

16-1021

Hostile Designation of 2849 West 23rd Ave.

PRESENTED BY
Judith Battista

THE HOME OWNER

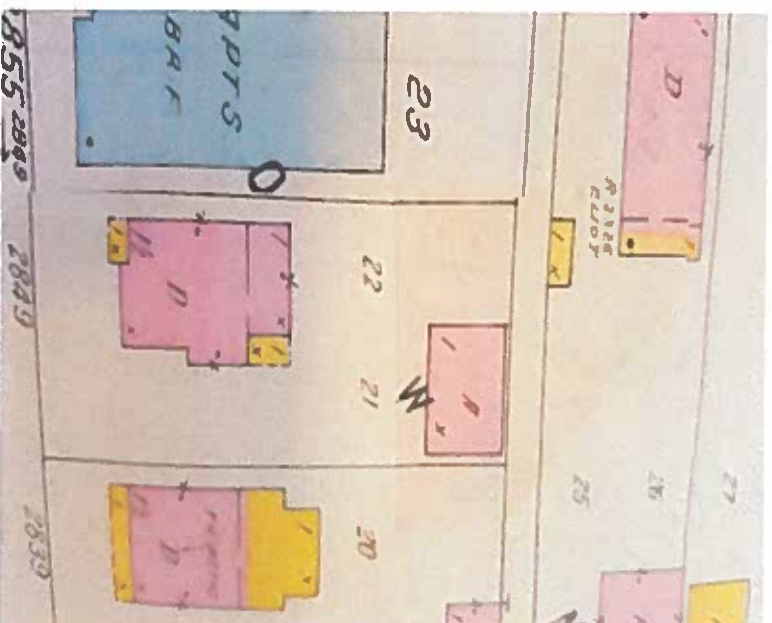
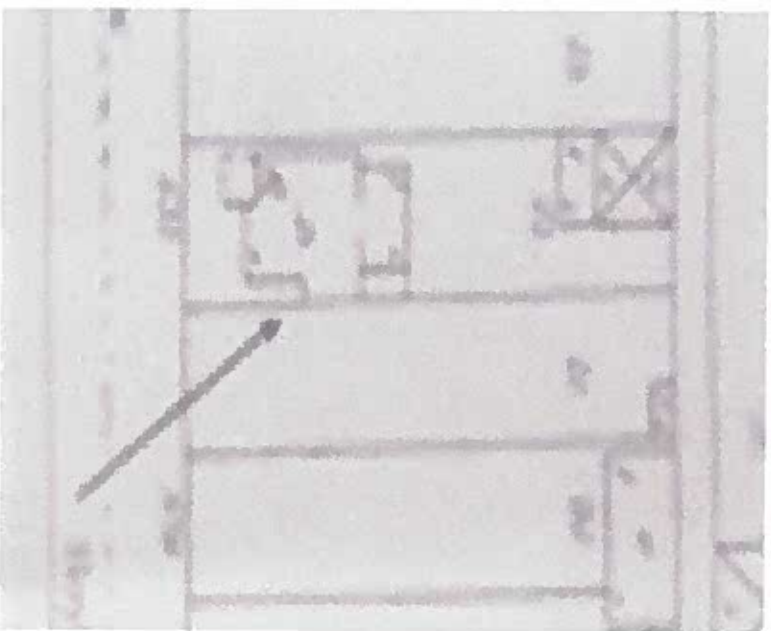
Invasive and Fundamentally Unfair Process

- Harassed and called by strangers during working hours
- Intimidated by the only applicant, Councilman Espinoza
 - Contacted multiple times at work
 - Told I should give him 10 days
- Designation is against my will
- Threshold should be higher if owner opposes the designation
- City did not provide notice as required under the code

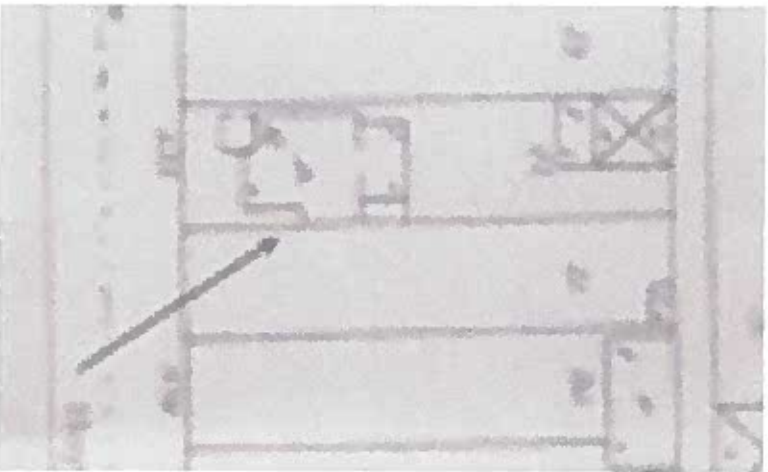
Nothing of Historic Significance Happened in My House

- House belonged to Hoyts' mother, not Merrill or Burnham
- Neither Merrill or Burnham were born or died in my house
- Neither Merrill or Burnham design my house
- No proof that either Merrill or Burnham used my house as an office
- Red Rocks was originally designed in 1906 / B. Hoyt graduated in 1904
- Records are not definitive and do not prove that my home was the residence of either Merrill or Burnham for all of the years claimed

DOES NOT MAINTAIN PHYSICAL INTEGRITY
3 original wood structures destroyed, brick structure added via Sanborn Survey



DOES NOT MAINTAIN PHYSICAL INTEGRITY
Brick rather than wood stairs as stated on
Sanborn Survey



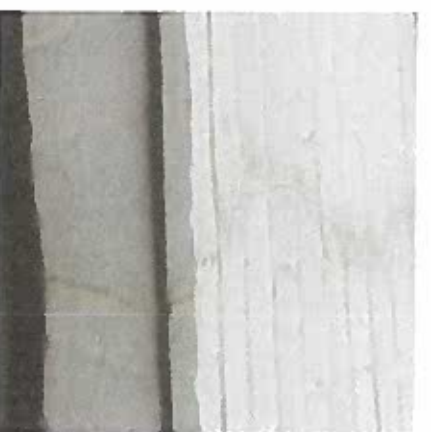
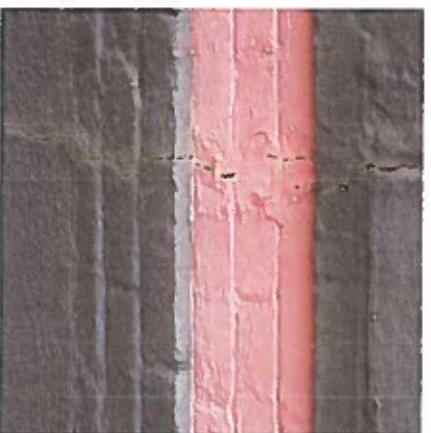
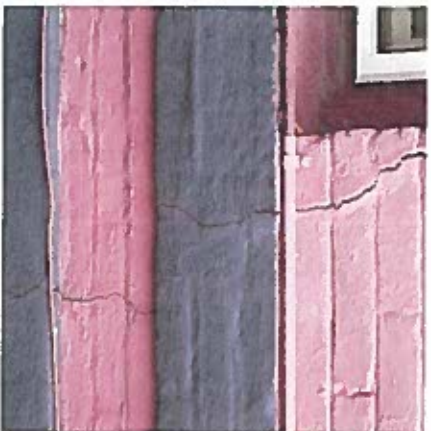
ALL NEW SEWER & WATER LINE NEEDED street collapse



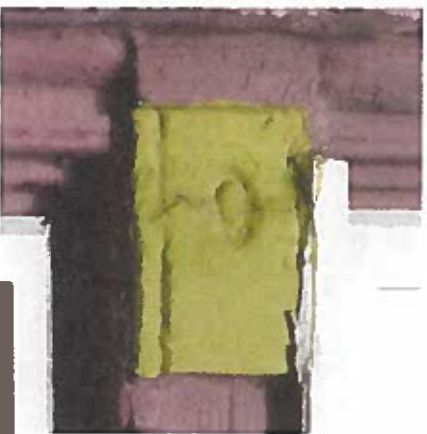
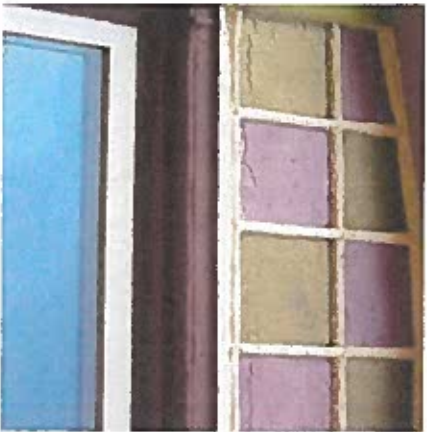
ALL NEW ROOF & GUTTERS NEEDED



FOUNDATION CRACKS – all the way thru foundation / windows are popping



PAINT / WOOD ROTT / FACIA & SOFFIT



HISTORIC REPAIR COSTS

- \$45,155 / SEWER LINE REPLACE
- WATER LINE REPLACE / OUTSIDE & INSIDE
- \$ 2,880 / GUTTERS, \$ ROOF, \$??? FACIA & SOFFIT
- \$???? /FOUNDATION & MASONARY
- \$59,246 HISTORIC WINDOWS / \$22,189 TO REPLACE AS IS
- OUTSTANDING ITEMS IN QUESTION
 - REMOVAL OF TREE FOR SEWER & WATER LINE
 - REMOVAL OF WALL FOR SEWER & WATER LINE
 - WOOD ROTT / FACIA AND SOFFIT

OLD WEBSITE

Burnham Hoyt

From Wikipedia, the free encyclopedia

This is an old revision of this page, as edited by **Robert Judd** ([contribute](#)) at 05:15, 12 September 2011. **WIKI-OPERATORS** remove older revisions so that they do not clutter the page. **WIKI-OPERATORS** remove older revisions so that they do not clutter the page.

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Burnham Hoyt (1887–1960) was a prominent mid-20th century architect in Denver, Colorado. (1/23/11)

Contents

- 1** Early Years
- 2** Later Years
- 3** Credited Buildings (partial list)
- 4** References



Frank O'Connell of Cass Street, Denver, Colorado

Early Years

Born on February 3, 1887 in North Denver, Burnham Hoyt was the son of Lydia Tompkins Hoyt and Wallace Hoyt, a carriage designer who emigrated from New Brunswick, Canada. He is the younger brother of Denver Architect Merrill H. Hoyt. He grew up in the house located at 2849 West 23rd Avenue, Denver, and would return to that residence later in the Burnham graduated from Denver's North High School in 1904, and apprenticed with the Denver architectural firm of Koller and Wegner. In 1908, he left Denver to study at the Beaux-Arts Institute in New York City, where he won 6 Beaux-Arts design competitions and continued his professional training at the well-respected New York firm of George Post and Bertram Goodhue. While there, he designed the interior woodwork for New York City's St. Barnabas' Church. After serving two years in the US Army during World War I, where he designed camouflage in France, he returned to Denver in 1919 to join his brother Merrill and form the Denver architectural firm of M. H. and B. Hoyt Architects.

Later Years

The Hoyt brothers' firm prospered during the post-war years and they designed numerous commercial, residential, academic, and religious



Denver Public Library, Park Hill Branch

NEW WEBSITE -- DAY

Burnham Hoyt

From Wikipedia, the free encyclopedia

Burnham Hoyt (1887–1960) was a prominent mid-20th century architect in Denver, Colorado. (1/23/11)

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Summary

Nothing of Historic Significance Happened in My House

- House belonged to Hoyts' mother, not Merrill or Burnham
 - Neither Merrill or Burnham was born or died in my house
 - Neither child design the house / or even had an office in my house
- Records are not definitive and do not prove that my home was the residence of either Merrill or Burnham for all of the years claimed
- Historic repair costs over \$100k
- The property has had many upgrades/ remodels that were not original and destroyed through insensitive remodeling

Landmark Preservation Committee
Should not be allowed
Hostile Designation of
2849 West 23rd Ave