From: Jude
To: dencc - City Council
Subject: Reasons to support historic designation of the Anderson House
Date: Friday, November 13, 2015 3:37:10 PM

Council members,
I'm urging you to vote to support historic designation of the Anderson House on Nov 16. Here are the reasons in bullet points I hope you will consider:

*As you well know, the preservation guidelines support designation of structures which meet the strict Denver criteria even if the owner is not the applicant.
* City Council members have always been tasked with making decisions limiting the rights of property owners (such as with the rezoning of the entire city where some properties were put in more restrictive (and more valuable!) zones). This is true even if they (the council members) have a personal belief that property owners' rights should be supreme.
*The historical value of some buildings outweigh the wish of the temporary owner to maximize his financial gain. (Ultimately, owners often find an historic designation raises the value of their property).

*Since January 2015 the preservation dept reviewed and authorized 592 demolition applications, granting them non-historic status, about a 20% increase from last year. These applications and decisions required no public notice, meetings or votes. Interestingly, Council seems to have no problems with trusting the City Preservation dept to decide if these hostile demolitions (from the viewpoint of many neighborhoods who have to put up with them) can move forward, yet when the Preservation dept determines a property does meet the historic designation guidelines a number of hearings and votes are mandatory, and the expert judgement of the Preservation dept is questioned; this for a one half of one percent of the demolition applications!

*Even though national and state historic designations (and most states and cities) require only ONE criteria out of three, Denver requires at least two, and often seems to expect all three. Despite this high bar, the Preservation Dept confirms the Anderson House meets Denver's strict criteria.

*For those concerned with this temporary owner's rights, Council recently approved an alley vacation, without which the owner wouldn't have been able to access additional land and access for development. City Council has already given the owner this free gift. A designation of this house still leaves the owner with the option to develop the surrounding property he owns and renovate the home for more than single family use. As the owner himself stated in a newspaper article, no matter what the outcome of this hearing, he wins.
*The "Walmart Defense" (my term which describes owner(s) claim that only one type of development is possible or financially viable) a false and unsuccessful tactic used in the

Highlands and in the 9th and Colorado cases, is on display by the owner and possible future developer in this case. As history (and the non-owners of those properties) showed, there is more than one choice for a financially successful development. In both the Highlands and 9th and Colorado blvd examples, the businesses chosen in place of the Walmarts were not only a much better fit for the neighborhoods, but wildly financially successful.

*Denver's 2020 Sustainability Goals would be easier to meet if more buildings were reused instead of demolished. It is wasteful to demolish a building that still has many decades of life to give.

*Preserving History: We need to save places where even tragic or embarrassing events happened. We shouldn't shield future generations from the truth even if that truth doesn't represent former Denverites in the best light. The Ford Theater still stands, and in fact is a tourist attraction, despite the murder there of President Lincoln.

I trust that when you vote your decision if based on the City's criteria for approving the historic designation of this building, critieria which it clearly meets. If you find your personal objections/feelings prevent you from supporting this designation, I request you do the honorable thing and refrain from voting.

Thank you for your time and attention.

Respectfully, Jude Aiello, member of Denver Neighborhood Advocates (DNA)
Denver, Co