owners should get the best price and sell. Your house is usually your main investment and it's YOURS!

Let them sell is. Don't give it historical designation.

Thank you

Molly Lu Castleberry

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [jeanneadams@q.com](mailto:jeanneadams@q.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Carmen Courts  
**Date:** Wednesday, September 30, 2020 9:34:14 AM

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Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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If you have any other questions about this process, please let me know, and thank you so much for reaching out!

Councilman Clark, I stand in opposition to the well intentioned yet hostile landmark designation request for Carmen Court. Like the owners of the condos at Carmen Court,

I have limited means and count on my home as the major source of savings in my retirement years. I love our neighborhood with its historic legacy BUT the ability of some group to dictate whether I may sell my home and/or for what purpose is gut wrenchingly wrong. Please support the neighborhood by supporting its neighbors, the residents of Carmen Court and step up against this unwise designation.

Thank you.

Jeanne Adams  
55 S Grant St  
Denver CO 80209

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [candymarkle@gmail.com](mailto:candymarkle@gmail.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Please save Carmen Court!  
**Date:** Wednesday, August 19, 2020 1:14:24 PM

---

Candy-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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If you have any other questions about this process, please let me know, and thank you so much for reaching out!

Maggie Thompson | Senior Aide  
Preferred Pronouns- she/her  
Office of City Councilman Jolon Clark- District 7  
720.337.7777  
[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org) Dial 3-1-1 for City Services  
Hablamos español

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---

**From:** "Clark, Jolon M. - CC Member District 7 Denver City Council"  
<[Jolon.Clark@denvergov.org](mailto:Jolon.Clark@denvergov.org)>  
**Date:** Wednesday, August 19, 2020 at 11:54 AM  
**To:** "Thompson, Maggie M. - CC Senior City Council Aide District 7"  
<[Maggie.Thompson@denvergov.org](mailto:Maggie.Thompson@denvergov.org)>  
**Subject:** Fwd: [EXTERNAL] Please save Carmen Court!

**JOLON CLARK**  
*Denver City Council District 7*

Phone:(720) 337-7777  
Email: [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)  
Pronouns: He/Him/His

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Begin forwarded message:

**From:** Candy Markle <[candymarkle@gmail.com](mailto:candymarkle@gmail.com)>  
**Subject:** [EXTERNAL] Please save Carmen Court!  
**Date:** August 4, 2020 at 11:59:52 AM MDT  
**To:** undisclosed-recipients;;

Greetings,

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

Respectfully submitted,

Candy Markle  
neighbor and voter

From: [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
To: [Jolon Clark](#)  
Cc: [Maggie Thompson](#)  
Subject: Re: [EXTERNAL] Please save Carmen Court  
Date: Wednesday, August 19, 2020 at 11:05 AM  
Attachments: [image001.png](#)

Courtney--  
Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Coed the landmark office to make sure that it is made a part of the official record for that hearing.  
The official hearing date has not been set yet, but you can also sign up to speak for three minutes on this issue at the hearing. It will likely take place near the end of September.  
If you have any other questions about this process, please let me know, and thank you so much for reaching out!

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[Maggie.Thompson@denvergov.org](mailto:Maggie.Thompson@denvergov.org) Dial 3-1-1 for City Services  
Hablamos español

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From: "Clark, Jolon M. - CC Member District 7 Denver City Council" <[Jolon.Clark@denvergov.org](mailto:Jolon.Clark@denvergov.org)>  
Date: Wednesday, August 19, 2020 at 11:54 AM  
To: "Thompson, Maggie M. - CC Senior City Council Aide District 7" <[Maggie.Thompson@denvergov.org](mailto:Maggie.Thompson@denvergov.org)>  
Subject: Fed: [EXTERNAL] Please save Carmen Court

JOLON CLARK  
Denver City Council District 7  
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Hablamos Español

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Begin forwarded message:

From: Courtney DeWinter <[courtney@dwintermarketing.com](mailto:courtney@dwintermarketing.com)>  
Subject: [EXTERNAL] Please save Carmen Court  
Date: August 4, 2020 at 7:13:06 PM MDT  
To: Jolon Clark <[Jolon.Clark@denvergov.org](mailto:Jolon.Clark@denvergov.org)>

Hi Jolon - Just read with interest that the future of Carmen Court is now in the hands of Denver City Council.

Just weighing in that the biggest problem facing the historic neighborhoods is irresponsible developments by developers who are ruining the historic integrity of neighborhoods like Wash Park.

I respectfully request that you vote to save Carmen Court - and that we use this as a meaningful stepping stone to rein in developers destroying historic neighborhoods with "Malibu Modern" architecture that belongs in Hilltop, Conry Merrill and Cherry Creek.

Thanks very much - Courtney

<https://www.bizjournals.com/denver/news/2020/08/04/landmark-preservation-rules-carmen-court-denver.html>

<https://www.bizjournals.com/denver/news/2020/08/04/landmark-preservation-rules-carmen-court-denver.html>



Courtney DeWinter, President  
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Branding • Marketing (Digital & Traditional) • WordPress Websites • PR • Company & Product Launches • Sales Support & More



**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [julie.lerner@gmail.com](mailto:julie.lerner@gmail.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Protect Carmen Court  
**Date:** Wednesday, August 19, 2020 1:02:42 PM

---

Julie-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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If you have any other questions about this process, please let me know, and thank you so much for reaching out!

Maggie Thompson | Senior Aide  
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720.337.7777  
[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org) Dial 3-1-1 for City Services  
Hablamos español

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---

**From:** "Clark, Jolon M. - CC Member District 7 Denver City Council"  
<Jolon.Clark@denvergov.org>  
**Date:** Wednesday, August 19, 2020 at 12:55 PM  
**To:** "Thompson, Maggie M. - CC Senior City Council Aide District 7"  
<Maggie.Thompson@denvergov.org>  
**Subject:** Fwd: [EXTERNAL] Protect Carmen Court

Begin forwarded message:

**From:** Julie Lerner <[julie.lerner@gmail.com](mailto:julie.lerner@gmail.com)>  
**Subject:** [EXTERNAL] Protect Carmen Court  
**Date:** August 12, 2020 at 8:50:13 PM MDT  
**To:** [dencec@denvergov.org](mailto:dencec@denvergov.org), [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)  
**Cc:** [friendsofcarmencourt@gmail.com](mailto:friendsofcarmencourt@gmail.com)

I support the Landmark Preservation Commission's vote to protect Carmen Court. I understand the owner's interest to sell, but this designation will surely boost the values of their individual unit sales. Demolishing the charming, aesthetically pleasing gateway to Wash Park West and building a 5-story retirement home will push property values down for an exponentially higher number of current residents. They should not be allowed to cash out and run, destroying the architecture and landscaping and leaving us with an ugly building too big for the space.

Julie Lerner  
13 Ogden St

**From:** [Julie Lerner](#)  
**To:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Protect Carmen Court  
**Date:** Wednesday, August 19, 2020 2:07:26 PM

---

Thank you, please keep me posted.

On Wed, Aug 19, 2020 at 1:02 PM Thompson, Maggie M. - CC Senior City Council Aide District 7 <[Maggie.Thompson@denvergov.org](mailto:Maggie.Thompson@denvergov.org)> wrote:

Julie-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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If you have any other questions about this process, please let me know, and thank you so much for reaching out!

Maggie Thompson | Senior Aide

Preferred Pronouns- she/her

Office of City Councilman Jolon Clark- District 7

720.337.7777

[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org) Dial 3-1-1 for City Services

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---

**From:** "Clark, Jolon M. - CC Member District 7 Denver City Council"  
<[Jolon.Clark@denvergov.org](mailto:Jolon.Clark@denvergov.org)>  
**Date:** Wednesday, August 19, 2020 at 12:55 PM  
**To:** "Thompson, Maggie M. - CC Senior City Council Aide District 7"  
<[Maggie.Thompson@denvergov.org](mailto:Maggie.Thompson@denvergov.org)>  
**Subject:** Fwd: [EXTERNAL] Protect Carmen Court

Begin forwarded message:

**From:** Julie Lerner <[julie.lerner@gmail.com](mailto:julie.lerner@gmail.com)>  
**Subject:** [EXTERNAL] Protect Carmen Court  
**Date:** August 12, 2020 at 8:50:13 PM MDT  
**To:** [dencc@denvergov.org](mailto:dencc@denvergov.org), [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)  
**Cc:** [friendsofcarmencourt@gmail.com](mailto:friendsofcarmencourt@gmail.com)

I support the Landmark Preservation Commission's vote to protect Carmen Court.

I understand the owner's interest to sell, but this designation will surely boost the values of their individual unit sales. Demolishing the charming, aesthetically pleasing gateway to Wash Park West and building a 5-story retirement home will push property values down for an exponentially higher number of current residents. They should not be allowed to cash out and run, destroying the architecture and landscaping and leaving us with an ugly building too big for the space.

Julie Lerner  
13 Ogden St

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [inside@centriciti.com](mailto:inside@centriciti.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] regarding Carmen Court  
**Date:** Wednesday, August 19, 2020 1:16:45 PM

---

Lawrence-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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If you have any other questions about this process, please let me know, and thank you so much for reaching out!

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Office of City Councilman Jolon Clark- District 7  
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---

**From:** "Clark, Jolon M. - CC Member District 7 Denver City Council"  
<[Jolon.Clark@denvergov.org](mailto:Jolon.Clark@denvergov.org)>  
**Date:** Wednesday, August 19, 2020 at 11:52 AM  
**To:** "Thompson, Maggie M. - CC Senior City Council Aide District 7"  
<[Maggie.Thompson@denvergov.org](mailto:Maggie.Thompson@denvergov.org)>  
**Subject:** Fwd: [EXTERNAL] regarding Carmen Court

## **JOLON CLARK**

*Denver City Council District 7*

Phone:(720) 337-7777

Email: [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)

Pronouns: He/Him/His

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Begin forwarded message:

**From:** Lawrence Phipps <[inside@centricity.com](mailto:inside@centricity.com)>  
**Subject:** [EXTERNAL] regarding Carmen Court  
**Date:** August 3, 2020 at 12:13:46 PM MDT  
**To:** <[jon.clark@denvergov.org](mailto:jon.clark@denvergov.org)>, <[landmark@denvergov.org](mailto:landmark@denvergov.org)>

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

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

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

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

Regards, Lawrence Phipps

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [annamjennett@gmail.com](mailto:annamjennett@gmail.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Save Carmen Court  
**Date:** Wednesday, September 30, 2020 9:47:55 AM

---

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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If you have any other questions about this process, please let me know, and thank you so much for reaching out!

Maggie Thompson | Senior Aide  
Preferred Pronouns- she/her  
Office of City Councilman Jolon Clark- District 7  
720.337.7777  
[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org) Dial 3-1-1 for City Services  
Hablamos español

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Begin forwarded message:

**From:** Anna Maria Jennett <[annamjennett@gmail.com](mailto:annamjennett@gmail.com)>  
**Subject:** [EXTERNAL] Save Carmen Court  
**Date:** September 2, 2020 at 1:31:33 PM MDT  
**To:** [large-dencc@denvergov.org](mailto:large-dencc@denvergov.org), [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)

Hello,

My husband and I are residents of the West Washington Park neighborhood and would like to voice our opinion that Carmen Court be preserved.



We are not opposed to new construction, but do believe that beautiful old buildings that add character should not be demolished. The history of our city means something! Hungarian Freedom Park and Carmen Court are assets all who drive down Speer Boulevard can enjoy.

Thanks,  
Anna Jennett and Scott Weigel

966 S. Pearl Street  
Denver, CO 80209

ph.415.412.7825

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [crawfordgirl@yahoo.com](mailto:crawfordgirl@yahoo.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Saving Carmen Court  
**Date:** Wednesday, August 19, 2020 1:06:42 PM

---

Lisa-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org) Dial 3-1-1 for City Services  
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---

**From:** "Clark, Jolon M. - CC Member District 7 Denver City Council"  
<[Jolon.Clark@denvergov.org](mailto:Jolon.Clark@denvergov.org)>  
**Date:** Wednesday, August 19, 2020 at 12:40 PM  
**To:** "Thompson, Maggie M. - CC Senior City Council Aide District 7"  
<[Maggie.Thompson@denvergov.org](mailto:Maggie.Thompson@denvergov.org)>  
**Subject:** Fwd: [EXTERNAL] Saving Carmen Court

## **JOLON CLARK**

*Denver City Council District 7*

Phone:(720) 337-7777

Email: [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)

Pronouns: He/Him/His

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Begin forwarded message:

**From:** "L. D." <[crawfordgirl@yahoo.com](mailto:crawfordgirl@yahoo.com)>  
**Subject:** [EXTERNAL] Saving Carmen Court  
**Date:** August 10, 2020 at 11:04:44 AM MDT  
**To:** "Jolon M. - CC President Denver City Council Clark" <[jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)>, "[dencc@denvergov.org](mailto:dencc@denvergov.org)" <[dencc@denvergov.org](mailto:dencc@denvergov.org)>  
**Reply-To:** "L. D." <[crawfordgirl@yahoo.com](mailto:crawfordgirl@yahoo.com)>

Hello Jolon and all the members of the Denver City Council,

I wanted to express my hope that we can save Carmen Court in my neighborhood. I rent an apartment on Emerson Street and walking past Carmen Court is always the highlight of my walks in the area with the historic and beautiful building with its iconic Pueblo revival style celebrating the indigenous architectural styles of the Southwest and the lush park-like grounds which extend Hungarian Freedom Park up into our neighborhood. I am sad when I think that this historic corner of my block could be ripped up for development of luxury condos. For one, seeing the loss of the green space and pine trees would be a big loss. We have lost so many trees on my block, this is really the last green space on our block. As someone who supports sustainability and the environment I would hate to see steel and glass replace trees.

When I saw that the developers who plan to remove Carmen Court then plan to build 100+ luxury units on this small corner space I was shocked. It is difficult now to find any street parking as the congestion in our little corner of Denver has boomed since the Towers buildings went up last year. I don't know how our community can manage this. I also wonder when real estate developers took over city planning. Isn't that for our city government? We need city planning and our little block here can't sustain more expensive condos. Please save our environment, our history which celebrates diverse cultures and help those of us who don't make a lot of money continue to afford to live here.

I hope that we can save Carmen Court!

Lisa Diedrich 98 S. Emerson St (Paragon Apartments)

---



**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [jagr2627@yahoo.com](mailto:jagr2627@yahoo.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Support for Carmen Court  
**Date:** Wednesday, September 30, 2020 9:52:48 AM

---

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

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Office of City Councilman Jolon Clark- District 7  
720.337.7777  
[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org) Dial 3-1-1 for City Services  
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Begin forwarded message:

**From:** Jaime Jacob <[jagr2627@yahoo.com](mailto:jagr2627@yahoo.com)>  
**Subject:** [EXTERNAL] Support for Carmen Court  
**Date:** September 11, 2020 at 12:52:10 PM MDT  
**To:** Councilman Jolon Clark <[jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)>

Dear Councilman Clark,

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

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

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

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

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

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

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

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

The non-owner historic designation applications are sometimes called "hostile," which is a misnomer. We don't want to cause any hostility. To the contrary, we care about the neighborhood and love this building. There's actually been more hostility from some demolition-minded folks:

- defending property rights tooth and nail
- putting our motives into question or into a bad light
- verbal attacks (either online or in-person at local business)
- stealing yard signs
- not even willing to consider a compromise to make everyone mostly happy

It would be devastating to our community to demolish the historic Carmen Court.

Sincerely,  
Jaime Jacob

**From:** [Holm, Greg @ Denver](#)  
**To:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Landmark - Community Planning and Development](#)  
**Subject:** RE: [EXTERNAL] Written Comments on Carmen Court  
**Date:** Monday, August 24, 2020 9:16:08 AM

---

Maggie,

Thanks for getting back to me and thanks for forwarding my comments to the landmark office. I had heard that the Carmen Court landmark designation was being discussed at the LUTI committee meeting tomorrow morning at 10:30 am and wanted to get comments submitted for that meeting.

Is there a place for me to sign up to be notified when the official hearing in September is scheduled?

Appreciate all you do!

Greg

Greg Holm | Senior Vice President  
**CBRE | Advisory & Transaction Services | Occupier**  
1225 17th Street, Suite 3200 | Denver, CO 80202  
T 303 628 1715 | F 303 628 1751 | C 720 244 7200  
[Greg.Holm@cbre.com](mailto:Greg.Holm@cbre.com) | <http://www.cbre.com/Greg.Holm>  
[Click here to download my vcard](#)  
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**From:** Thompson, Maggie M. - CC Senior City Council Aide District 7  
<Maggie.Thompson@denvergov.org>  
**Sent:** Monday, August 24, 2020 7:21 AM  
**To:** Holm, Greg @ Denver <Greg.Holm@cbre.com>; Clark, Jolon M. - CC Member District 7 Denver City Council <Jolon.Clark@denvergov.org>; Landmark - Community Planning and Development <Landmark@denvergov.org>  
**Subject:** Re: [EXTERNAL] Written Comments on Carmen Court

**External**

Greg-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

The official hearing date has not been set yet, but you can also sign up to speak for three minutes on this issue at the hearing. It will likely take place near the end of September.  
If you have any other questions about this process, please let me know, and thank you so much for reaching out!

Maggie Thompson | Senior Aide  
Preferred Pronouns- she/her  
Office of City Councilman Jolon Clark- District 7  
720.337.7777  
[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org) Dial 3-1-1 for City Services  
Hablamos español

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---

**From:** "Holm, Greg @ Denver" <[Greg.Holm@cbre.com](mailto:Greg.Holm@cbre.com)>  
**Date:** Sunday, August 23, 2020 at 3:29 PM  
**To:** "Clark, Jolon M. - CC Member District 7 Denver City Council" <[Jolon.Clark@denvergov.org](mailto:Jolon.Clark@denvergov.org)>  
**Cc:** "Thompson, Maggie M. - CC Senior City Council Aide District 7" <[Maggie.Thompson@denvergov.org](mailto:Maggie.Thompson@denvergov.org)>  
**Subject:** [EXTERNAL] Written Comments on Carmen Court

Jolon,

Apologies for sending my comments on Carmen Court directly to you - I was unable to figure out where to submit written comments on Carmen Court on the [den.gov](https://den.gov) website. If you can direct me to the correct place to submit comments I will be glad to submit my comments there as well. Below are my comments:

- Denver is suffering an enormous shortage of housing of all types, in all neighborhoods and in all cost categories. The City should be welcoming the construction of all types of new housing to alleviate this shortage. Alleviating the housing shortage should be a much higher priority than preventing the demolition of a seven unit condominium building, regardless of the justification provided. People's need for housing should have priority over preserving old buildings - people matter more than bricks and mortar.
- The cost of housing throughout the City of Denver is unsustainably high resulting in many families spending an unacceptably high portion on their income on housing. We should not be celebrating that the average cost of a single family home in Denver is now over \$600,000 - this is a matter of grave concern. The reason the cost of housing is so high is a shortage of supply, which has been greatly exacerbated by the anti-development stance of most Denver neighborhoods, particularly high income and majority white neighborhoods.
- The West Washington Park Neighborhood Association "WWPNA" has a long track record of opposing the development of any housing type except single family housing and they are prominent



supporters of the Carmen Court historical designation. It is my opinion that WWPNA is not representing the neighborhood, they are representing the interests of a small subset of the neighborhood. Please consider the following statistics:

- the West Washington Park Neighborhood consists of 11, 149 housing units of which only 3,634 (32.6%) are owner occupied, the balance are rental units.
- the total population of the West Washington Park Neighborhood is 17,285 of which 3,904 (22.6%) are 55 years or older. The membership of WWPNA is significantly weighted to older homeowners and therefore City Council's weighting of WWPNA's input should account for the fact that its membership represents only a small minority of the residents of the neighborhood.
- Every neighborhood, including West Washington Park, should be willing to accept increases in density to do its part to alleviate the housing crisis in Denver.
- The actions of the neighbors to achieve an historic designation for Carmen Court is a strategy to stop development of multi-family housing in the neighborhood. They are using the historic designation as an anti-development tool. If the building is of such great historic significance, why did the neighbors not seek the historic designation earlier? Why did they wait until there was a plan to build multi-family housing before filing for the designation?
- The neighbors request for historic designation will inflict significant harm on the owners of the condominiums located at Carmen Court, several of whom are dependent on the proceeds of the sale to Hines to fund their retirements. I read the letters submitted by the owners and some of them were heartbreaking to read. It is wrong and extremely arrogant of the neighbors requesting the historic designation to harm the Carmen Court owners in order to stop development of multi-family housing.
- The neighbors who applied for the historic designation are motivated by opposition to any type of development other than single family, and by their desire to protect their property values. The duty of the City of Denver and society in general to provide decent and affordable housing to all its citizens is a higher duty than protecting the property values of individual homeowners by continued limitation of supply. While it would be more desirable to have the project Hines is proposing for Carmen Court be affordable housing, it is still of great benefit to add additional housing units of all types. We can only alleviate the housing shortage by building a great deal of additional housing throughout the City, and we should be providing housing of all types and cost in all neighborhoods.
- As a 30 year resident of the West Washington Park Neighborhood and as a member of the West Washington Park Neighborhood Association, I urge the City Council to stand with all citizens of the City of Denver by encouraging development of housing. Please do not respond to, and give in to, the selfish interests of a few. Please do not grant historic status to Carmen Court.

Regards

Greg Holm  
1325 S. Downing St.  
Denver, CO 80210  
720-244-7200

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [nmb.munger@gmail.com](mailto:nmb.munger@gmail.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Re: [EXTERNAL] Support for Carmen Court Landmark Status  
**Date:** Wednesday, August 19, 2020 1:10:08 PM

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Nicole-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

The official hearing date has not been set yet, but you can also sign up to speak for three minutes on this issue at the hearing. It will likely take place near the end of September.

If you have any other questions about this process, please let me know, and thank you so much for reaching out!

Maggie Thompson | Senior Aide  
Preferred Pronouns- she/her  
Office of City Councilman Jolon Clark- District 7  
720.337.7777  
[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org) Dial 3-1-1 for City Services  
Hablamos español

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---

**From:** "Clark, Jolon M. - CC Member District 7 Denver City Council"  
<[Jolon.Clark@denvergov.org](mailto:Jolon.Clark@denvergov.org)>  
**Date:** Wednesday, August 19, 2020 at 12:36 PM  
**To:** "Thompson, Maggie M. - CC Senior City Council Aide District 7"  
<[Maggie.Thompson@denvergov.org](mailto:Maggie.Thompson@denvergov.org)>  
**Subject:** Fwd: [EXTERNAL] Support for Carmen Court Landmark Status

## **JOLON CLARK**

*Denver City Council District 7*

Phone:(720) 337-7777

Email: [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)

Pronouns: He/Him/His

Sign up for the LD7 e-newsletter [here](#)

Dial 3-1-1 for City Services  
Hablamos Espanol

*Correspondence with this office is an open record under the Colorado Open Records Act and must be made available to anyone requesting it unless the correspondence clearly states or implies a request for confidentiality.*

Begin forwarded message:

**From:** Nicole Munger <[nmb.munger@gmail.com](mailto:nmb.munger@gmail.com)>  
**Subject:** [EXTERNAL] Support for Carmen Court Landmark Status  
**Date:** August 9, 2020 at 3:36:31 AM MDT  
**To:** [dencec@denvergov.org](mailto:dencec@denvergov.org), [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)

Hello Denver City Council and Councilman Clark,

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

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

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

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

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

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

Thank you,

Nicole Munger  
500 block, S. Emerson St.

**From:** [scott.cox](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Sunday, August 23, 2020 9:52:44 AM

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I urge you to vote no on a historical designation for Carmen Court. Please consider the following:

- Being old does not make a building great. Treating it as such is becoming a bad habit in this country. I am an architect, and there is nothing relating to this building of such significance that society at large will have a great loss if it's replaced.
- If this building did not exist, and was proposed today where a single family home was, the same group opposing its removal would be opposing its construction.
- The attempted designation here is simply weaponizing the historical designation process for the neighbors to stop a project they'd rather not see. We have a housing crisis that will only be improved by building more housing. Allowing NIMBY's more and more tools to stop needed projects is a big step in the wrong direction.
- If you continue to allow the historic designation process to be abused, the public will lose support for this important program and you may find your hands tied through the initiative process to reduce or eliminate it all together.
- We need more housing of all types, including that which is proposed here. It's time to stop planning through courts, litigation and abuse of the system.
- While the existing buildings are not worthy of the designation, if they were, and society feels they must be saved, then society should acquire them for market value in a bid with the free market. I doubt if you showed pictures of this project to the electorate and asked if they'd like their taxes raised to save it, you could get many votes. When people want private property, they pay the market price or we as a community decide to help them. We don't just let people confiscate others' property, which is effectively what's being attempted here. When people are hungry, we have food stamps, food banks, etc. We don't just let them walk in a grocery store and take what they want without paying.
- Please don't reward the neighbors' behaviour. I've been involved in housing across the country for 35 years. You're headed down the same path that has led California to ruin. It's sad to see, especially when we already know how the movie ends.

Scott Cox

703-943-0592

[01scottcox10@gmail.com](mailto:01scottcox10@gmail.com)

**From:** [Casey Howard](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Friday, August 28, 2020 4:21:47 PM

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Hello,

I am writing this email in regard to the recent landmark application submitted for the Carmen Court property. I previously rented space in a house on Emerson Street for three years, and am very familiar with this property, and the street/area, in general.

I was very surprised to hear that a landmark application had been submitted for this particular property, and even more disappointed when I read that the application was being considered even though the owner was in total opposition of this ruling, and did not want the landmark designation. How is this not an infringement of the owner's property rights? Not only does the property not meet several criteria to truly classify it as a "historical landmark," but by giving such a designation you are now bestowing the liability of repairs and maintenance upon an owner who did not want this to begin with. Have you ever personally driven over to see this property? It needs serious repairs, and the burden of maintaining that for the life of the building is unjust. You are potentially denying this person the ability to sale their property to a developer and move forward with their lives, comfortably.

I believe the biggest issue with this landmark application is the fact that this building does not meet the criteria to make it historic. It is not an established feature of the neighborhood, nor is it in a prominent location. No one's driving to Washington Park to see this "historical" courtyard.... you can't even see it from Speer Blvd. There is the Hungarian Freedom Park directly in front of it, and in every other direction it's buildings and homes. This home does not stick out in this area, period. To give it a landmark designation would be extremely controversial, as well as question the integrity of the other properties Denver has acknowledged as a landmark.

For these reasons, I ask that you please not accept the landmark application, as it is based on false information and zero facts.

Thank you,

--

Casey Howard  
5861 W Riverbend Lane  
Boise, ID 83703

**From:** [pmernah@aol.com](mailto:pmernah@aol.com)  
**To:** [Hancock, Michael B. - MO Mayor](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote NO on Carmen Courtt Condos Landmark designation  
**Date:** Friday, September 11, 2020 3:02:07 PM

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Dear Mayor Hancock,,

My wife and I are **against** the possible Hostile Designation 'Landmark' status on the 'Carmen Court Condominiums'.

I have been a real estate broker for over 30 years and there is no good reason to designate that building as a "Landmark".

I will be watching the November 2nd Council vote.

Any person that supports this hostile Landmark designation will not have my future support.

I appreciate you hearing my concerns,  
Thank you,

Patrick Mernah  
4400 S Quebec St., M-206  
Denver, CO 80237  
303-755-3636



**From:** [Holm, Greg @ Denver](#)  
**To:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Landmark - Community Planning and Development](#)  
**Subject:** RE: [EXTERNAL] Written Comments on Carmen Court  
**Date:** Monday, August 24, 2020 9:16:08 AM

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Maggie,

Thanks for getting back to me and thanks for forwarding my comments to the landmark office. I had heard that the Carmen Court landmark designation was being discussed at the LUTI committee meeting tomorrow morning at 10:30 am and wanted to get comments submitted for that meeting.

Is there a place for me to sign up to be notified when the official hearing in September is scheduled?

Appreciate all you do!

Greg

Greg Holm | Senior Vice President  
**CBRE | Advisory & Transaction Services | Occupier**  
1225 17th Street, Suite 3200 | Denver, CO 80202  
T 303 628 1715 | F 303 628 1751 | C 720 244 7200  
[Greg.Holm@cbre.com](mailto:Greg.Holm@cbre.com) | <http://www.cbre.com/Greg.Holm>  
[Click here to download my vcard](#)  
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**From:** Thompson, Maggie M. - CC Senior City Council Aide District 7  
<Maggie.Thompson@denvergov.org>  
**Sent:** Monday, August 24, 2020 7:21 AM  
**To:** Holm, Greg @ Denver <Greg.Holm@cbre.com>; Clark, Jolon M. - CC Member District 7 Denver City Council <Jolon.Clark@denvergov.org>; Landmark - Community Planning and Development <Landmark@denvergov.org>  
**Subject:** Re: [EXTERNAL] Written Comments on Carmen Court

**External**

Greg-

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**Date:** Sunday, August 23, 2020 at 3:29 PM  
**To:** "Clark, Jolon M. - CC Member District 7 Denver City Council" <[Jolon.Clark@denvergov.org](mailto:Jolon.Clark@denvergov.org)>  
**Cc:** "Thompson, Maggie M. - CC Senior City Council Aide District 7" <[Maggie.Thompson@denvergov.org](mailto:Maggie.Thompson@denvergov.org)>  
**Subject:** [EXTERNAL] Written Comments on Carmen Court

Jolon,

Apologies for sending my comments on Carmen Court directly to you - I was unable to figure out where to submit written comments on Carmen Court on the [den.gov](https://den.gov) website. If you can direct me to the correct place to submit comments I will be glad to submit my comments there as well. Below are my comments:

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supporters of the Carmen Court historical designation. It is my opinion that WWPNA is not representing the neighborhood, they are representing the interests of a small subset of the neighborhood. Please consider the following statistics:

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- As a 30 year resident of the West Washington Park Neighborhood and as a member of the West Washington Park Neighborhood Association, I urge the City Council to stand with all citizens of the City of Denver by encouraging development of housing. Please do not respond to, and give in to, the selfish interests of a few. Please do not grant historic status to Carmen Court.

Regards

Greg Holm  
1325 S. Downing St.  
Denver, CO 80210  
720-244-7200

**From:** [Steve Jacobs](#)  
**To:** [Clark, Jolon M. - CC Member District 7 Denver City Council](#)  
**Cc:** [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9: Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Ask applicants to PULL CARMEN COURT application  
**Date:** Tuesday, October 6, 2020 7:10:31 AM

---

Dear Councilman Clark:

I am writing to you to request that you ask the applicants to pull their application they initiated to preserve Carmen Court. Based on the weak and insufficient criteria supporting this application and the huge tax dollars expended on this process as it drags on, it is shameful the applicants have not already done so. To pull the application now would forego all the stress and chaos it has been creating for reasons threatening to property rights. Denver has NEVER voted against a private homeowner's rights FORCING unwanted designation. This is NOT an income producing property. Setting a precedent like this for SEVEN homeowners is dangerous and not even honoring the intent of the historic preservation code.

Thank you for this consideration. From the news media I have become aware of the 5-story zoning of this property for 30 years. Yet another reason to pull the application!

James Stephen Jacobs  
5261 S Ingalls St  
Denver, CO 80123

--

**From:** [Tina Dowd](#)  
**To:** [Clark, Jolon M. - CC Member District 7 Denver City Council](#)  
**Cc:** [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9: Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Ask applicants to PULL CARMEN COURT application  
**Date:** Tuesday, October 6, 2020 7:22:34 AM

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Dear Councilman Clark:

I am writing to you to request that you ask the applicants to pull their application they initiated to preserve Carmen Court. Based on the weak and insufficient criteria supporting this application and the huge tax dollars expended on this process as it drags on, it is shameful the applicants have not already done so. To pull the application now would forego all the stress and chaos it has been creating for reasons threatening to property rights. Denver has NEVER voted against a private homeowner's rights FORCING unwanted designation. This is NOT an income producing property. Setting a precedent like this for SEVEN homeowners is dangerous and not even honoring the intent of the historic preservation code.

Thank you for this consideration. From the news media I have become aware of the 5-story zoning of this property for 30 years. Yet another reason to pull the application!

Tina M. Dowd  
5261 S. Ingalls St.  
Denver, CO 80123

**From:** [David G Pitt](#)  
**To:** [Clark, Jolon M. - CC Member District 7 Denver City Council](#)  
**Cc:** [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9: Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Ask applicants to PULL CARMEN COURT application  
**Date:** Tuesday, October 6, 2020 5:10:39 PM  
**Attachments:** [pittx001.vcf](#)

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Dear Councilman Clark:

I am writing to you to request that you ask the applicants to pull their application they initiated to preserve Carmen Court. Based on the weak and insufficient criteria supporting this application and the huge tax dollars expended on this process as it drags on, it is shameful the applicants have not already done so. To pull the application now would forego all the stress and chaos it has been creating for reasons threatening to property rights. Denver has NEVER voted against a private homeowner's rights FORCING unwanted designation. This is NOT an income producing property. Setting a precedent like this for SEVEN homeowners is dangerous and not even honoring the intent of the historic preservation code.

Thank you for this consideration. From the news media I have become aware of the 5-story zoning of this property for 30 years. Yet another reason to pull the application!

David Pitt  
987 Lydia Drive

**From:** [Mary Beth Curry](#)  
**To:** [Clark, Jolon M. - CC Member District 7 Denver City Council](#)  
**Cc:** [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Ask applicants to PULL CARMEN COURT application  
**Date:** Wednesday, October 7, 2020 7:08:22 AM

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Dear Councilman Clark:

I am writing to you to request that you ask the applicants to pull their application they initiated to preserve Carmen Court. Based on the weak and insufficient criteria supporting this application and the huge tax dollars expended on this process as it drags on, it is shameful the applicants have not already done so. To pull the application now would forego all the stress and chaos it has been creating for reasons threatening to property rights. Denver has NEVER voted against a private homeowner's rights FORCING unwanted designation. This is NOT an income producing property. Setting a precedent like this for SEVEN homeowners is dangerous and not even honoring the intent of the historic preservation code.

Thank you for this consideration. From the news media I have become aware of the 5-story zoning of this property for 30 years. Yet another reason to pull the application!

Mary Beth Curry  
987 Lydia Dr

**From:** [Lauren Mulroy](#)  
**To:** [Clark, Jolon M. - CC Member District 7 Denver City Council](#)  
**Cc:** [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#); [Hancock, Michael B. - MO Mayor](#)  
**Subject:** [EXTERNAL] No on Carmen Court – Time to pull the application  
**Date:** Wednesday, October 7, 2020 9:50:41 AM

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Councilman Clark –

In addition to expressing my strong support against the hostile designation of Carmen Court, I'm writing with the hope you'll encourage the applicants to pull their landmark designation application.

As a past City Council President and the district representative, it's imperative you keep this fight from reaching city council. Your neighborhood is clearly divided on this issue and I fear that division will only deepen if you and your council colleagues are forced to make a decision that pits neighbor against neighbor.

Instead of the applicants (and their supporters) spending their time focusing on Carmen Court, they continue villainizing the developer and their project. All they can talk about is why they don't want this project in their neighborhood i.e. they believe it will hurt property values and think there's already enough senior housing. It's not hard to read between the lines here and understand their hostile designation application is intended to stop development rather than preserve a building. Landmark designation has an extremely important place in this city, but this non historic property doesn't meet the City's criteria.

Do you really believe it's fair to impact the lives of these extremely modest individuals during this pandemic when this tool is blatantly being abused and misused?

I know you all are committed to protecting and helping vulnerable citizens in Denver. Please protect these owners, it's the right thing to do.

Lauren Mulroy

300 S Monroe Street, 322, Denver, CO 80209





**From:** [Rob Naiman](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] No On Carmen Court Condominiums Landmark Application  
**Date:** Wednesday, September 23, 2020 8:52:59 AM

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Dear Mayor Hancock and Denver City Council,

I write to urge you to pull the Carmen Court landmark application immediately. Like many homeowners throughout our City, I was shocked to learn of Carmen Court's proposed landmark designation and its impact on the financial lives of its five owners. I hear those same owners gave the landmark applicants 45 days to find a developer willing to preserve the building and pay them the real value of their property. While that was a noble thing for them to do, if the applicants are unable to find a developer willing to do both, the applicants should be required to pull their application and let these condo owners live their lives in peace.

Private property ownership must be consistent and not given over to capricious designations that, out of the blue, destroy a person's retirement planning. How terrible it is to subject these five condo owners (five single women (two single mothers) who are teachers, healthcare workers and artists) to months of constant worry over if their retirement plans are in jeopardy. Moreover, if you vote to designate this property, you will be responsible for not just costing these individuals their life's work, but sentencing them to on-going and escalating maintenance costs of the building and diminished sales potential of the individual condo units due to the taint negative publicity from this process has put on them.

I further urge a rewrite of rules for landmark designation that require the City to identify, in the public record, if a property is a "landmark" in order to bring clarity to the marketplace. A process should also be included that gives property owners the right to oppose/eliminate such designations before discovering same while under contract to sell. Failure to do so may invite legal actions against the City arguing that such designations are takings requiring just compensation, etc.

Thank you for your time and consideration.

Sincerely,

**ROBERT L. NAIMAN**  
**THE ROBERT L. NAIMAN COMPANY, LLC**  
**910 SIXTEENTH STREET, SUITE 500**  
**DENVER, COLORADO 80202**  
**(303) 534-5929**  
Email: [rob@robnaimanco.com](mailto:rob@robnaimanco.com)



**From:** [Sue Smith](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Friday, August 21, 2020 4:50:36 PM

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Dear Mayor Hancock and Council Members – I'm writing to express my **opposition** to the owner-opposed landmark designation application for Carmen Court. I have owned a historic property in the neighborhood at The Norman on 99 S Downing, but I am completely against this for Carmen Court.

The seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They've all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes.

Unlike Tom's Diner, the condos in question are personal property and the only major asset for these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans/debt, etc. Needless to say, designation will put many of these owners in a make or break financial position.

A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. Please vote no and allow these homeowners to have the futures they worked for and deserve.

Thank you for your time and consideration.

Susan Smith  
[Contact Sales Company](#)  
2550 W 2nd Ave  
Unit 100  
Denver, CO 80129  
[303-232-5515](#)

**From:** [toddbinns@yahoo.com](mailto:toddbinns@yahoo.com)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Saturday, August 22, 2020 9:56:05 AM

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Dear Mayor Hancock and Council Members – I’m writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

The owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They’ve all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

Unlike Tom’s Diner, the condos in question are personal property and the only major asset for these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement. Needless to say, designation will put many of these owners in a make or break financial position.

In addition to weighing impacts to homeowners, I would be remiss if I didn’t bring up how this application doesn’t meet the landmark criteria you’ll also be considering:

- **Criterion #4** – The City’s Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. He is credited with developing just three properties and one of which was his own single-family home. To put that in perspective, Portland architect, Richard Sundeleaf who active in the same era, was responsible for 3,000 designs. Given LPC’s narrow purview, I would hope City Council would reject this criterion outright.
- **Criterion #3** – Simply put, the property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a hodge-podge of three different styles, but it’s a poor representation of Pueblo Revival architecture as it’s missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner’s consent, it should at the very least embody the key architectural characteristics of a style. Carmen Court falls well short of this bar and in turn, this has forced the applicants to use “blending” as a thinly veiled crutch to meet this criterion.

The applicant’s inability to meet the criteria in the face of an owner-opposed designation should provide you with ample reason to vote down this application. A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city’s most vulnerable citizens, and you can make a

huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures they worked for and deserve.

Warm regards,

Todd Binns  
1123 Cinch Wy, Parker, CO 80134

**From:** [Rachel Klein](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Saturday, August 22, 2020 10:11:09 AM

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Dear Mayor Hancock and Council Members – I’m writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They’ve all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

Unlike Tom’s Diner, the condos in question are personal property and the only major asset for these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans/debt, etc. Needless to say, designation will put many of these owners in a make or break financial position.

In addition to weighing impacts to homeowners, I would be remiss if I didn’t bring up how this application doesn’t meet the landmark criteria you’ll also be considering:

- **Criterion #4** – The City’s Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. He is credited with developing just three properties and one of which was his own single-family home. To put that in perspective, Portland architect, Richard Sundeleaf who active in the same era, was responsible for 3,000 designs. Given LPC’s narrow purview, I would hope City Council would reject this criterion outright.
- **Criterion #3** – Simply put, the property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a hodge-podge of three different styles, but it’s a poor representation of Pueblo Revival architecture as it’s missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner’s consent, it should at the very least embody the key architectural characteristics of a style. Carmen Court falls well short of this bar and in turn, this has forced the applicants to use “blending” as a thinly veiled crutch to meet this criterion.

The applicant’s inability to meet the criteria in the face of an owner-opposed designation should provide you with ample reason to vote down this application. A vote for this designation will leave

five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city's most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures they worked for and deserve.

Thank you for your time and consideration.

Rachel Klein  
3878 Xavier Street  
Denver CO 80212

--

Rachel Klein  
REALTOR, CNE

303.884.0353  
[Rachel@RLKRealty.com](mailto:Rachel@RLKRealty.com)

RLK Group LLC  
HomeSmart Cherry Creek Elite

Top Producer Diamond Award Winner 2017 - 2019

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**\*\*\*FRAUD ALERT:** I will never provide you with wiring instructions. Beware of phishing emails or fraudulent phone calls requesting a bank wire. Please call your lender, title company, or closing attorney to confirm any wiring instructions over the phone.




**From:** [Greg Pond](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Carmen Court historic designation  
**Date:** Saturday, August 22, 2020 3:29:09 PM

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Hello Kara,

- \* I am in **strong opposition to the historic designation** of Carmen Court.
- \* Owner's rights are sacred. The process that governs the "owner opposed" process is, at best, arbitrary. The building is merely old, not historic. This could easily happen to any of us.
- \* If this property is designated, the owners would be required (under city historic standards) to spend hundreds of thousands...money they simply don't have.
- \* Five single women and one retired couple own these condos, all of modest means. A designation would be financial ruin. Selling all but impossible.
- \* And the plan to have senior living units (with memory care) in central Denver is much needed.

Sincerely, Greg  
2518 Xanthia St, Denver



**Greg Pond**  
Owner/Manging Broker, Distinctive Flats  
303-777-7460 | 303-324-6988 | 303-720-9199 | [greg@DistinctiveFlats.com](mailto:greg@DistinctiveFlats.com)  
[www.DistinctiveFlats.com](http://www.DistinctiveFlats.com) | Skype: gpond\_6  
1221 S. Clarkson Street, Suite 407 | [www.DistinctiveCommercial.com](http://www.DistinctiveCommercial.com)



 [Click here to schedule a meeting with me.](#)

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**From:** [Mary Beth Curry](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Sunday, August 23, 2020 3:54:46 AM

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Dear Mayor Hancock and Council Members – I’m writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They’ve all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

Unlike Tom’s Diner, the condos in question are personal property and the only major asset for these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans/debt, etc. Needless to say, designation will put many of these owners in a make or break financial position.

In addition to weighing impacts to homeowners, I would be remiss if I didn’t bring up how this application doesn’t meet the landmark criteria you’ll also be considering:

- **Criterion #4** – The City’s Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. He is credited with developing just three properties and one of which was his own single-family home. To put that in perspective, Portland architect, Richard Sundeleaf who was active in the same era, was responsible for 3,000 designs. Given LPC’s narrow purview and preservationist lean, I would hope City Council would reject this criterion outright.
- **Criterion #3** – Simply put, the property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a hodge-podge of three different styles, but it’s a poor representation of Pueblo Revival architecture as it’s missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner’s consent, it should at the very least embody the key architectural characteristics of a style. Carmen Court falls well short of this bar and in turn, this has forced the applicants to use “blending” as a thinly veiled crutch to meet this criterion.

The applicant's inability to meet the criteria in the face of an owner-opposed designation should provide you with ample reason to vote down this application. A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city's most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures they worked for and deserve.

Thank you for your time and consideration.

Mary Beth Curry  
987 W Lydia Dr

**From:** [Brooke Depenbusch](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Sunday, August 23, 2020 5:39:58 PM

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Dear Mayor Hancock and Council Members,

I am writing to express my **vehement opposition** to the owner-opposed landmark designation application for Carmen Court. I write as a former resident of the neighborhood who lived near the intersection of Emerson Street and 1<sup>st</sup> Avenue for nearly twenty years. It is surprising and disappointing that – against the express wishes of the building owners – the city continues to consider going forward with the landmark designation. Elevating the historical consciousness of Denver residents is a laudable goal. It is my opinion, however, that Denver’s leadership could more meaningfully signal its support for this objective by adequately funding the city and county’s public schools and prioritizing the history curriculum within them.

As you may be aware, the seven owners at Carmen Court are individuals of modest means. They are five single women, including two single mothers, and one retired couple over the age of 70. They’ve all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

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designation will leave five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city's most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures they worked for and deserve.

Thank you for your time and consideration.

Brooke Depenbusch (former 18-year resident of 58 Emerson St Denver, CO 80218)  
84 W. Main Street  
Apartment 3  
Earlville, NY 13332

**From:** [Mark Herman](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote NO on Carmen Court Owner-Opposed Designation  
**Date:** Monday, August 24, 2020 12:17:01 AM

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Dear Mayor Hancock and Council Members – I’m writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They’ve all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

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In addition to weighing impacts to homeowners, I would be remiss if I didn’t bring up how this application doesn’t meet the landmark criteria you’ll also be considering:

- **Criterion #4** – The City’s Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. He is credited with developing just three properties and one of which was his own single-family home. To put that in perspective, Portland architect, Richard Sundeleaf who was active in the same era, was responsible for 3,000 designs. Given LPC’s narrow purview and preservationist lean, I would hope City Council would reject this criterion outright.
- **Criterion #3** – Simply put, the property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a hodge-podge of three different styles, but it’s a poor representation of Pueblo Revival architecture as it’s missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner’s consent, it should at the very least embody the key architectural characteristics of a style. Carmen Court falls well short of this bar and in turn, this has forced the applicants to use “blending” as a thinly veiled crutch to meet this criterion.

The applicant's inability to meet the criteria in the face of an owner-opposed designation should provide you with ample reason to vote down this application. A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city's most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures they worked for and deserve.

Thank you for your time and consideration,

Mark Herman

13991 E. Marina Dr #501

Aurora, CO 80014

--

"The thrill of soaring begins with the fear of falling... so jump"

**From:** [Libby Levinson](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Hostile Designation of Carmen Court  
**Date:** Monday, August 24, 2020 9:21:12 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Dear Mayor Hancock and Council Members,

I'm writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are five single women, including two single mothers, and one retired couple over the age of 70. They've all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. [They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.](#)

Unlike Tom's Diner, the condos in question are personal property and are the only major asset for these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans/debt, etc. Needless to say, designation will put many of these owners in a make or break financial position.

As a Denver native and Realtor, it has been my pleasure helping my clients find a safe and comfortable place to live, especially in light of the current COVID-19 environment. As the City has grown exponentially over the years, many of my clients are realizing first-hand how real estate ownership is the best way to grow personal wealth and create strong ties to their community. Real estate is the best vehicle for providing housing and financial independence as we progress through our lives. This hostile designation is robbing these citizens of their ability to provide a secure future for not only themselves, but for their families.

In addition to weighing impacts to homeowners, I would be remiss if I didn't bring up how this application doesn't meet the landmark criteria you'll also be considering:

- **Criterion #4** – The City's Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. He is credited with developing just three



properties and one of which was his own single-family home. To put that in perspective, Portland architect, Richard Sundeleaf who is active in the same era, was responsible for 3,000 designs. Given LPC's narrow purview and preservationist lean, I would hope City Council would reject this criterion outright.

- Criterion #3 – Simply put, the property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a hodge-podge of three different styles, but it's a poor representation of Pueblo Revival architecture as it's missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner's consent, it should at the very least embody the key architectural characteristics of the style. Carmen Court falls well short of this bar and in turn, this has forced the applicants to use "blending" as a thinly veiled crutch to meet this criterion.

The applicant's inability to meet the criteria in the face of an owner-opposed designation should provide you with ample reason to vote down this application. A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city's most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures they worked for and deserve.

Thank you for your time and consideration,  
Libby Levinson  
930 St. Paul Street  
Denver, CO 80206



Broker Associate, CRS, GRI, CIPS  
Kentwood Real Estate Cherry Creek  
Mobile: 720.935.0412  
[Libby@LifestyleDenver.com](mailto:Libby@LifestyleDenver.com)  
[LifestyleDenver.com](http://LifestyleDenver.com)



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**Security Warning** ~ We will never send wiring instructions via email

**From:** [Tammy Marasia](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [pwall@dmarealtors.com](mailto:pwall@dmarealtors.com); [Salazar, Alan B. - MO MA2952 Executive](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation- Thank you All for attention to this matter!  
**Date:** Monday, August 24, 2020 10:57:02 AM

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Dear Mayor Hancock and Council Members – I’m writing to express my **strong opposition** to the owner-**opposed landmark designation application for Carmen Court.**

The seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They’ve all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. The condos in question are personal property and the only major asset for these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans/debt, etc. Needless to say, designation will put many of these owners in a make or break financial position.

In addition to weighing impacts to homeowners, I would be remiss if I didn’t bring up how this application doesn’t meet the landmark criteria you’ll also be considering:

Criterion #4 – The City’s Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. Given LPC’s narrow purview, I would hope City Council would reject this criterion outright.

Criterion #3 - The property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a hodge-podge of three different styles, but it’s a poor representation of Pueblo Revival architecture as it’s missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner’s consent, it should at the very least embody the key architectural characteristics of a style.

A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city’s most vulnerable

citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures they worked for and deserve.

Thank you for your time and consideration.

Tammy Marasia

12393 Meadlowlark Lane

Broomfield, CO 80021

My 2 offices are located in Denver.

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Tammy | LUX.Denver | LUX.FrontRange

TammyMarasia.com (303) 875-5900

Let's get social! Facebook: TammyMarasiarealestate

TammyMarasia.com

**How are you living inspired today?**

**From:** [Lynn Wunsch](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Carmen Court  
**Date:** Monday, August 24, 2020 11:12:11 AM

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Dear Mayor Hancock and Council Members – I’m writing to express my strong opposition to the owner-opposed landmark designation application for Carmen Court.

To begin, it is concerning that the applicants chose to draw the boundary for this application around the entire property, rather than just the building itself. In doing so, I believe they showed their true intentions which is to stop new development in this neighborhood.

The seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They’ve all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. The condos in question are personal property and the only major asset for these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans/debt, etc. Needless to say, designation will put many of these owners in a make or break financial position.

In addition to weighing impacts to homeowners, I would be remiss if I didn’t bring up how this application doesn’t meet the landmark criteria you’ll also be considering:

Criterion #4 – The City’s Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. Given LPC’s narrow purview, I would hope City Council would reject this criterion outright.

Criterion #3 - The property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a hodge-podge of three different styles, but it’s a poor representation of Pueblo Revival architecture as it’s missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner’s

consent, it should at the very least embody the key architectural characteristics of a style.

A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city's most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures they worked for and deserve.

Thank you for your time and consideration.

Lynn Wunsch

9400 E. Iliff Ave, Unit 243

Denver, CO 80231

**From:** [LaVon Likes](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] VOTE No on Carmen Court Designation  
**Date:** Monday, August 24, 2020 12:00:22 PM

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Dear Mayor Hancock and Council Members – I’m a real estate professional, and property owner, writing to express my strong opposition to the owner-opposed landmark designation application for Carmen Court.

The unit owners at Carmen Court will collectively see a diminution of value if the landmark designation is granted. It is terrible to think that the owners have no recourse for damages. The city and non-owners that submitted the landmark application should be liable for damages to the unit owners. As with inverse condemnation, a similar formula should be applied to determine damages. The landmark designation should be reviewed with compensation for damages to the owners that do not agree to a landmark designation. The improvement does not represent the highest-and-best use of the property, and senior housing is a better fit for the lot, neighborhood, and community.

In addition to weighing impacts to homeowners, I would be remiss if I didn’t bring up how this application doesn’t meet the landmark criteria you’ll also be considering:

Criterion #4 – The City’s Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. Given LPC’s narrow purview, I would hope City Council would reject this criterion outright.

Criterion #3 - The property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a hodge-podge of three different styles, but it’s a poor representation of Pueblo Revival architecture as it’s missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner’s consent, it should at the very least embody the key architectural characteristics of a style.

A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city’s most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures they worked for and deserve.

Thank you for your time and consideration.

Name: LaVon Likes

Address: 4288 Osceola Street, Denver, CO 80212



**From:** [Cheri Long](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Salazar, Alan B. - MO MA2952 Executive](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [pwall@dmarealtors.com](mailto:pwall@dmarealtors.com)  
**Subject:** [EXTERNAL] No on Carmen Court  
**Date:** Monday, August 24, 2020 12:02:59 PM

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Dear Mayor Hancock and Council Members –

I'm writing to express my strong opposition to the landmark designation application for Carmen Court, which each owner also opposes.

No individual or group of individuals should control or plot to control another's individual right to private property or decisions based on their own welfare. This group trying to impose their will on the owners are selfish and trying to manipulate their will for the land, not for the good of the landmark designation. It is a desperate attempt to control property they don't own or have rights to own.

It's concerning the applicants chose to draw the boundary for this application around the entire property, rather than just the building itself. In doing so, I believe they showed their true intentions which is to interfere and stop new development in this neighborhood. Many people will turn this into personal pleas, but the reality is that it doesn't matter who the current owners are, or their social-economic story, the fact is that no one has a right to interfere with a real estate transaction that meets legal and current zoning requirements within the law of the land.

In addition, this application doesn't meet the landmark criteria you'll also be considering:

-  
**Criterion #4** – The City's Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. Given LPC's narrow purview, I would hope City Council would reject this criterion outright.

-  
**Criterion #3** - The property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a hodge-podge of three different styles, but it's a poor representation of Pueblo Revival architecture as it's missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner's consent, it should at the very least embody the key architectural characteristics of a style.

A vote for this designation will leave the current owners in financial jeopardy. It is your responsibility as council members to protect the citizen's individual property rights, and you can set a precedent in the lives of all individuals with your vote. Please vote no and allow these homeowners, and those to come, to have the futures they worked for and deserve.

Thank you for your time and consideration.

*Oh, by the way... I'm never too busy for your referrals!*

*Cheri A. Long*

Cheri A. Long, ABR, CNE, CRS, GRI, e-PRO

Priority Properties, Inc.

Broker/Owner, REALTOR

[Cheri@CheriLong.com](mailto:Cheri@CheriLong.com)

303-263-2072



**From:** [David G Pitt](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Monday, August 24, 2020 1:02:48 PM  
**Attachments:** [pittx001.vcf](#)

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Dear Mayor Hancock and Council Members – I’m writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They’ve all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

Unlike Tom’s Diner, the condos in question are personal property and the only major asset for these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans/debt, etc. Needless to say, designation will put many of these owners in a make or break financial position.

In addition to weighing impacts to homeowners, I would be remiss if I didn’t bring up how this application doesn’t meet the landmark criteria you’ll also be considering:

- **Criterion #4** – The City’s Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. He is credited with developing just three properties and one of which was his own single-family home. To put that in perspective, Portland architect, Richard Sundeleaf who was active in the same era, was responsible for 3,000 designs. Given LPC’s narrow purview and preservationist lean, I would hope City Council would reject this criterion outright.
- **Criterion #3** – Simply put, the property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a hodge-podge of three different styles, but it’s a poor representation of Pueblo Revival architecture as it’s missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner’s consent, it should at the very least embody the key architectural characteristics of a style. Carmen Court falls well short of this bar and in turn, this has forced the applicants to use “blending” as a thinly veiled crutch to meet this criterion.

The applicant’s inability to meet the criteria in the face of an owner-opposed designation should provide you with ample reason to vote down this application. A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city’s most vulnerable citizens, and you can make a huge difference in the lives of seven of those

individuals with your vote. Please vote no and allow these homeowners to have the futures they worked for and deserve.

Thank you for your time and consideration.

David G. Pitt

987 Lydia Dr.

**From:** [Lizz Walters](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Please Vote No on Carmen Court Owner-Opposed Designation!!!  
**Date:** Monday, August 24, 2020 3:20:50 PM

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Dear Mayor Hancock and Council Members – I’m writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They’ve all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

Unlike Tom’s Diner, the condos in question are personal property and the only major asset for these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans/debt, etc. Needless to say, designation will put many of these owners in a make or break financial position.

In addition to weighing impacts to homeowners, I would be remiss if I didn’t bring up how this application doesn’t meet the landmark criteria you’ll also be considering:

- **Criterion #4** – The City’s Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. He is credited with developing just three properties and one of which was his own single-family home. To put that in perspective,

Portland architect, Richard Sundeleaf who active in the same era, was responsible for 3,000 designs. Given LPC's narrow purview, I would hope City Council would reject this criterion outright.

- Criterion #3 – Simply put, the property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a hodge-podge of three different styles, but it's a poor representation of Pueblo Revival architecture as it's missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner's consent, it should at the very least embody the key architectural characteristics of a style. Carmen Court falls well short of this bar and in turn, this has forced the applicants to use "blending" as a thinly veiled crutch to meet this criterion.

The applicant's inability to meet the criteria in the face of an owner-opposed designation should provide you with ample reason to vote down this application. A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city's most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures they worked for and deserve.

Thank you for your time and consideration.



Lizz Walters



photo



Lizz Walters

Owner, Managing Broker, Walters and Co. Real Estate Services



720-357-6655



303-907-1984



[lizz@gowalters.com](mailto:lizz@gowalters.com)



[www.gowalters.com](http://www.gowalters.com)



1221 S Clarkson St. #100 Denver Colorado 80210

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Check out my website



**From:** [Chelsea Roseri](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Monday, August 24, 2020 4:14:28 PM

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Dear Mayor Hancock and Council Members – I’m writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They’ve all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

Unlike Tom’s Diner, the condos in question are personal property and the only major asset for these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans/debt, etc. Needless to say, designation will put many of these owners in a make or break financial position.

In addition to weighing impacts to homeowners, I would be remiss if I didn’t bring up how this application doesn’t meet the landmark criteria you’ll also be considering:

- **Criterion #4** – The City’s Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. He is credited with developing just three properties and one of which was his own single-family home. To put that in perspective, Portland architect, Richard Sundeleaf who was active in the same era, was responsible for 3,000 designs. Given LPC’s narrow purview and preservationist lean, I would hope City Council would reject this criterion outright.
- **Criterion #3** – Simply put, the property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a hodge-podge of three different styles, but it’s a poor representation of Pueblo Revival architecture as it’s missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner’s consent, it should at the very least embody the key architectural characteristics of a style. Carmen Court falls well short of this bar and in turn, this has forced the applicants to use “blending” as a thinly veiled crutch to meet this criterion.



The applicant's inability to meet the criteria in the face of an owner-opposed designation should provide you with ample reason to vote down this application. A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city's most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures they worked for and deserve.

Thank you for your time and consideration.

Chelsea

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Chelsea Roseri

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

224.234.6044

**From:** [Tara Meekma](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote NO on Carmen Court Owner-Opposed Designation  
**Date:** Monday, August 24, 2020 8:18:44 PM

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Dear Mayor Hancock and Council Members,

Good evening. I am writing to express my strong opposition to the owner-opposed landmark designation application for Carmen Court.

There are many issues with this potential designation.

Firstly, it's concerning the applicants chose to draw the boundary for this application around the entire property, rather than just the building itself. In doing so, I believe they showed their true intentions which is to stop new development in this neighborhood.

The seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They've all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. The condos in question are personal property and the only major asset for these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans/debt, provide for their families, and more. Needless to say, designation will put many of these owners in a make or break financial position.

I would ask each one of you how you would feel if you were one of these owners, or maybe one of these owners is similar to a family member or personal friend? Or what if someone tried to designate *your* home without your permission and you weren't allowed to tap into your own equity?

If you can, take a moment to journey back with me to December 31, 2009 when I

closed on my first home, a modest condo at 11th and Ash in Denver. I used a FHA loan product and became a homeowner in a tough economy, which was well worth it! I loved my little abode, I made improvements, and I continued to pay down the mortgage... I sometimes struggled but holding onto that condo more than made up for it when I was able to sell it for *market value* in 2018. I then took the proceeds to invest in my daughter's 529 College Plan (she's 3 years old!) and my own modest retirement account.

Selling that condo literally changed my financial future and the same can be said for the owners of Carmen Court. I cannot imagine the emotions they are experiencing right now having to fight this ludicrous designation by *outside activists*, and I am confident that you will do the right thing by opposing this designation.

In addition to weighing impacts to homeowners, I would be remiss if I didn't bring up how this application doesn't meet the landmark criteria you'll also be considering:

Criterion #4 – The City's Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. Given LPC's narrow purview, I would hope City Council would reject this criterion outright.

Criterion #3 - The property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a hodge-podge of three different styles, but it's a poor representation of Pueblo Revival architecture as it's missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner's consent, it should at the very least embody the key architectural characteristics of a style.

A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city's most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures they worked hard for and deserve.

Thank you for your time and consideration.

Tara Meekma

8457 E Hinsdale Dr, Centennial CO 80112

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COLORADO HOME REALTY

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[Tara@TaraMeekma.com](mailto:Tara@TaraMeekma.com)

[Instagram](#) | [LinkedIn](#) | [Facebook](#)

**From:** [Stephen Shepard CAE](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Tuesday, August 25, 2020 4:59:44 PM

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Mayor Hancock and Council Members – I’m writing to express my opposition to the owner-opposed landmark designation of Carmen Court. I oppose this designation for the following reasons:

- The application doesn’t meet the designation criteria:
  - LPC unanimously agreed the developer of the property was not a master builder/architect.
  - Slapping together three poorly represented styles of architecture doesn’t mean a property “embodies the distinctive visible characteristics of an architectural style or type.” The keyword in that criterion is “an.” Simply put, “blending” is not an architectural style or type.
  - Just because a property is pleasant to walk by doesn’t mean it’s historic or a familiar feature of the neighborhood. The applicants believe this property is a gateway into the neighborhood. However, the property is almost completely hidden from Speer by mature trees, and the City’s own adopted plan for West Wash Park identifies 4+ gateways in and out of the neighborhood. The intersection of 1<sup>st</sup> & Emerson is not on that list.
- In addition to not meeting the criteria, the livelihood of the seven property owners is at stake. By now you know how modest these owners are. As much as some folks may want this building preserved, we can’t turn our backs to vulnerable individuals who have spent their lives giving back to us. That’s what teachers, public servants and hospice care providers do; they give back to the community and in many cases receive very little in return. Please let them capture the true value of their only major asset. It is not right for others not willing to take the financial burden of the property on themselves to expect the current owners to they deserve to be able to protect their future.

As always, Thank you for your time and consideration.

Stephen

Stephen Shepard, CAE  
1145 S Broadway, Unit 506, Denver, CO 80210

**From:** [Barbara Walz](#)  
**To:** [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Hancock, Michael B. - MO Mayor](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [district9@denvergov.org](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Tuesday, August 25, 2020 6:33:33 PM

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Dear Mayor Hancock and Council Members – I'm writing to express my very **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

The seven owners at Carmen Court are extremely modest individuals. The condos are personal property and the only major asset for these owners. They are five single women, including two single mothers, and one retired couple over the age of 70. They've all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings. One of them is a dear friend of mine who would have significant financial impacts if this designation is approved. This is extremely troubling, given the fact that the property does not meet the designation criteria.

Also, very importantly, the city has established criteria that are to be evaluated for any proposed designation. This application clearly does not meet the landmark criteria that you and the Landmark Preservation Board are to consider:

- Criterion #3– the property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a hodge-podge of three different styles, but it's a poor representation of Pueblo Revival architecture as it's missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner's consent, it should at the very least embody the key architectural characteristics of a style. Carmen Court falls well short of this bar and in turn, this has forced the applicants to use "blending" as a thinly veiled crutch to meet this criterion.
- Criterion #4– The City's Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. He is credited with developing just three properties and one of which was his own single-family home. To put that in perspective, Portland architect, Richard Sundeleaf who was active in the same era, was responsible for 3,000 designs. Given LPC's narrow purview and preservationist lean, I would hope City Council would reject this criterion outright.

The applicant's has clearly not met the criteria - this should be a simple decision - you have clear reasons to vote down this application.

If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans/debt, etc. Needless to say, designation will put many of these owners in a make or break financial position.

I appreciate your service and know these decisions can become political, a tension in the media, and emotional. However, as a city council member, it is your responsibility to apply the criteria fairly, preserve only those properties that meet the criteria, and to protect the city's most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote.

Please **vote no** and allow these homeowners to have the futures they worked for and deserve.

Again, thank you for your service. Thank you for your time and consideration.

Barbara Walz

4260 S Yarrow Court  
Lakewood, CO 80235

**From:** [Keri Scott](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Thursday, August 27, 2020 8:33:52 AM

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Dear Mayor Hancock and Denver City Council Members:

I'm writing to express my **strong opposition** to the (owner-opposed) landmark designation application for Carmen Court.

The seven property owners are made up of five single women (including two single mothers) and a retired couple over the age of 70. They, like all of us, are doing their best to get by during an unprecedented downturn. These owners have extremely limited incomes and their futures are now at risk over a very inequitable process. The homeowners are teachers, artists, hospice workers public servants and retirees. They are the citizens the Mayor and City Council is tasked with protecting.

Furthermore, the application does not meet the City's criteria for designation:

- The Landmark Preservation Commission unanimously agreed the developer was not a master builder or architect as the application claims. He developed just three homes, one of which was his own single-family home.
- The property does not align with Pueblo Revival architecture. It does not include the key elements of this style and the "blended" argument is a stretch to attempt to meet a criteria.

The fact that the applicant's aren't able to meet the criteria and are jeopardizing the livelihoods and the only major asset these homeowners own is more than enough reason to vote no on this landmark designation. These homeowner's are facing a make or break financial situation if this passes.

Please vote no and let these homeowners move on with the futures they have earned.

Thank you for your time and consideration.



Keri Scott  
6471 E Irish Place  
Centennial, CO 80112

**From:** [Brian Lovett](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Thursday, August 27, 2020 9:48:53 AM

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Dear Mayor Hancock and Council Members – I’m writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court. While the building itself holds a special place in my heart (my wife's and my 1st apartment some 40 years ago was on Ogden St and overlooked this complex.), it does not warrant landmark designation.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They’ve all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

Unlike Tom’s Diner, the condos in question are personal property and the only major asset for these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans/debt, etc. Needless to say, designation will put many of these owners in a make or break financial position.

In addition to weighing impacts to homeowners, I would be remiss if I didn’t bring up how this application doesn’t meet the landmark criteria you’ll also be considering:

- **Criterion #4** – The City’s Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. He is credited with developing just three properties and one of which was his own single-family home. To put that in perspective, Portland architect, Richard Sundeleaf who was active in the same era, was responsible for 3,000 designs. Given LPC’s narrow purview and preservationist lean, I would hope City Council would reject this criterion outright.
- **Criterion #3** – Simply put, the property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a hodge-podge of three different styles, but it’s a poor representation of Pueblo Revival architecture as it’s missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner’s consent, it should at the very least embody the key architectural characteristics of a style. Carmen Court falls well short of this bar and in turn, this has

forced the applicants to use “blending” as a thinly veiled crutch to meet this criterion.

The applicant’s inability to meet the criteria in the face of an owner-opposed designation should provide you with ample reason to vote down this application. A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city’s most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures they worked for and deserve.

Thank you for your time and consideration.

Brian Lovett

848 Fairfax Street

Denver, CO 80220

**From:** [Kate Cotton](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Thursday, August 27, 2020 12:43:00 PM

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Dear Mayor Hancock and Council Members – I’m writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They’ve all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

Unlike Tom’s Diner, the condos in question are personal property and the only major asset for these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans/debt, etc. Needless to say, designation will put many of these owners in a make or break financial position.

In addition to weighing impacts to homeowners, I would be remiss if I didn’t bring up how this application doesn’t meet the landmark criteria you’ll also be considering:

- **Criterion #4** – The City’s Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. He is credited with developing just three properties and one of which was his own single-family home. To put that in perspective, Portland architect, Richard Sundeleaf who active in the same era, was responsible for 3,000 designs. Given LPC’s narrow purview, I would hope City Council would reject this criterion outright.
- **Criterion #3** – Simply put, the property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a hodge-podge of three different styles, but it’s a poor representation of Pueblo Revival architecture as it’s missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner’s consent, it should at the very least embody the key architectural characteristics of a style. Carmen Court falls well short of this bar and in turn, this has forced the applicants to use “blending” as a thinly veiled crutch to meet this criterion.

The applicant's inability to meet the criteria in the face of an owner-opposed designation should provide you with ample reason to vote down this application. A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city's most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures they worked for and deserve.

Thank you for your time and consideration.

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Kindest Regards,

Kate Cotton

**Secretary of Estates**

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C: 720-648-7295

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**From:** [Sam Brennan](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Please Vote No on Carmen Court Owner-Opoused Designation  
**Date:** Thursday, August 27, 2020 7:52:10 PM

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Dear Mayor Hancock and Council Members,

I'm writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They've all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

Unlike Tom's Diner, the condos in question are personal property and the only major asset for these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans/debt, etc. Needless to say, designation will put many of these owners in a make or break financial position.

In addition to weighing impacts to homeowners, I would be remiss if I didn't bring up how this application doesn't meet the landmark criteria you'll also be considering:

- **Criterion #4** – The City's Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. He is credited with developing just three properties and one of which was his own single-family home. To put that in perspective, Portland architect, Richard Sundeleaf who active in the same era, was responsible for 3,000 designs. Given LPC's narrow purview and preservationist lean, I would hope City Council would reject this criterion outright.
- **Criterion #3** – Simply put, the property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a hodge-podge of three different styles, but it's a poor representation of Pueblo Revival architecture as it's missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner's consent, it should at the very least embody the key architectural characteristics of a style. Carmen Court falls well short of this bar and in turn, this has forced the applicants to use "blending" as a thinly veiled crutch to meet this criterion.

The applicant's inability to meet the criteria in the face of an owner-opposed designation should provide you with ample reason to vote down this application. A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city's most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures they worked for and deserve.

Thank you for your time and consideration.

Lewis Brennan  
2226 Dahlia St.  
Denver, CO 80207

**To:** [Michael.hancock@denvergov.org](mailto:Michael.hancock@denvergov.org); [Amanda.sandoval@denvergov.org](mailto:Amanda.sandoval@denvergov.org); [kevin.flynn@denvergov.org](mailto:kevin.flynn@denvergov.org); [Jamie.torres@denvergov.org](mailto:Jamie.torres@denvergov.org); [kendra.black@denvergov.org](mailto:kendra.black@denvergov.org); [Amanda.sawyer@denvergov.org](mailto:Amanda.sawyer@denvergov.org); [paul.kashmann@denvergov.org](mailto:paul.kashmann@denvergov.org); [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org); [christopher.herndon@denvergov.org](mailto:christopher.herndon@denvergov.org); [district9@denvergov.org](mailto:district9@denvergov.org); [Chris.hinds@denvergov.org](mailto:Chris.hinds@denvergov.org); [Stacie.gilmore@denvergov.org](mailto:Stacie.gilmore@denvergov.org); [kniechatlarge@denvergov.org](mailto:kniechatlarge@denvergov.org); [ortegaatl@denvergov.org](mailto:ortegaatl@denvergov.org)  
**Cc:** [alan.salazar@denvergov.org](mailto:alan.salazar@denvergov.org); [evan.dreyer@denvergov.org](mailto:evan.dreyer@denvergov.org); [skye.stuart@denvergov.org](mailto:skye.stuart@denvergov.org); [kara.hahn@denvergov.org](mailto:kara.hahn@denvergov.org)

August 28, 2020

Dear Mayor Hancock and Council Members

I am writing to express my strong opposition to the owner-opposed landmark designation application for Carmen Court.

To begin, it's concerning the applicants chose to draw the boundary for this application around the entire property, rather than just the building itself. The land under the building is not historic. In doing so, I believe the applicants showed their true intentions which is to stop new development in this neighborhood.

Legal: I am speaking as a property owner and not as an attorney. I think this is a "hostile", arbitrary, and illegitimate historic designation and should be illegal. Government can condemn a property via eminent domain in a "taking" for a legitimate purpose and they would need to compensate the owners at market value. This is a "blocking" and there is no compensation to the owners. In fact, they are interfering with a legitimate third-party contract (which should trigger compensation plus damages in court). The city/ landmark commission/ activists should just buy the property at the market price. I think if the deal with Hines falls through the owners would have grounds to sue the City. So please evaluate this carefully as there is potential for the City to waste taxpayer money pursuing this chimera.

Architectural – The City's Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. The property does not embody the distinctive visible characteristics of a single significant architectural style or type. The building is an amalgamation of at least three different styles. It is not a representation of Pueblo Revival architecture. It is missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner's consent, it should at the very least embody the key architectural characteristics of an identifiable architectural style.

Historic: This property lacks any historic significance of fact. Examples would include a.) a famous designer, architect, or builder (i.e. Frank Edbrook); b.) famous owners (i.e. Theodore Roosevelt); c.) an historic setting (i.e. the Alamo); d.) a site of a significant historic event, etc. (i.e. site of signing of the Declaration of Independence). This has none of these qualities. My understanding is that the owners could remodel the current exterior without any city approval required and all these vague and dissimilar architectural characteristics would vanish, and this property would still have not have any redeeming historic value.

Moral: A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. I'm sure you do not want this to be a part of your legacy.

Thank you for your time and consideration.

David Morrison  
215 St. Paul  
Denver, CO 80206



**From:** [Virginia Rounds](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Saturday, August 29, 2020 9:30:52 AM

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Dear Mayor Hancock and Council Members – I'm writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

I own a property on Emerson St less than one block away from Carmen Court. As a property owner on Emerson Street, I am deeply disappointed that the applicants are trying to interfere with private property. My disappointment is only exacerbated by the fact that this application is porous at best. There should be a higher bar to designate a property against the owner's consent. Simply put, their application doesn't come anywhere close to meeting the criteria or that bar. I cannot imagine if a stranger tried to deem my private property historic, especially when they do not live in a historic landmark themselves, just like the 3 applicants. I would feel incredibly violated during these uncertain times, especially with my house being my main asset.

Regarding the application, it is false that Carmen Court serves as a gateway to the neighborhood. I bike up and down Speer every day for work and can confirm that you cannot see the condos. They are set back too far and blocked by Hungarian Freedom Park. If you drive by on Speer, you would get in an accident trying to look for them. When I give people directions to my house, never once have I used Carmen Court as a "landmark" for someone to look for.

Criteria #3 states that Carmen Court is a significant example of Pueblo Revival style, however, the building is missing a dominant feature of Pueblo Revival style which is Vigas or wood beams that protrude from the house. Additionally, the building is a Mediterranean yellow and contains a fountain in the courtyard which reflects Mediterranean design. To call it a significant example of Pueblo Revival style is completely false. The design is a blended style which means it cannot possibly be a significant example of Pueblo Revival.

Finally, I'd like to touch on Criteria #4 which insinuates that the designer, Burt Rhoads, was a master architect. He isn't even identified in any professional publication or database as a notable designer. He is only known to be associated with three buildings, one of which was his own house. To call him a master builder is a stretch and offensive to actual notable architects.

The criteria in the historical application stretches the truth. This diminishes the integrity of Denver historical landmarks. Just because a building is old and beautiful does not make it historic. If Carmen Court is to be marked historic, this would set a horrible precedent going forward and all property owners of corner lots should be worried for their future.

This is an incredible violation of property rights and the owners' livelihood. They have

worked so hard and I cannot see where the 3 applicants (only 2 have spoken and the 3rd is silent) are coming from. Clearly it's not that important to the 3rd applicant.

Thank you for all of your hard work.

Virginia Rounds

62 Emerson St

Denver, CO 80218

**From:** [Denise Horne](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Sunday, August 30, 2020 8:24:03 PM

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Dear Mayor Hancock and Council Members – I’m writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They’ve all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

Unlike Tom’s Diner, the condos in question are personal property and the only major asset for these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans/debt, etc. Needless to say, designation will put many of these owners in a make or break financial position.

In addition to weighing impacts to homeowners, I would be remiss if I didn’t bring up how this application doesn’t meet the landmark criteria you’ll also be considering:

- **Criterion #4** – The City’s Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. He is credited with developing just three properties and one of which was his own single-family home. To put that in perspective, Portland architect, Richard Sundeleaf who was active in the same era, was responsible for 3,000 designs. Given LPC’s narrow purview and preservationist lean, I would hope City Council would reject this criterion outright.
- **Criterion #3** – Simply put, the property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a hodge-podge of three different styles, but it’s a poor representation of Pueblo Revival architecture as it’s missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner’s consent, it should at the very least embody the key architectural characteristics of a style. Carmen Court falls well short of this bar and in turn, this has forced the applicants to use “blending” as a thinly veiled crutch to meet this criterion.

The applicant’s inability to meet the criteria in the face of an owner-opposed designation should provide you with ample reason to vote down this application. A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city’s most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures

they worked for and deserve.

Thank you for your time and consideration.

Denise Horne  
4725 W Quincy Ave  
Denver, CO 80236

**From:** [Paul Johnson](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Carmen Court - Landmark Designation  
**Date:** Monday, August 31, 2020 7:19:59 AM

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Dear Mayor Hancock and Council Members,

I am writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are fighting for their rights to their own property. It is outlandish that a few individuals can infringe financially upon their neighbors, for their own selfish reasons. These owners represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings. Please stop this travesty.

These condos in question are personal property and the only major asset for these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans/debt, etc. Needless to say, designation will put many of these owners in a make or break financial position.

In addition to weighing impacts to homeowners, I would be remiss if I did not bring up how this application does not meet the landmark criteria you'll also be considering:

- Criterion #4– The City's Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. He is credited with developing just three properties and one of which was his own single-family home. To put that in perspective, Portland architect, Richard Sundeleaf who was active in the same era, was responsible for 3,000 designs. Given LPC's narrow purview and preservationist lean, I would hope City Council would reject this criterion outright.
- 
- Criterion #3– Simply put, the property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a hodge-podge of three different styles, but it's a poor representation of Pueblo Revival architecture as it's missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner's consent, it should at the very least embody the key architectural characteristics of a style. Carmen Court falls well short of this bar and in turn, this has forced the applicants to use "blending" as a thinly veiled crutch to meet this criterion.

The applicant's inability to meet the criteria in the face of an owner-opposed designation should provide you with ample reason to vote down this application. A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city's most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures they worked for and deserve.

Thank you for your time and consideration.

Sincerely,  
Paul M. Johnson  
8595 Gold Peak Drive, Unit C  
Highlands Ranch, CO 80130

**From:** [Ben Eigner](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Monday, August 31, 2020 10:35:27 AM

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Dear Mayor Hancock and Council Members – I’m writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They’ve all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

Unlike Tom’s Diner, the condos in question are personal property and the only major asset for these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans/debt, etc. Needless to say, designation will put many of these owners in a make or break financial position.

In addition to weighing impacts to homeowners, I would be remiss if I didn’t bring up how this application doesn’t meet the landmark criteria you’ll also be considering:

- **Criterion #4** – The City’s Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. He is credited with developing just three properties and one of which was his own single-family home. To put that in perspective, Portland architect, Richard Sundeleaf who was active in the same era, was responsible for 3,000 designs. Given LPC’s narrow purview and preservationist lean, I would hope City Council would reject this criterion outright.
- **Criterion #3** – Simply put, the property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a hodge-podge of three different styles, but it’s a poor representation of Pueblo Revival architecture as it’s missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner’s consent, it should at the very least embody the key architectural characteristics of a style. Carmen Court falls well short of this bar and in turn, this has forced the applicants to use “blending” as a thinly veiled crutch to meet this criterion.

The applicant's inability to meet the criteria in the face of an owner-opposed designation should provide you with ample reason to vote down this application. A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city's most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures they worked for and deserve.

Thank you for your time and consideration.

Ben Eigner



**From:** [Steven Benoy](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Monday, August 31, 2020 12:03:39 PM

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Dear Mayor Hancock and Council Members – I’m writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They’ve all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

Unlike Tom’s Diner, the condos in question are personal property and the only major asset for these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans/debt, etc. Needless to say, designation will put many of these owners in a make or break financial position.

In addition to weighing impacts to homeowners, I would be remiss if I didn’t bring up how this application doesn’t meet the landmark criteria you’ll also be considering:

- **Criterion #4** – The City’s Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. He is credited with developing just three properties and one of which was his own single-family home. To put that in perspective, Portland architect, Richard Sundeleaf who was active in the same era, was responsible for 3,000 designs. Given LPC’s narrow purview and preservationist lean, I would hope City Council would reject this criterion outright.
- **Criterion #3** – Simply put, the property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a hodge-podge of three different styles, but it’s a poor representation of Pueblo Revival architecture as it’s missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner’s consent, it should at the very least embody the key architectural characteristics of a style. Carmen Court falls well short of this bar and in turn, this has forced the applicants to use “blending” as a thinly veiled crutch to meet this criterion.

The applicant's inability to meet the criteria in the face of an owner-opposed designation should provide you with ample reason to vote down this application. A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city's most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures they worked for and deserve.

Thank you for your time and consideration.

**Steven Benoy**

1805 Irving St Denver, CO 80204

**Steven Benoy**

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■ [815-245-1591](tel:815-245-1591)

■ [steven.benoy@gmail.com](mailto:steven.benoy@gmail.com)

■ Denver, CO

**From:** [Ryan Frank](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Monday, August 31, 2020 12:46:19 PM

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Dear Mayor Hancock and Council Members – I’m writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They’ve all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

Unlike Tom’s Diner, the condos in question are personal property and the only major asset for these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans/debt, etc. Needless to say, designation will put many of these owners in a make or break financial position.

In addition to weighing impacts to homeowners, I would be remiss if I didn’t bring up how this application doesn’t meet the landmark criteria you’ll also be considering:

- **Criterion #4** – The City’s Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. He is credited with developing just three properties and one of which was his own single-family home. To put that in perspective, Portland architect, Richard Sundeleaf who was active in the same era, was responsible for 3,000 designs. Given LPC’s narrow purview and preservationist lean, I would hope City Council would reject this criterion outright.
- **Criterion #3** – Simply put, the property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a hodge-podge of three different styles, but it’s a poor representation of Pueblo Revival architecture as it’s missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner’s consent, it should at the very least embody the key architectural characteristics of a style. Carmen Court falls well short of this bar and in turn, this has forced the applicants to use “blending” as a thinly veiled crutch to meet this criterion.

The applicant's inability to meet the criteria in the face of an owner-opposed designation should provide you with ample reason to vote down this application. A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city's most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures they worked for and deserve.

The question that keeps running through my mind is, "Why would our elected officials do this to our citizens?" I have not gotten a reasonable explanation.

Thank you for your time and consideration.

Ryan Frank

1821 Irving St. #101 Denver, CO 80204

**From:** [Mary Lynn](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] VOTE NO ON CARMEN COURT OWNER-OPPOSED DESIGNATION  
**Date:** Friday, September 4, 2020 1:58:48 PM

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Dear Mayor Hancock and Council Members – I'm writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They've all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

Unlike Tom's Diner, the condos in question are personal property and the only major asset for these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans/debt, etc. Needless to say, designation will put many of these owners in a make or break financial position.

In addition to weighing impacts to homeowners, I would be remiss if I didn't bring up how this application doesn't meet the landmark criteria you'll also be considering:

- Criterion #4 – The City's Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. He is credited with developing just three properties and one of which was his own single-family home. To put that in perspective, Portland architect, Richard Sundleaf who was active in the same era, was responsible for 3,000 designs. Given LPC's narrow purview and preservationist lean, I would hope City Council would reject this criterion outright.
- Criterion #3 – Simply put, the property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a hodge-podge of three different styles, but it's a poor representation of Pueblo Revival architecture as it's missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner's consent, it should at the very least embody the key architectural characteristics of a style. Carmen Court falls well short of this bar and in turn, this has forced the applicants to use "blending" as a thinly veiled crutch to meet this criterion.

The applicant's inability to meet the criteria in the face of an owner-opposed designation should provide you with ample reason to vote down this application. A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city's most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures they worked for and deserve.

Thank you for your time and consideration.

Mary Lynn Nahmensen  
6230 South Lewis St.  
Littleton, CO 80127

**From:** [Tina Dowd](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Friday, September 4, 2020 8:16:56 PM

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Dear Mayor Hancock and Council Members – I'm writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They've all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

Unlike Tom's Diner, the condos in question are personal property and the only major asset for these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans/debt, etc. Needless to say, designation will put many of these owners in a make or break financial position.

In addition to weighing impacts to homeowners, I would be remiss if I didn't bring up how this application doesn't meet the landmark criteria you'll also be considering:

- Criterion #4 – The City's Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. He is credited with developing just three properties and one of which was his own single-family home. To put that in perspective, Portland architect, Richard Sundleaf who was active in the same era, was responsible for 3,000 designs. Given LPC's narrow purview and preservationist lean, I would hope City Council would reject this criterion outright.
- Criterion #3 – Simply put, the property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a hodge-podge of three different styles, but it's a poor representation of Pueblo Revival architecture as it's missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner's consent, it should at the very least embody the key architectural characteristics of a style. Carmen Court falls well short of this bar and in turn, this has forced the applicants to use "blending" as a thinly veiled crutch to meet this criterion.

The applicant's inability to meet the criteria in the face of an owner-opposed designation should provide you with ample reason to vote down this application. A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city's most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures they worked for and deserve.

Thank you for your time and consideration.

Tina M. Dowd  
5261 S. Ingalls St.  
Denver, CO 80123



**From:** [Gloria Viglione](#)  
**To:** [Hancock, Michael B.](#) - MO Mayor; [Sandoval, Amanda P.](#) - CC Member District 1 Denver City Council; [Flynn, Kevin J.](#) - CC Member District 2 Denver City Council; [Torres, Jamie C.](#) - CC Member District 3 Denver City Council; [Black, Kendra A.](#) - CC Member District 4 Denver City Council; [Sawyer, Amanda](#) - CC Member District 5 Denver City Council; [Kashmann, Paul J.](#) - CC Member District 6 Denver City Council; [Clark, Jolon M.](#) - CC Member District 7 Denver City Council; [Herndon, Christopher J.](#) - CC Member District 8 Denver City Council; [District 9](#); [Hinds, Chris](#) - CC Member District 10 Denver City Council; [Gilmore, Stacie M.](#) - CC XA1405 President Denver City Council; [kniechatlarge](#); [Deborah Ortega](#) - Councilwoman At Large; [Salazar, Alan B.](#) - MO MA2952 Executive; [Dreyer, Evan F.](#) - MO Deputy Chief of Staff; [Stuart, Skye L.](#) - MO Senior Advisor; [Hahn, Kara L.](#) - CPD City Planner Principal  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Friday, September 4, 2020 8:45:15 PM

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Dear Mayor Hancock and Council Members – I too, am writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They've all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

Unlike Tom's Diner, the condos in question are personal property and the only major asset for these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans/debt, etc. Needless to say, designation will put many of these owners in a make or break financial position.

In addition to weighing impacts to homeowners, I would be remiss if I didn't bring up how this application doesn't meet the landmark criteria you'll also be considering:

- **Criterion #4** – The City's Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. He is credited with developing just three properties and one of which was his own single-family home. To put that in perspective, Portland architect, Richard Sundeleaf who was active in the same era, was responsible for 3,000 designs. Given LPC's narrow purview and preservationist lean, I would hope City Council would reject this criterion outright.
- **Criterion #3** – Simply put, the property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a hodge-podge of three different styles, but it's a poor representation of Pueblo Revival architecture as it's missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner's consent, it should at the very least embody the key architectural characteristics of a style. Carmen Court falls well short of this bar and in turn, this has forced the applicants to use "blending" as a thinly veiled crutch to meet this criterion.

The applicant's inability to meet the criteria in the face of an owner-opposed designation should provide you with ample reason to vote down this application. A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city's most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures they worked for and deserve.

Thank you for your time and consideration.

**Gloria Viglione, condo owner/occupant**  
504 Pearl Street, #5  
Denver, CO 80203

**From:** [Irene Harris](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Fwd: Fw: Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Friday, September 4, 2020 10:07:01 PM

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**From:** Irene Harris

**Sent:** Friday, September 4, 2020 8:16 PM

**Subject:** Vote No on Carmen Court Owner-Opposed Designation

Dear Mayor Hancock and Council Members – I’m writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They’ve all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

Unlike Tom’s Diner, the condos in question are personal property and the only major asset for these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans/debt, etc. Needless to say, designation will put many of these owners in a make or break financial position.

In addition to weighing impacts to homeowners, I would be remiss if I didn’t bring up how this application doesn’t meet the landmark criteria you’ll also be considering:

- **Criterion #4** – The City’s Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. He is credited with developing just three properties and one of which was his own single-family home. To put that in perspective, Portland architect, Richard Sundeleaf who was active in the same era, was responsible for 3,000 designs. Given LPC’s narrow purview and preservationist lean, I would hope City Council would reject this criterion outright.
- **Criterion #3** – Simply put, the property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a hodge-podge of three different styles, but it’s a poor representation of Pueblo Revival architecture as it’s missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner’s consent, it should at the very least embody the key architectural characteristics of a style. Carmen Court falls well short of this bar and in turn, this has forced the applicants to use “blending” as a thinly veiled crutch to meet this criterion.

The applicant's inability to meet the criteria in the face of an owner-opposed designation should provide you with ample reason to vote down this application. A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city's most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures they worked for and deserve.

Thank you for your time and consideration.

Irene Harris  
8980 Old Tom Morris Circle  
Highlands Ranch, CO 80129

**From:** [Danielle Schendzielos](#)  
**To:** [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Hancock, Michael B. - MO Mayor](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Salazar, Alan B. - MO MA2952 Executive](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Stuart, Skye L. - MO Senior Advisor](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Hahn, Kara L. - CPD City Planner Principal](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opoused Designation  
**Date:** Saturday, September 5, 2020 4:38:55 PM

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Dear Mayor Hancock and Council Members – I’m writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They’ve all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every [Monday night](#) at your regular meetings.

Unlike Tom’s Diner, the condos in question are personal property and the only major asset for these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans/debt, etc. Needless to say, designation will put many of these owners in a make or break financial position.

In addition to weighing impacts to homeowners, I would be remiss if I didn’t bring up how this application doesn’t meet the landmark criteria you’ll also be considering:

- **Criterion #4** – The City’s Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. He is credited with developing just three properties and one of which was his own single-family home. To put that in perspective, Portland architect, Richard Sundeleaf who was active in the same era, was responsible for 3,000 designs. Given LPC’s narrow purview and preservationist lean, I would hope City Council would reject this criterion outright.
- **Criterion #3** – Simply put, the property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a hodge-podge

of three different styles, but it's a poor representation of Pueblo Revival architecture as it's missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner's consent, it should at the very least embody the key architectural characteristics of a style. Carmen Court falls well short of this bar and in turn, this has forced the applicants to use "blending" as a thinly veiled crutch to meet this criterion.

The applicant's inability to meet the criteria in the face of an owner-opposed designation should provide you with ample reason to vote down this application. A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city's most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures they worked for and deserve.

Thank you for your time and consideration.

Danielle Schendzielos ,

2840 Blake Street #125, DENVER CO 80205

**From:** [Joy Lall](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Sunday, September 6, 2020 5:42:18 PM

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Dear Mayor Hancock and Council Members – I’m writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They’ve all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

Unlike Tom’s Diner, the condos in question are personal property and the only major asset for these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans/debt, etc. Needless to say, designation will put many of these owners in a make or break financial position.

In addition to weighing impacts to homeowners, I would be remiss if I didn’t bring up how this application doesn’t meet the landmark criteria you’ll also be considering:

- **Criterion #4** – The City’s Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. He is credited with developing just three properties and one of which was his own single-family home. To put that in perspective, Portland architect, Richard Sundeleaf who was active in the same era, was responsible for 3,000 designs. Given LPC’s narrow purview and preservationist lean, I would hope City Council would reject this criterion outright.
- **Criterion #3** – Simply put, the property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a hodge-podge of three different styles, but it’s a poor representation of Pueblo Revival architecture as it’s missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the

owner's consent, it should at the very least embody the key architectural characteristics of a style. Carmen Court falls well short of this bar and in turn, this has forced the applicants to use "blending" as a thinly veiled crutch to meet this criterion.

The applicant's inability to meet the criteria in the face of an owner-opposed designation should provide you with ample reason to vote down this application. A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city's most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures they worked for and deserve.

Thank you for your time and consideration.

Joy Lall

362 W. 121st St.

New York, NY 10027



**From:** [Steve Jacobs](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Monday, September 7, 2020 9:02:33 AM

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Dear Mayor Hancock and Council Members – I am writing to express my **strong opposition** to the owner-opposed landmark designation application for **Carmen Court**.

It is my understanding that this application does not meet the landmark criteria you will be considering:

- **Criterion #4** – The City’s Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. I understand that he is credited with developing just three properties, one of which was his own single-family home. To put that in perspective, Portland architect Richard Sundleaf, who was active in the same era, was responsible for 3,000 designs. Given LPC’s narrow purview and preservationist experience, I believe the City Council should reject this criterion outright.
- **Criterion #3** – The property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a mix of three different styles, it is a poor representation of Pueblo Revival architecture as it is missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner’s consent, it should at the very least embody the key architectural characteristics of a particular style. Carmen Court falls well short of this bar and, in turn, has forced the applicants to use “blending” as a thinly veiled crutch to meet this criterion.

It is important that another matter be considered. The seven owners at Carmen Court are individuals of modest means: five single women, including two single mothers and one retired couple over the age of 70. They have all had careers with limited incomes as teachers, artists, volunteer hospice workers and public servants. With ever-widening income-disparity in our city, they represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

Unlike Tom’s Diner, the condos in question are personal property and the only major asset of these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans, etc. Needless to say, designation will put many of these owners in a make-or-break financial position.

The applicant’s inability to meet the criteria in the face of an owner-opposed designation should provide ample reason to vote down this application. A vote for this designation will leave five single women and one retired couple in financial ruin. As council members, I believe it is your responsibility to protect the city’s vulnerable citizens. With your vote you can make a significant difference in the lives of seven such individuals. Please vote no and allow these homeowners to have the futures they have worked for and deserve.

Thank you for your time and consideration.

Steve Jacobs  
5261 S Ingalls St  
City and County of Denver  
80123

**From:** [Barry Wooldridge](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Tuesday, September 8, 2020 9:46:21 AM

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Dear Mayor Hancock and Council Members – I’m writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They’ve all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

Unlike Tom’s Diner, the condos in question are personal property and the only major asset for these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans/debt, etc. Needless to say, designation will put many of these owners in a make or break financial position.

In addition to weighing impacts to homeowners, I would be remiss if I didn’t bring up how this application doesn’t meet the landmark criteria you’ll also be considering:

- **Criterion #4** – The City’s Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. He is credited with developing just three properties and one of which was his own single-family home. To put that in perspective, Portland architect, Richard Sundeleaf who was active in the same era, was responsible for 3,000 designs. Given LPC’s narrow purview and preservationist lean, I would hope City Council would reject this criterion outright.
- **Criterion #3** – Simply put, the property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a hodge-podge of three different styles, but it’s a poor representation of Pueblo Revival architecture as it’s missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner’s consent, it should at the very least embody the key architectural characteristics of a style. Carmen Court falls well short of this bar and in turn, this has forced the applicants to use “blending” as a thinly veiled crutch to meet this criterion.

The applicant's inability to meet the criteria in the face of an owner-opposed designation should provide you with ample reason to vote down this application. A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city's most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures they worked for and deserve.

Thank you for your time and consideration.

Barry Wooldridge

**From:** [Reid Garcia](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Tuesday, September 8, 2020 10:17:33 AM

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Dear Mayor Hancock and Council Members – I'm writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They've all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

Unlike Tom's Diner, the condos in question are personal property and the only major asset for these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans/debt, etc. Needless to say, designation will put many of these owners in a make or break financial position.

In addition to weighing impacts to homeowners, I would be remiss if I didn't bring up how this application doesn't meet the landmark criteria you'll also be considering:

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- Criterion #3 – Simply put, the property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a hodge-podge of three different styles, but it's a poor representation of Pueblo Revival architecture as it's missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner's consent, it should at the very least embody the key architectural characteristics of a style. Carmen Court falls well short of this bar and in turn, this has forced the applicants to use "blending" as a thinly veiled crutch to meet this criterion.

The applicant's inability to meet the criteria in the face of an owner-opposed designation should provide you with ample reason to vote down this application. A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city's most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures they worked for and deserve.

Thank you for your time and consideration.

Reid Garcia  
888 S. Dexter St. Apt 606  
Denver, CO 80246

**From:** [CHELSEA CURRY](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Tuesday, September 8, 2020 4:58:27 PM

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Dear Mayor Hancock and Council Members – I’m writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They’ve all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

Unlike Tom’s Diner, the condos in question are personal property and the only major asset for these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans/debt, etc. Needless to say, designation will put many of these owners in a make or break financial position.

In addition to weighing impacts to homeowners, I would be remiss if I didn’t bring up how this application doesn’t meet the landmark criteria you’ll also be considering:

- **Criterion #4** – The City’s Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. He is credited with developing just three properties and one of which was his own single-family home. To put that in perspective, Portland architect, Richard Sundleaf who was active in the same era, was responsible for 3,000 designs. Given LPC’s narrow purview and preservationist lean, I would hope City Council would reject this criterion outright.
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The applicant’s inability to meet the criteria in the face of an owner-opposed designation should provide you with ample reason to vote down this application. A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city’s most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures

they worked for and deserve.

Thank you for your time and consideration.

*Chelsea Curry*  
*9200 Cherry Creek Dr. S*  
*Denver, CO 80231*



**From:** [Joe Curry](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, John M. - CC Member District 7 Denver City Council](#); [Hernando, Christopher J. - CC Member District 8 Denver City Council](#); [District 9: Hinds, Chris - CC Member District 10 Denver City Council](#); [Gillmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechallarge, Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dwyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#); [30 Tricia Curry](#)  
**Subject:** [EXTERNAL] Re: Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Tuesday, September 8, 2020 4:58:30 PM

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Dear Mayor Hancock and Council Members – I’m writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They’ve all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

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In addition to weighing impacts to homeowners, I would be remiss if I didn’t bring up how this application doesn’t meet the landmark criteria you’ll also be considering:

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Thank you for your time and consideration.

NAME: Joe Curry

ADDRESS: 9200 Cherry Ck So Dr, Denver, CO

**From:** [tricia.curry](#)  
**To:** [tricia.curry](#)  
**Cc:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jalon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [knischall@large.com](#); [Deborah Ortega - Councilwoman At Large](#); [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Re: Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Tuesday, September 8, 2020 5:05:45 PM

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Dear Mayor Hancock and Council Members – I’m writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They’ve all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

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Thank you for your time and consideration.

NAME: Tricia Curry

ADDRESS: 9200 Cherry Ck So Dr, Denver, CO

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*Tricia Curry*  
Moore Real Estate Services  
9200 E Cherry Creek Drive South  
Unit #6  
Denver, CO 80231  
cell 720-253-7888

**From:** [Pattie](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote no on Carmen Court Owner-Opposed Designation  
**Date:** Tuesday, September 8, 2020 5:48:27 PM

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Dear Mayor Hancock and Council Members – I’m writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They’ve all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

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Thank you for your time and consideration.

NAME Patricia Curry

ADDRESS 8109 Briar Street

**From:** [racurry@aol.com](mailto:racurry@aol.com)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Tuesday, September 8, 2020 7:39:30 PM

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Dear Mayor Hancock and Council Members:

I'm writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They've all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

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Thank you for your time and consideration.

Robbie Curry  
4110 NW 35th St.



**From:** [Josh Bushner](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Wednesday, September 9, 2020 6:10:08 PM

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Dear Mayor Hancock and Council Members – I’m writing to express my strong opposition to the owner-opposed landmark designation application for Carmen Court.

To begin, it’s concerning that the applicants chose to draw the boundary for this application around the entire property, rather than just the building itself. In doing so, I believe they showed their true intentions which is to stop new development in this neighborhood. This tool shouldn’t be misused at the owner’s expense.

The seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They’ve all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. The condos in question are personal property and the only major asset for these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans/debt, etc. Needless to say, designation will put many of these owners in a make or break financial position.

If the City feels so strongly that this property is truly deserving of a landmark designation, then the City should compensate the owners for the amount of money they will lose from the sale less what the new value of the property would be after the designation (with a legitimate appraisal done by someone with experience with landmark designated structures), along with assistance for the added maintenance costs that will be required to keep the property up to landmark status condition. If the City is going to take away someone's property rights, there should be just and adequate compensation in the taking. I would also point out that if the neighbors feel so strongly about this property, then they could pool their resources to offer similar compensation and preserve it on their own, but it's much easier for neighbors to simply sign a petition with no skin in the game.

I would like to make it very clear that if this development would require a rezoning or any other variance, I would likely feel differently. However, what has been proposed is completely within the

current zoning. Why should 1 or 2 neighbors' wants supercede what the owners currently have every right to do. And shouldn't some level of responsibility fall on neighbors to research prior to buying into a neighborhood and what could possibly be redeveloped down the road? This really does seem to be a case of "not in my backyard", when all of Denver has had to deal with redevelopment over the many decades of growth this City has experienced.

A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city's most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures they worked for and deserve.

Thank you for your time and consideration.

Josh Bushner

560 South Elm Street, Denver, CO 80246



**From:** [Katie Anselmo](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Thursday, September 10, 2020 12:28:27 PM

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Dear Mayor Hancock and Council Members – I’m writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They’ve all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

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Thank you for your time and consideration.

Katie Frank

1821 Irving St.

Denver, CO 80204

**From:** [Vicki White](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [kevin.flynn@denver.org](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Paul.kashmann@denvergov.org](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [christopher.herndon@denvergov.org](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [echatl@denvergov.org](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Carman Court condos  
**Date:** Saturday, September 12, 2020 8:37:52 AM

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Dear Mayor Hancock and Council Members – I'm writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They've all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

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Thank you for your time and consideration.

Vicki Godsey White  
1534 Park Avenue  
Richmond, Virginia 23220

**From:** [Connor Hill](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Wednesday, September 30, 2020 4:59:48 PM

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Dear Mayor Hancock and Council Members – I’m writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They’ve all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

Unlike Tom’s Diner, the condos in question are personal property and the only major asset for these individuals. If Carmen Court is designated, these individuals will not be able to capture the real value of their property, something which will cost many of them their retirement, their ability to pay off student loans/debt, etc. Needless to say, designation will put many of these owners in a make or break financial position.

In addition to weighing impacts to homeowners, I would be remiss if I didn’t bring up how this application doesn’t meet the landmark criteria you’ll also be considering:

- **Criterion #4** – The City’s Landmark Preservation Commission unanimously agreed Burt Rhoades was not a master architect or builder. He is credited with developing just three properties and one of which was his own single-family home. To put that in perspective, Portland architect, Richard Sundeleaf who was active in the same era, was responsible for 3,000 designs. Given LPC’s narrow purview and preservationist lean, I would hope City Council would reject this criterion outright.
- **Criterion #3** – Simply put, the property does not embody the distinctive visible characteristics of an architectural style or type. Not only is the building a hodge-podge of three different styles, but it’s a poor representation of Pueblo Revival architecture as it’s missing some of the most important elements including vigas (projecting wood beams), battered stucco, wood frame windows, inward sloping walls and a central location on the site. If a property is going to be designated against the owner’s consent, it should at the very least embody the key architectural characteristics of a style. Carmen Court falls well short of this bar and in turn, this has forced the applicants to use “blending” as a thinly veiled crutch to meet this criterion.

The applicant's inability to meet the criteria in the face of an owner-opposed designation should provide you with ample reason to vote down this application. A vote for this designation will leave five single women (two single mothers) and one retired couple in financial ruin. It is your responsibility as council members to protect the city's most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures they worked for and deserve.

Thank you for your time and consideration.

Connor Hill

11201 Lynbrook Dr

**From:** [Elizabeth Carmel](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Tuesday, October 6, 2020 12:47:33 PM

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Dear Mayor Hancock and Council Members,

I'm writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They've all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

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financial ruin. It is your responsibility as council members to protect the city's most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures they worked for and deserve.

Thank you for your time and consideration.

E.C. Battocletti  
713 W Spruce St, PMB 903



**From:** [Phyllis Brooks](#)  
**To:** [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Subject: Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Wednesday, October 7, 2020 7:11:09 AM

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Dear Mayor Hancock and Council Members – I’m writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They’ve all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

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owner's consent, it should at the very least embody the key architectural characteristics of a style. Carmen Court falls well short of this bar and in turn, this has forced the applicants to use "blending" as a thinly veiled crutch to meet this criterion.

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Thank you for your time and consideration.

Phyllis Brooks  
45 Plain Rd.

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

**From:** [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**To:** [chelsearoseri@gmail.com](mailto:chelsearoseri@gmail.com)  
**Cc:** [Landmark - Community Planning and Development](#)  
**Subject:** Carmen Court  
**Date:** Monday, August 31, 2020 10:50:49 AM

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Chelsea-

Thank you so much for reaching out. Landmark applications require a quasi-judicial hearing at Council, and members are not legally allowed to formulate an opinion on it until that hearing. Councilman Clark has seen your email, and I have Cced the landmark office to make sure that it is made a part of the official record for that hearing.

The official hearing date has not been set yet, but you can also sign up to speak for three minutes on this issue at the hearing. It will likely take place near the end of September.

If you have any other questions about this process, please let me know, and thank you so much for reaching out!

Maggie Thompson | Senior Aide  
Preferred Pronouns- she/her  
Office of City Councilman Jolon Clark- District 7  
720.337.7777  
[maggie.thompson@denvergov.org](mailto:maggie.thompson@denvergov.org) Dial 3-1-1 for City Services  
Hablamos español

Correspondence with this office is an open record under the Colorado Open Records Act and must be made available to anyone requesting it unless the correspondence clearly states or implies a request for confidentiality.

Dear Mayor Hancock and Council Members – I’m writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They’ve all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

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Thank you for your time and consideration.

Chelsea

--

Chelsea Roseri

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

224.234.6044

**From:** [Janie Stoddard](#)  
**To:** [Hancock, Michael B.](#) - MO Mayor; [Sandoval, Amanda P.](#) - CC Member District 1 Denver City Council; [Flynn, Kevin J.](#) - CC Member District 2 Denver City Council; [Torres, Jamie C.](#) - CC Member District 3 Denver City Council; [Black, Kendra A.](#) - CC Member District 4 Denver City Council; [Sawyer, Amanda](#) - CC Member District 5 Denver City Council; [Kashmann, Paul J.](#) - CC Member District 6 Denver City Council; [Clark, Jolon M.](#) - CC Member District 7 Denver City Council; [Herndon, Christopher J.](#) - CC Member District 8 Denver City Council; [District 9](#); [Hinds, Chris](#) - CC Member District 10 Denver City Council; [Gilmore, Stacie M.](#) - CC XA1405 President Denver City Council; [kniechatlarge](#); [Deborah Ortega](#) - Councilwoman At Large  
**Cc:** [Dreyer, Evan F.](#) - MO Deputy Chief of Staff; [Stuart, Skye L.](#) - MO Senior Advisor; [Hahn, Kara L.](#) - CPD City Planner Principal; [Salazar, Alan B.](#) - MO MA2952 Executive; [Janie Stoddard](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Friday, August 21, 2020 3:35:17 PM

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Dear Mayor Hancock and Council Members – I’m writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

As you may be aware, the seven owners at Carmen Court are extremely modest individuals. They are five single women, including two single mothers, and one retired couple over the age of 70. They’ve all had extremely modest careers (teachers, artists, volunteer hospice workers and public servants) with limited incomes. They represent the kind of individuals you talk about protecting almost every Monday night at your regular meetings.

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responsibility as council members to protect the city's most vulnerable citizens, and you can make a huge difference in the lives of seven of those individuals with your vote. Please vote no and allow these homeowners to have the futures they worked for and deserve.

Thank you for your time and consideration.

NAME: Janie & Rick Stoddard

ADDRESS: 101 Jersey St, Denver, CO 80220



Janie Stoddard, GRI, CRS  
Realtor, Certified Relocation Specialist  
Global Luxury Property Specialist,  
Coldwell Banker Devonshire  
p: 303-758-7611 | m: 303-408-0738  
e: [Janie.Stoddard@Gmail.com](mailto:Janie.Stoddard@Gmail.com)  
w: [www.JanieStoddard.com](http://www.JanieStoddard.com)  
a: 201 Columbine Street, #200, Denver, CO 80206



See what my clients are saying about me

**From:** [roxyballard108@gmail.com](mailto:roxyballard108@gmail.com)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Cc:** [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Carmen Court Owner-Opposed Designation  
**Date:** Wednesday, October 7, 2020 8:45:38 PM

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Dear Mayor Hancock and Council Members – I’m writing to express my **strong opposition** to the owner-opposed landmark designation application for Carmen Court.

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Thank you for your time and consideration.

Roxy Ballard

2225 32nd Avenue S



**From:** [Matt Dillman](#)  
**To:** [Clark, Jolon M. - CC Member District 7 Denver City Council](#)  
**Cc:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9: Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#); [Carpenter, Tate E. - CC City Council Aide District 7](#); [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**Subject:** [EXTERNAL] NO ON CARMEN COURT  
**Date:** Thursday, October 8, 2020 6:24:27 AM

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Councilman Clark,

I am writing to express my opposition to the hostile landmark designation of Carmen Court Condominiums. I have been watching this story evolve over the past several months, and as a practicing real estate attorney in Denver I am concerned about precedent this battle is setting in Denver. Historic preservation is important when the criteria is met, but Carmen Court does not fit this criteria. Historic preservation should not be used as a tool by third parties to affect others' property rights.

Matt Dillman

**Matt Dillman**

*Partner*  
303-295-9810

[Profile](#) / [vCard](#) / [Linkedin](#)



1400 16th Street 6th Floor Denver, Colorado 80202-1486  
**Office:** 303 292 2900 **Fax:** 303 292 4510 [www.moyewwhite.com](http://www.moyewwhite.com)



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**From:** [Taylor Rockhold](#)  
**To:** [Clark, Jolon M. - CC Member District 7 Denver City Council](#)  
**Cc:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9: Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Salazar, Alan B. - MO MA2952 Executive](#); [Deborah Ortega - Councilwoman At Large](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] No on Carmen Court- Time to pull the application  
**Date:** Wednesday, October 7, 2020 9:59:27 PM

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Councilman Clark,

I am writing to express my concern and opposition to the hostile landmark designation of Carmen Court. I have been civically active in Denver and as a new resident of Wash Park, it is very concerning to see this even being considered by you and City Council. I am familiar with your leadership, and believe that you will do the right thing by asking the applicants to pull their hostile designation so these homeowners can move on with their lives.

I was on the West Wash Park Neighborhood Organization call last night, and it was abundantly clear the applicants are giving misleading information to people as they circulate their petition. They are not making people aware that the owners are against this designation. One person on the call was directly misled and asked that his name be removed from the petition. Another neighbor on the call heard from three others that they would never have signed had they known the application was owner-opposed.

As a single woman, I cannot imagine being able to use my investment to gain financial freedom and then be met with a battle like this all for an application fee of \$875. If this goes to a vote at City Council, I will expect it to be voted down as each person on this majority female council has committed to protecting and advancing Denver's vulnerable populations.

Please do the right thing for these homeowners and for Denver residents and work to get this application pulled.

**Taylor Rockhold**

431 E Bayaud Ave.

Denver, CO 80209

**From:** [Cody Nahmensen](#)  
**To:** [Clark, Jolon M. - CC Member District 7 Denver City Council](#)  
**Cc:** [Hancock, Michael B. - MO Mayor](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [District 9](#); [Hahn, Kara L. - CPD City Planner Principal](#); [Stuart, Skye L. - MO Senior Advisor](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Salazar, Alan B. - MO MA2952 Executive](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [kniechatlarge](#)  
**Subject:** [EXTERNAL] No on Carmen Court- Time to Pull the Application  
**Date:** Wednesday, October 7, 2020 12:41:48 PM

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Councilman Clark,

In addition to expressing my strong support against the hostile designation of Carmen Court, I'm writing with the hope you'll encourage the applicants to pull their landmark designation application. As a past City Council President and the district representative, it's imperative you keep this fight from reaching city council. Your neighborhood is clearly divided on this issue and I fear that division will only deepen if you and your council colleagues are forced to make a decision that pits neighbor against neighbor.

The misleading nature in which the applicants are leading their supporters is completely unfair to the Condo Owners of Carmen Court, as they are being made out as villains for wanting to sell their property, property which they own and have invested countless amounts of time and money into. The landmark designation for Carmen Court is being misused completely, as the applicants don't care about the property/landmark itself, but more to stop the development of the senior living development. It is time to protect the property rights of the Carmen Court owners.

In a time where there is currently so much division in our country, community, and neighborhoods, it is important for our council members to come together and bring unity amongst everyone involved. This is why I am urging you to pull the application against Carmen Court, and bring unity to the neighborhood.

Cody Nahmensen

62 Emerson St.  
Denver CO, 80218  
(720) 312-4128

**From:** [Josh Bushner](#)  
**To:** [Clark, Jolon M. - CC Member District 7 Denver City Council](#)  
**Cc:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [District 9: Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#); [Carpenter, Tate E. - CC City Council Aide District 7](#); [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**Subject:** [EXTERNAL] Time to pull the app – NO ON CARMEN COURT  
**Date:** Thursday, October 8, 2020 7:27:40 AM

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Councilman Clark,

I am writing to let you know about my strong opposition to the hostile designation of Carmen Court, and I believe it is your charge to encourage the applicants to pull their landmark designation application.

Not only does this property not meet the City's criteria, but it's become obvious the applicants are using landmark designation as an anti-development tool. I hope you'll protect these vulnerable and modest property owners and allow them to sell their property for its true value.

I appreciate your leadership and trust you'll do the right thing by putting a stop to the application.

Sincerely,

Josh Bushner  
560 South Elm Street  
Denver, CO

**From:** [Jim Aspinwall](#)  
**To:** [Clark, Jolon M. - CC Member District 7 Denver City Council](#)  
**Cc:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9: Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#); [Carpenter, Tate E. - CC City Council Aide District 7](#); [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**Subject:** [EXTERNAL] We need your leadership - No on Carmen Court  
**Date:** Wednesday, October 7, 2020 7:10:38 PM

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Councilman Clark - I am writing to let you know about my strong opposition to the hostile designation of Carmen Court. Furthermore, I hope you'll encourage the applicants to pull their hostile landmark designation before this issue becomes uglier in front of City Council. Landmark designation plays an important role in our City and while I'm generally opposed to hostile designations, there may be a few examples in which it's warranted. Carmen Court is not one of those examples.

I've lived in this City a long time and I'm disappointed we're even focusing our energy on preserving a building that doesn't meet the criteria when the fabric of the City's Black and Brown communities continues to be eroded. While those in Wash Park may have the means to pay the fee and put together a designation application, individuals in lower income communities are working multiple jobs just to get by. Many simply don't have the time to protect the valuable architectural and cultural assets which is a true shame.

Rather than rewarding misguided privilege, we should be focusing on preserving those communities with truly historic roots that don't have the means to protect themselves.

I want to thank you and your council colleagues for your time and I trust you'll use this tool at a time when it's truly warranted.

Jim Aspinwall

3333 E. Florida Ave. #33

Denver, CO 80210

**From:** [Scott Beville](#)  
**To:** [Clark, Jolon M. - CC Member District 7 Denver City Council](#)  
**Cc:** [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9: Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [Salazar, Alan B. - MO MA2952 Executive](#); [Dreyer, Evan F. - MO Deputy Chief of Staff](#); [Stuart, Skye L. - MO Senior Advisor](#); [Hahn, Kara L. - CPD City Planner Principal](#); [Carpenter, Tate E. - CC City Council Aide District 7](#); [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)  
**Subject:** [EXTERNAL] No on Carmen Court  
**Date:** Thursday, October 8, 2020 9:25:06 AM

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Hi Jolon,

As a nearby resident and property owner, I'm writing to express my strong opposition to the hostile landmark designation for Carmen Court. I learned today that the owners were not able to find a replacement buyer to assume the Hines purchase contract and City Council will be voting on the matter early November. Since the Carmen owners have been unsuccessful in finding a replacement buyer, I hope you will encourage the applicants to pull their hostile designation application to protect our property rights and values. This issue goes beyond the owners of Carmen Court, and will set a precedent for future hostile designations.

I am a Denver native and strong proponent of saving properties of historic significance throughout the city, this is not one of those properties. The Speer neighborhood was zoned for redevelopment as proposed by Hines, and landowners like myself have purchased property in the area for redevelopment set by city leaders like you. We live in a world class city that continues to evolve, and the land use must allow for the progression of our city. You have the power as an elected official to make sure our great city continues to progress.

Best,

Scott Beville  
Owner or 72/74 Clarkson St one block away  
Resident at 2186 S Clarkson St

Scott Beville  
Associate Broker | Coldwell Banker Residential Brokerage  
M: 303.905.6872 | E: [scott@scottbeville.com](mailto:scott@scottbeville.com)  
[Website](#) | [Facebook](#) | [Featured Listing](#)



Hello Councilman Clark,

I'm writing to express my strong opposition to the hostile landmark designation of Carmen Court. It's my understanding that the owners provided the applicants with an additional 45 days so they could find a developer to preserve the building. If they're unsuccessful, I hope you'll encourage the

applicants to pull their hostile designation. This would allow these modest homeowners to move on with their lives in addition to preventing a heartbreaking city council hearing.

We appreciate your leadership over the years and are counting on you now to protect these homeowners during a very difficult time. Thank you for your consideration.

Insert Name

Insert Address (please use a Denver address if you have one)