

**NORTH SIDE HIGH SCHOOL ALUMNI
ASSOCIATION
c/o NORTH HIGH SCHOOL
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SENT VIA E-MAIL

November 17, 2016

Denver City Council
City and County of Denver
City and County Building
1437 Bannock Street
Denver, CO 80202

RE: Historic Landmark Designation, Hoyt Residence, 2849 W. 23rd Avenue,
Denver, Colorado, Bill No. 16-1021

Dear Council Members:

This letter is written on behalf of the North Side High School Alumni Association (NSHSAA). I am an archivist/historian (volunteer) for the NSHSAA. I maintain files, records and memorabilia relating to former students of North High School, faculty, principals and staff of North High School and persons, businesses, institutions and other important matters relating to the North Denver community.

The NSHSAA supports the pending application for landmark designation for the Hoyt Residence, located in Jefferson Park at 2849 W. 23rd Avenue, Denver, Colorado. I plan to attend the public hearing on November 21, 2016 and will request permission to speak at that hearing on behalf of the NSHSAA.

The Hoyt residence was first occupied by Wallace Hoyt and Lydia Tompkins Hoyt in 1899. Merrill H. Hoyt, born in 1881, and Burnham F. Hoyt, born in 1887, the children of Wallace and Lydia Hoyt, spent their formative years

living in the Hoyt Residence. The Hoyt brothers attended elementary and junior high school in North Denver and graduated from North High School.

After graduating from North High School, Merrill and Burnham initially became draftsmen. Burnham, a 1908 graduate of North High School, studied at the Beaux Art Institute in New York City and trained with renowned architects of the day in that city. In 1919, Burnham returned to Denver and formed, together with Merrill, the architectural firm of M.H. and B. Hoyt, Architects. The brothers designed many commercial, residential and religious buildings in Denver. Among the buildings the Hoyts designed are the Denver Press Club and Lake Junior High School. Denver Local Landmarks. The Hoyt brothers also designed St. Martin's Chapel at St. John's Cathedral, which is on the National Register. Merrill was a principle in the architectural firm that designed the City and County Building and was undoubtedly involved in that project.

During his second tenure in New York, starting in 1926, Burnham became Dean of the School of Architecture at New York University. Merrill unexpectedly died in 1933 and Burnham returned to Denver in 1936 to carry on the existing projects of the Hoyt firm and formed his own architectural firm.

Throughout his life, until his health declined in the 1950s, Burnham was a prolific architect, designing such buildings as Denver Children's Hospital; the Boettcher School; Montview Boulevard Presbyterian Church, Education Wing; and Denver Public Library. Burnham received national and international recognition for his design of Red Rocks Amphitheater.

Merrill and Burnham Hoyt are two extremely important figures in Denver's history. Much of their work remains visible use today. Denver historian Thomas J. Noel, in his book *Denver, The City Beautiful*, pp. 203-205, recognizes that Merrill was a respected and popular member of Denver's professional community and that Burnham, "stands out from his peers as Colorado's foremost mid-20th century architect," *Id.*, at 203.

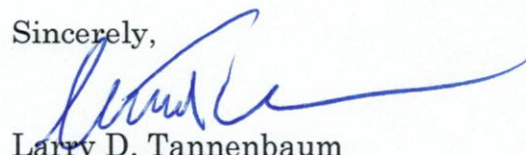
Not only are Merrill Hoyt and Burnham Hoyt two of the most significant individuals to ever attend North High School, they are also two of Denver's most historically significant citizens. From my estimation, Burnham lived in the Hoyt Residence, which will forever be associated with the Hoyt brothers, for approximately 40 total years. Unquestionably, this residence and the surrounding community of North Denver contributed greatly to the genius of the Hoyt brothers.

Denver is at a crossroads at this point in time. Many older residences and other structures that reflect the style of a bygone era have been demolished, to be replaced by unsightly and, quite frankly, ugly multi-storied apartment buildings. This is the case in North Denver. The Hoyt Residence, one of the few remaining examples of the style of residence of North Denver in the late 1800s, now faces the possibility of demolition, to be replaced by yet another unsightly apartment building.

It is my belief that history is the story of ourselves. In the words of Pearl Buck, "if you want to understand today, you have to search yesterday." We must preserve our history. To allow the Hoyt Residence to be destroyed for the sake of a developer being able to build and profit from a new apartment building would be an historical tragedy. We must leave some portion of our historical past to remain for those that follow or that past will be forgotten.

The NSHSAA urges the Denver City Council to grant landmark designation for the Hoyt Residence.

Sincerely,



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North Side High School Alumni
Association

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