



University Park • Denver, Colorado

To: Landmark Preservation Commission
From: Mike Cox, President, University Park Community Council (UPCC)

Dear Landmark Preservation Commission members,

As UPCC President, I strongly urge you to vote in support of the proposed University Park Historic District. The UPCC Community Preservation Committee has been working toward this goal since 2018, prior to my term as President. They have worked in the trenches to finally bring this proposed historic district forward, and I am thrilled that the finale of this grassroots effort is happening while I am at the helm of UPCC.

The efforts began when more residents began speaking up about the increasing loss of our neighborhood's older homes. Community Preservation Committee members successfully applied for funding from Historic Denver to hire Square Moon Preservation Consultants to help address the concern. The result was a professionally researched history of University Park, and the identification of our most significant buildings.

Committee members have dubbed this proposed historic district "the story of our neighborhood", with each property telling an important chapter in that story. University Park residents have become more aware of our neighborhood's history through their efforts, and if the proposed district becomes reality, this history will remain for future generations.

UPCC has strongly supported the proposed historic district through funding of the designation application and through voting unanimously to support the proposed historic district, and to support the inclusion of Buchtel Bungalow.

Thank you for your consideration of this important initiative. Again, I urge you to vote in support.

Sincerely,

Mike Cox
President, University Park Community Council (UPCC)



February 8, 2024

Councilman Paul Kashmann
Denver City Council, District 6
City and County Building
1437 Bannock Street, #451
Denver, CO 80202

Dear Councilman Kashmann,

It is my pleasure to let you know that Denver Parks and Recreation (DPR) is in full support of the inclusion of Observatory Park in the proposed University Park Thematic Historic District. DPR is appreciative of the extensive research conducted by the neighbors involved in the University Park Community Preservation Committee, revealing Observatory Park's long connection with the establishment and development of the University of Denver and the surrounding University Park neighborhood.

With the likely designation of this new historic district, we at DPR continue to be grateful for the role of parks in the history of Denver as well as their important role in our future.

Sincerely,

Jolon Clark
Executive Director

CC:

Jennifer Cappeto, Landmark Preservation Manager, Community Planning and Development



Accelerated Schools

"Education with a History of Success"

February 6, 2024

Dear Ms. Hahn and the Landmark Preservation Commission,

My name is Michelle Tuengel, and I am the current Executive Director of Accelerated Schools. We are a small private school in the Univesity Park neighborhood. Our building is called Fitzroy Place, the home of Bishop Henry White Warren and Elizabeth Iliff Warren.

Fitzroy Place has three buildings: the mansion, the carriage house, and the caretaker's cottage. Two of our three buildings were historically designated in 2007. Unfortunately, we did not own the caretaker's cottage in 2007, so it is not currently included in the destination.

At one time, about 1967, the school owned the entire block surrounded by Evans Ave., Cook Street, Warren Ave, and Madison St. Over the years, the school has been in a financial bind, and the leaders of the school needed to sell off lots so that the school could survive. During one of the sale transactions, the caretaker's cottage became our property again. Over the last few years, I have had staff members who have suggested that we sell the caretaker's cottage, allowing the new owner to scrape the building to build a new home on the property. I will admit that the sale of that property would provide a much needed financial assistance so I can continue to make all of the much-needed and expensive repairs on our 130-year-old building however, the idea of losing the oldest building on the property (it was built in 1890) and the unique architecture of this little neighborhood gem, would be tragic. Therefore I, Michelle Tuengel, who represents Accelerated Schools and Fitzroy Place, support the University Park Historic District landmark designation to protect not only the Caretaker's Cottage but other unique and historic homes in this unique and historic neighborhood.

Sincerely,

Michelle Tuengel
Executive Director
Accelerated Schools
303-758-2003
mtuengel@acceleratedschools.org





Julie Johnson, Chair
Landmark Preservation Commission
Wellington E. Webb Municipal Building
201 W. Colfax Ave.
Denver, CO 80202

Sent by email: landmark@denvergov.org

February 28, 2024

Re: Historic Denver Support for University Park Historic District

Dear Ms. Johnson

On behalf of Historic Denver and the board of trustees, I would like to express strong support for the approval of the University Park historic district, scheduled to be heard before the landmark preservation commission on Tuesday, March 5, 2024.

Historic Denver has supported this project since 2018 by providing funding from the Action Fund to support the creation of a context study. We are thrilled to see the project move forward to this point, which is a credit to the determination and pragmatism of community proponents.

We urge the commission to approve the historic district.

Sincerely,

A handwritten signature in black ink, appearing to read "John Deffenbaugh", with a long horizontal stroke extending to the right.

John Deffenbaugh,
President and CEO, Historic Denver

CC.
Rosemary Stoffel

March 4, 2024

Via Email: kara.hahn@denvergov.org

Landmark Preservation Commission
Attn: Kara Hahn

Re: University of Denver | Buchtel Bungalow | Owner Opposition to Landmark Designation Application for the University Park Thematic Historic District, Application # 2024L-002

Dear Ms. Hahn:

The University of Denver is in receipt of your February 8th notice letter regarding the above referenced Landmark Designation Application for the University Park Thematic Historic District, Application No. 2024L-002 (the “Application”). As you may be aware, the University owns a single-family residence located at 2100 South Columbine, Denver, Colorado (the “Home”), which was included, against the University’s wishes, within the proposed non-contiguous University Park Thematic Historic District (the “District”) for landmark designation under the Application. While the University appreciates and supports historic/landmark preservation, the University, like many other homeowners within the greater University Park neighborhood, is opposed to inclusion of its property for landmark designation and respectively requests modification of the Application to exclude the Home from the District at this time.

Please understand that the University supports the creation of the non-contiguous District. In fact, one of the University’s properties, the Chamberlin Observatory, is included for landmark designation under the Application. The University, however, believes it to be in its best interest to exclude this single-family Home from landmark designation at this time. Because the University does not and cannot utilize the Home for educational purposes, the University may decide to sell the Home in the future. For this reason, among others, the University prefers to allow a future, and presumably longer-term, homeowner to make the choice regarding inclusion/exclusion in the District. Inclusion in historic/design districts can make it burdensome for homeowners to make simple renovations or improvements. This is one concern the University has as it looks to the future of the Home. If the Home is subject to landmark designation, this may be a deterrent to some potential buyers given the additional review and approval requirements, and perhaps additional time and cost, in connection with alterations to the Home. The University would like to provide a potential buyer with the flexibility homeowners generally desire in connection with improving their residences and surrounding buildings.

The University has been a good steward of the Home, keeping it well-maintained and investing significant money in its upkeep over the last several years. In fact, it is our firm belief


that many of University's renovations made to the Home could not have been completed in as timely and cost-effective manner if the Home was subject to guidelines applicable to properties included in the District. As the current owner, the University has no need to take advantage of state historic preservation tax credits, design review protections or relief from zoning and building code requirements. Further, the University has no plans to pursue density changes for this property. Given the location of the Home in a residential neighborhood, it would be difficult for an owner to do anything other than use the property for a single-family residence.

The University Park Community Council ("UPCC") initially approached the University and multiple other homeowners about inclusion of their single-family homes in the District. Almost half of the homeowners declined the request, including the University. The University was disappointed to learn that the UPCC nonetheless included the Home in the Application and did not extend the University the same courtesy as other homeowners who requested that their homes be excluded from the District. The inequity in treatment is of concern to the University. Generally, owner opposed landmark designation requests are not approved. Involuntary designation in surrounding cities and towns rarely occurs, if at all. In fact, to the University's knowledge, the City of Denver is one of only four cities that allows anyone to file a landmark designation for a specific property. Commonly, it is the property owner who applies for the designation. That is not the case here.

The University is trying to recognize the balance between preserving the look and feel of the University Park neighborhood and subjecting the property to the restrictions that come with landmark designation. The University is open to dialogue with the UPCC about the Home, but requests that the UPCC and the Landmark Preservation Commission respect the University's decision and exclude the Home from the District, understanding that the UPCC may have another opportunity with a future owner of the Home.

We appreciate the Landmark Preservation Commission's consideration of the above request and respectfully request that the University be extended the same courtesy as other homeowners within the greater University Park neighborhood who chose not to include their homes as part of the District.

Sincerely,



Mark V. DeLorenzo
Senior Vice Chancellor for
Business & Financial Affairs

HOLLAND HOUSE

February 6, 2024

Kara Hahn
Landmark Planning & Regulatory Supervisor
Kara.hahn@denvergov.org

Dear Kara,

Our home, Holland House, is already designated as a Denver Historic Landmark. As you already know, it is full of historical, architectural, and educational significance for the contributions made by the original owner (Mary Holland) to the University of Denver. We have owned it for three years and are slowly restoring it. While it has required a lot of work, we love it and are proud of the role it plays in the history of University Park.

We have lived in this neighborhood for nearly 40 years. The proximity to DU and the diverse styles of homes in the area are just some of the reasons we love Observatory Park. We've seen how the neighborhood has experienced redevelopment and while inevitable, it has been interesting to see how some of the new houses add to the architectural diversity and others just add bulk to lot sizes. We are glad to see that many historic gems, including our own, have been protected from developers.

We support the efforts to create a University Park Historic District and applaud the process for accepting more homes, on a voluntary basis, that are historically significant.

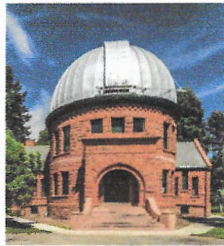
Lastly, we are glad that there are state tax credits available to designated houses to help pay for the restoration efforts. In our case, we are still navigating that process but hope to take advantage of them soon.

Sincerely yours,

Peter & Sue Baird

CONTACT

**Kathy Kennedy
& Ben Vernon**



**2201 South Fillmore St
Denver, CO 80210-4821**

18 February 2024

Dear Members of the Landmark Preservation Commission:

We write to express our support for the proposed Historic District at University Park. We have enjoyed our residence at 2201 S Fillmore St since our arrival in Denver 32 years ago. We are proud to be the fourth family to thrive in this 132 year old home. It and we have cared for each other well.

Across the street, Robert Roeschlaub designed and built the Chamberlin Observatory. During its construction through the summer of 1891 he designed a home for University of Denver Professor of Astronomy and Mathematics Herbert Alonzo Howe. Construction by Roeschlaub began on August 25, 1891, and the Howe family assumed residence on 26 March, 1892. In turn, Fannie and Herbert Alonzo Howe, Nanaruth and Charles Henry Haines, Grace and Ellis Lon McCain, and now Kathy Kennedy and Ben Vernon have updated the residence, faithful to Roeschlaub's design.

From its beginnings this home "belongs" to the Chamberlin Observatory, Observatory Park, and the University of Denver community. This house, the Observatory, and University Hall were all designed and built by Robert Roeschlaub. Professor Howe chose to reside across the street from the cherished instrument of his life's work—the observatory. Later, City Attorney Charles Haines was instrumental in breaking up the Ku Klux Klan and its influence in Denver society.

We urge you to support this initiative to preserve the architectural and related heritages of University Park. Please do not hesitate to contact us if we can be more helpful in this endeavor.

Sincerely,

Kathy Kennedy and Ben Vernon

February 22, 2024

Landmark Preservation Commission
Community Planning and Development
201 West Colfax Avenue, Dept 205
Denver, Colorado 80202

Dear Commissioners;

We are writing in support of landmark designation for the University Park Historic District. My husband Rob and I own 2111 S. Fillmore Street and we are very excited to be included in the district.

We bought this house because we wanted to live in an historic home located in an urban neighborhood with architectural uniqueness and character. We believe that preserving older and historic homes is good for the soul but also good for the environment. After purchasing our house in 2009, we immediately went to work to restore and retrofit the house by updating the wiring and plumbing and installing energy efficient furnaces in the attic and basement. We tightened the building envelope and protected our historic wood windows by putting in custom storm windows. We also added insulation to the attic. All this has meant that our energy use is less or the same as many of the new homes that are being built in this neighborhood.

Over 50% of debris in city landfills comes from demolition and new construction and it takes between 10 and 80 years to recover the carbon impact of demolishing and replacing buildings. Yet, in our neighborhood, demolition of existing homes is happening at an alarming rate. All the houses we have lost were far more affordable than multimillion dollar homes built in their place. The current value of our home makes it a candidate for demolition which is why we are so anxious to have it landmarked.

In 1974 Don Etter a well-known and respected local preservationist, conducted a survey and published a book with four walking tours of historic homes in University Park. Today, 20% of the houses in Don's book are gone. Demolition is forever. You can't replant a cherished historic building. The designation of the University Park Historic District will bring some needed stability to our neighborhood. Importantly, it will mean that 50 years in the future, there will still be homes here with the architectural character and history that connect us to the central themes of our founders – the University of Denver, Methodism, and the role that women played in Denver at the turn of the last century in education, real estate development and civic life.

We appreciate this opportunity to protect this place and its history and hope that you will approve the designation of the University Park Historic District.

Sincerely,

A handwritten signature in blue ink that reads "Barbara Pahl" followed by a long, sweeping horizontal line.

Barb and Rob Pahl

February 22, 2024

Dear Landmark Preservation Commission Members,

My wife and I are the owners of the property at 2112 South Milwaukee Street, part of the proposed University Park Historic District.

I write this letter to express our support for the designation application.

We purchased our beloved home in 2010. In the basement of this property that we have since made our home, we discovered a copy of the Rocky Mountain News covering the Democratic National Convention of 1908, wherein William Jennings Bryan was nominated for the Presidency (100 years before Barack Obama would accept the same honor in Denver). We knew then that we were moving into a place rooted in the history of Denver. And we are enthusiastic in our desire to help preserve that history by including it in the University Park Historic District.

In the decade plus since we have been here, we have seen many a lovely historic home demolished and replaced with a larger one in this neighborhood. To be certain, we know that that is a property owner's right. But we also lament the loss of these smaller but historical homes. It is our hope that, by voluntarily including our home in this proposed Historic District that we will help preserve this history.

Sincerely,

J. Stalker Henderson

From: [Edward Doody](#)
To: [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)
Subject: [EXTERNAL] University Park Historic District
Date: Monday, February 12, 2024 2:01:35 PM

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Kara,

Just a quick note to let you know that my wife and I strongly support the proposed historic district in University Park, and the inclusion of Buechtel Bungalow.

Regards,

Ed Doody and Susan Batterman
2131 S. Columbine St.
Denver, CO 80210
edoody@gmail.com

From: [Eleanor Perry-Smith](#)
To: [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)
Subject: [EXTERNAL] University Park Historic District
Date: Saturday, February 17, 2024 9:23:12 PM

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Dear Landmark Preservation Commission members,

I am thrilled to have my home under consideration for historic preservation. While I've only lived here three years, I've lived in and near Denver my entire life. I have seen my hospital birthplace, elementary school, middle school, and part of my high school demolished. At times it felt as though my personal history was being erased, and I don't want my children to have the same experience. While change is inevitable, so is history. We shouldn't put so much stock in novelty that we fail to look back.

Living in University Park makes me feel connected to my dad, who grew up here and attended DU. It makes me feel connected to the historical west, and the people who poured their hearts into establishing this place. I want to honor their efforts by assuring future generations will have tangible reminders of what it takes to build a community from the ground up.

Besides all that, our house is simply beautiful. And couldn't we all use a splash of beauty in the everyday? Please help my family preserve this architectural beauty, and I will vow to be a good neighbor as long as I steward these walls.

Gratefully,
Eleanor Janowiak
2140 S. Clayton Street

www.ep-s.com



From: [Matthew Wester](#)
To: [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)
Subject: [EXTERNAL] Support for University Park Thematic Historic District
Date: Tuesday, February 20, 2024 1:26:40 PM

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Dear Landmark Preservation Commission members,

The purpose of this email is to extend my support for the proposed University Park Thematic Historic District.

We have lived in University Park off and on since 1999. Our kids have gone to the local schools, my wife teaches in the Denver Public Schools system, and we have celebrated many family milestones in Observatory Park.

We were originally attracted to the neighborhood for its character, given the many historic homes, mature trees, the observatory, Observatory Park, and the connection to the University of Denver.

As the City of Denver has changed, we have also watched change in the University Park neighborhood. Some of this change has helped the neighborhood become more diverse and bring new energy to the schools, parks, and neighborhood get togethers. But this change has also brought a loss of historic homes, loss of tree cover, and disruption due to the demolition and construction of new homes.

We are in favor of the University Park Thematic Historic District as we feel it is a step that can be taken to help preserve and safeguard the neighborhood's character. The historic homes in the neighborhood are symbols and reminders of the Denver history which makes the University Park neighborhood a special one. Just as we were attracted to the neighborhood 25 years ago, our goal in supporting this initiative is to help retain this sense of character and community for those to come.

Thank you,

Matt Wester

Matthew W. Wester, CPA, CFE
Partner, Business Advisory Services Group



a: 1900 16th Street | Suite 1700 | Denver, CO 80202
e: matt.wester@rubinbrown.com
w: www.RubinBrown.com
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February 21, 2024

Dear Landmark Preservation Commission members,

We enthusiastically support the creation of the proposed University Park Historic District. As historic preservationists and long-time residents of University Park, we have written about and advocated for the recognition of Denver's most important historic buildings. This proposed historic district is a big step toward that goal in our own neighborhood.

We have lost many of University Park's older homes in recent years. In fact, nearly 20% of the homes included in the 1974 University Park Four Walking Tours (Don Etter, author) have been demolished. Some of these were significant enough to be posted by the city as potentially eligible for historic designation.

The homes included in the proposed University Park Historic District contribute much to our neighborhood character, along with our abundance of mature trees. We are particularly pleased that Observatory Park is included in the proposed district.

Please acknowledge the importance of these properties and vote to approve the application for the proposed University Park Historic District.

Sincerely,

Carolyn and Don Etter
2278 S. Milwaukee St.
Denver CO 80210

From: [Janet Bardwell](#)
To: [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)
Subject: [EXTERNAL] re: Support for University Park Historic District
Date: Tuesday, February 20, 2024 9:32:10 PM

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Kara -

My family moved to University Park neighborhood in 1964. I continue to live in this home and have witnessed a profound transformation of the neighborhood in 60 years. The proposed Historic District is a herculean effort to capture some of the historic treasures that tell University Park's unique story. I am inspired by the creative strategy of the district to identify structures that connect this neighborhood founders, University of Denver and Methodism resulting in a scattered (discontiguous) district rather than one block or a street. I also hope that if approved that other home owners will join the district expanding the properties that contribute to the complex history of the neighborhood.

Thank you for your consideration,

Sincerely,

Janet Bardwell
2201 S. Harrison Street
303-756-4212
jkbardwell@gmail.com
www.janetbardwell.com
pronouns - she/her/hers

From: [Christine Cruz-Miller](#)
To: [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)
Cc: [Todd Miller](#)
Subject: [EXTERNAL] UNIVERSITY PARK HISTORIC DISTRICT
Date: Wednesday, February 21, 2024 8:39:35 AM

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Esteemed Members of the Landmark Preservation Commission,

I trust this correspondence finds you in good health and high spirits. Allow me to address you as the proud custodians of 2300 S Monroe Street, a residence that resonates with profound historical significance. It is with the utmost reverence and a sense of responsibility that we reach out to express our fervent desire for our cherished abode to be formally embraced within the folds of the Historic District.

Our dwelling stands as a testament to a bygone era, encapsulating a wealth of historical narratives that have woven themselves into the very fabric of its walls. In our role as the current stewards of this venerable property, we are steadfast in our commitment to honor the legacy entrusted to us by the preceding owners. The solemn vow we made to serve as diligent caretakers of this hallowed space reflects our dedication to the preservation of its unique heritage.

The inclusion of our residence in the esteemed Historic District is not merely a procedural formality but a pledge to safeguard the cultural and architectural tapestry it represents. This noble designation would serve as an enduring shield, protecting our home from the prospect of demolition and the potential misfortune of falling into unsuitable hands for development.

In aligning ourselves with the vision of the Landmark Preservation Commission, we seek to contribute to the collective effort of safeguarding our shared heritage. The permanence and unyielding protection afforded by inclusion in the Historic District will ensure that this splendid dwelling stands as a living testament to the rich tapestry of our local history, undisturbed by the tides of time and insensitive development.

We humbly implore the Landmark Preservation Commission to consider our earnest plea and, in doing so, to affirm the unwavering commitment to the preservation of our cultural legacy.

With sincere regards,

Christine & Todd Miller
2300 S Monroe Street

Denver, CO 80210

From: [Roxanne Koehler](#)
To: [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)
Subject: [EXTERNAL] U Park Historic district
Date: Thursday, February 22, 2024 11:48:46 AM

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Kara, I support the creation of the U Park Historic District because our neighborhood is very unique with the number of historic homes and our connection to Denver University. I feel it needs to be preserved with an historic district for future generations. Thank you.

Sincerely,
Roxanne Koehler
Sent from my iPhone

From: [JOYCE REDWILLOW](#)
To: [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)
Subject: [EXTERNAL] Thoughts to share for your meeting tomorrow
Date: Thursday, February 22, 2024 11:57:15 AM

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I've been thinking about what to say in support about the importance of your excellent work towards preservation of historic buildings and communities.

I was reminded of events after I purchased the house at 2261 South Saint Paul Street. I later found that when the house was first offered for sale, nearby residents were highly concerned that a developer might purchase it and tear it down. After those confrontations, no developer would offer to buy it. The owners took it off the market to avoid further conflicts. The house was then rented. The essence and spirit of the neighborhood prevailed.

Renting the house eventually became a burden for the owners and it was placed for sale again in 2016. Following my purchase, many concerned community residents again expressed their hope the house would not be demolished. In addition to this concern, many people simply came by to relate their personal happy childhood memories of the house and its storybook style. In this way, it became particularly clear that historic preservation goes far beyond "saving just a building" and becomes an affirmation of the life of the extended community.

Again, historic preservation honors not only the structures but the essence and spirit of the people. It is my hope that this will prevail again for a positive approval of this plan.

Joyce Redwillow
2261 South Saint Paul Street
Denver, CO 80210
949-689-9596
.

From: [adrienne anderson](#)
To: [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)
Subject: [EXTERNAL] University Park Historic District
Date: Sunday, February 25, 2024 11:38:00 AM

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Kara,

I support the creation of the University Park Historic District because our neighborhood has lost many of our older homes. This district would preserve some of our most significant properties which hold important stories about our past. Future generations would benefit from our actions now.

I live in one of the 100 year old bungalows in U. Park and have been here 40 years, it breaks my heart to think of this house being torn down. I look to "Bungalow Heaven" in Pasadena, California for examples in the preservation of these fine old structures with their depth of character and superior construction. I have been living in the middle of four tear down and construction projects on my block and across the alley, not to mention the constant demolition of "tear downs" as the real estate people call it, and it appears there is no concern for the fabric of the neighborhood. People buy in this neighborhood for trees and then tear them down for more square footage.

Thank you for your consideration.

Sincerely,
Adrienne Anderson
2550 South Fillmore Street
Denver, Colorado 80210

From: [adrienne anderson](#)
To: [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)
Subject: [EXTERNAL] University Park Historic District
Date: Sunday, February 25, 2024 11:38:00 AM

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Kara,

I support the creation of the University Park Historic District because our neighborhood has lost many of our older homes. This district would preserve some of our most significant properties which hold important stories about our past. Future generations would benefit from our actions now.

I live in one of the 100 year old bungalows in U. Park and have been here 40 years, it breaks my heart to think of this house being torn down. I look to "Bungalow Heaven" in Pasadena, California for examples in the preservation of these fine old structures with their depth of character and superior construction. I have been living in the middle of four tear down and construction projects on my block and across the alley, not to mention the constant demolition of "tear downs" as the real estate people call it, and it appears there is no concern for the fabric of the neighborhood. People buy in this neighborhood for trees and then tear them down for more square footage.

Thank you for your consideration.

Sincerely,
Adrienne Anderson
2550 South Fillmore Street
Denver, Colorado 80210

From: [Landmark - Community Planning and Development](#)
To: [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)
Subject: FW: [EXTERNAL] University Park Historic Designation
Date: Monday, March 4, 2024 12:08:58 PM
Attachments: [image001.png](#)



Krystal Marquez | Senior City Planner – Landmark Preservation
Community Planning and Development | City and County of Denver
[Pronouns](#) | She/Her/Hers
Phone: (951) 251.4119 | krystal.marquez@denvergov.org
[DenverGov.org/CPD](#) | [Twitter](#) | [Instagram](#) | [Take our Survey](#)

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From: Taina Brin <tainabrin@gmail.com>
Sent: Monday, March 4, 2024 10:26 AM
To: Landmark - Community Planning and Development <Landmark@denvergov.org>
Subject: [EXTERNAL] University Park Historic Designation

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I currently have lived at 2509 South Fillmore for 30 years and have seen house by house in the neighborhood torn down for large new homes. I completely support the designation of UP as a Historic Neighborhood to save the remaining lovely homes where possible.

Thank you

From: [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)
To: [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)
Subject: RE: [EXTERNAL] University Park Historic District Proposal
Date: Monday, March 4, 2024 3:11:56 PM
Attachments: [image001.png](#)

 DENVER THE MILE HIGH CITY	Kara Hahn Landmark Planning and Regulatory Supervisor Community Planning and Development City and County of Denver Pronouns She/Her/Hers phone: (720) 865-2919 cell: (303) 579-7051 311 denvergov.org/CPD Denver 8 TV Facebook Twitter Instagram
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From: jo duranceau <joduranceau@gmail.com>
Sent: Friday, February 23, 2024 3:48 PM
To: Hahn, Kara L. - CPD CE1566 City Planner Supervisor <Kara.Hahn@denvergov.org>
Subject: [EXTERNAL] University Park Historic District Proposal

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Ms. Kara Hahn
Principal Planner
Landmark Preservation
City and County of Denver
201 West Colfax
Denver, Colorado 80202

Dear Ms. Hahn:

This is a letter to support the creation of the University Park Historic District to preserve and celebrate this unique Denver neighborhood.

I am an educator and developed a class entitled *Architecture for Kids*. My students have been enthralled to see the towers, turrets and columns of architectural history right there on our walking tours of University Park. We have also witnessed the demise of many historically significant structures.

The young designers were particularly concerned about the Little House of the Fitzroy Place Mansion and created posters to *Save the Little House* to voice their support for its preservation. The *Save the Little House* posters are enclosed.

As citizens, we must both embrace the new, but also be wise stewards of the past. The University Park Historical District would accomplish these goals. I and my young students urge the City and County of Denver's Historical Preservation Commission to vote favorably on this proposal.

Thank you for your consideration.

Cordially,

Jo Duranceau
Children's Art School
2290 South Clayton Street
Denver, Colorado 80210

Date: _____
Name: _____
From: _____
To: _____

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Ms. Karin Hahn
Principal Emerita
Landscape Preservation
City and County of Denver
211 West Colfax
Denver, Colorado 80202

Dear Ms. Hahn:

This is a letter to support the creation of the University Park Historic District to preserve and celebrate the unique Denver neighborhood.

I am an educator and developer of new ornamental Architecture for kids. My students have been motivated to see the beauty, history and value of architectural history right there on our walking tours of University Park. We have also witnessed the demise of many historically significant structures.

The young designers were particularly concerned about the Little House of the Fitzroy Place Mission and created posters to Save the Little House to voice their support for its preservation. The Save the Little House posters are enclosed.

As citizens, we must both embrace the new, but also be wise stewards of the past. The University Park Historic District would accomplish these goals. I and my young students urge the City and County of Denver's Historical Preservation Commission to vote favorably on this proposal.

Thank you for your consideration.

Cordially,

In Collaboration:
Children's Art School
2200 South Clayton Street
Denver, Colorado 80210





Cooper
age 8

From: [Julian Huzyk](#)
To: [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] March 5, 2024 1 pm to 2:30 pm - Denver Historic Preservation Committee Meeting - Design Review Process - University Park Discontinuous Historic District Determination
Date: Tuesday, March 5, 2024 6:06:11 PM

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Historic Preservation Committee Members,

I am concerned about possible committee overreach in expressing a strong inclination to include the Buchtel Bungalow in the proposed historic district designation, despite the University of Denver, the owner of the Buchtel Bungalow, submitting a letter opposing the inclusion of that property. To the extent that the Historic Preservation Committee pursues the inclusion of the Buchtel Bungalow in the historic district, despite the owner's objection, flies in the face of the representations made by the University Park Community Council that participation in the historic district by individual property owners, such as myself, was based, solely, on property owner elections to do so.

My wife and I are University Park residents and owners of an historic property in that neighborhood for the past 40 years. Our property is immediately adjacent to one of the other historic properties, whose owners have elected for inclusion in the proposed discontinuous historic district.

I attended the meeting virtually via Zoom.

I have the following observations:

1. Of the 80 plus properties that I understand were considered eligible for inclusion in the historic district, it appears as though less than 30% elected to participate.
2. I attended a few of the community meetings regarding the possible formation of the historic district and there were several property owners who were very strongly opposed to the formation of the historic district and its potential imposition of restrictions on the future development of their individual properties.
3. There was no discussion of the poor participation rate and apparently equal or possibly stronger opposition by other members of the community.
4. The Buchtel Bungalow, while apparently somewhat significant architecturally, is unfortunately located immediately adjacent to Evans Avenue, an extremely busy traffic corridor, with consistently high noise levels which significantly detracts from the ambiance of that property. There is no reasonable/practical solution to the traffic and noise issues. (Many of the immediately adjacent properties are now new construction that can address some of the traffic and noise issues for those properties.)

To treat the University of Denver, the owner of the Buchtel Bungalow property, any differently than the 70% of individual property owners that elected not to participate in the historic preservation district is fundamentally unfair, especially given the dramatic

architectural makeover and the community improvements that the University of Denver has made to the neighborhood over the past 25 years.

Respectfully,

Julian W. Huzyk
2118 South Milwaukee Street
Denver, CO 80210
303 547-2860

From: [Jessica Wilkie](#)
To: [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#); [Landmark - Community Planning and Development](#)
Subject: [EXTERNAL] buchtel bungalow historical designation
Date: Saturday, March 16, 2024 4:18:32 PM

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Dear Kara,

I've newly joined the board of the University Park Community Council as Membership Chair and have been learning about the University Park historic designations from co-chair Rosemary Stoffel, who is passionate and informed on this work.

It's clear from examining this case further that Buchtel Bungalow should be included in the University Park Historic District. The property clearly meets the requirements of a historical designation, and its absence would be sorely missed from the group of properties that have been designated. In fact it's easy to argue that this is one of the most important properties on the list, for both its history and architectural significance.

It's of particular note that the property was essentially donated by Mary Buchtel to DU in 1927 to honor her parent's legacy. It would be a shame and furthermore seems disingenuous for DU not to honor this property with a proper designation or, worse, sell it for profit.

It's clear that the right thing to do is to preserve the property for our neighborhood, community and history. A few notes from our recent board activities to follow.

The UPCC Board unanimously adopted the following on Jan 3, 2024

University Park Community Council (UPCC) recognizes that Buchtel Bungalow at 2100 S. Columbine St., owned by the University of Denver (DU,) is integral to the history of our neighborhood, and unanimously supports inclusion of the property in the proposed University Park Historic District. If we don't receive a commitment by DU to include the property by Feb. 5, UPCC will continue to maintain support for inclusion of Buchtel Bungalow regardless.

We value our historic connection to DU, and a commitment by DU to the inclusion of Buchtel Bungalow in the proposed University Park Historic District would publicly

acknowledge that connection.

UPCC Board unanimously adopted the following on June 14, 2023

UPCC supports the creation of the noncontiguous University Park Historic District. This proposed thematic district recognizes and highlights our neighborhood's origins in association with the University of Denver and Methodism, and our history as a progressive architectural laboratory for Denver. The Board recognizes that the goal of this initiative is twofold: to retain the most significant physical reminders of our history, and to help preserve our neighborhood character, or "sense of place".

Thank you for your time.

Jess Wilkie
2600 S Garfield Way

From: [Laura Garcia](#)
To: [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)
Subject: [EXTERNAL] Letter of Support: Inclusion of Buchtel Bungalow in UPark Historic District
Date: Saturday, March 16, 2024 2:30:24 PM

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Dear Members of City Council,

My name is Laura Garcia, a resident of University Park since 2022 and Board Member of the University Park Community Council. I am writing to express my support in designating University Park a historic district and to emphasize the importance of the inclusion of the Buchtel Bungalow in this designation.

Buchtel Bungalow is absolutely key in telling the history of University Park and is a cornerstone of the historic district. Not only does it's usage over the years convey a rich history, but the architecture of the home reflects an important style that needs to be preserved. Additionally, we know that this property was originally donated to the University of Denver with the express wishes of retaining its historical importance and legacy by Mary Buchtel in 1927. Without its inclusion in the historic district, we may lose this important legacy.

We've already lost so many of our historical homes in the neighborhood, we must protect what we have left.

Thank you,

Laura Garcia

Communications Chair, UPCC

From: [Elise Maskell](#)
To: [Hahn, Kara L. - CPD CE1566 City Planner Supervisor](#)
Subject: [EXTERNAL] University Park Historic District - Buchtel Bungalow
Date: Tuesday, March 12, 2024 5:42:20 PM

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Hello Members of City Council,

I am the current Treasurer of the University Park Community Council. Prior to this, I was the Communications Chair. I'm writing a quick note to voice my support in not only the approval of the University Park Historic District which is before you, but specifically the inclusion of the Buchtel Bungalow.

While DU may feel that it's "easier/simpler/financially freeing" to not include the property in the historic district, it is about as pure of an example of the type of property that should have historic destination as you can get. It is on the National Register of Historic Places, and was essentially donated to the University by the former owners/family in order for it to be preserved. It's unique history is intertwined with the neighborhood and the University of Denver, and should be included in the proposed historic district.

Thank you!

Elise Maskell
2350 S Clayton St
Denver, CO 80210



University Park • Denver, Colorado

April 11, 2024

To: City Council Members

From: Rosemary Stoffel, Chair, UPCC Community Preservation Committee

Dear Members of City Council,

Please vote to support our application for designation of the University Park Historic District. Our neighborhood has a unique history as a “college town within a city”, and this application is an attempt to recognize and preserve some of the most important properties related to that history.

The loss of so many of our older homes prompted this initiative to attempt to save at least some of what remained. We began by successfully applying for funds from Historic Denver which enabled us to hire preservation professionals. They first researched our history, and then worked with us to determine which properties were the most historically significant.

Since University Park developed over such a long period of time, there were important properties scattered throughout the neighborhood. Instead of a traditional contiguous district, it seemed logical to take a different approach. The result is this discontinuous grouping of buildings all connected to common themes related to our origins. Together, they tell the story of our neighborhood which would be lost if they disappear. They also help retain our neighborhood’s “sense of place”.

Our outreach efforts included meeting individually with every property owner, and keeping the neighborhood informed about the project (see timeline). We plan to conduct walking tours and be creative in continuing to inform our residents about our history.

Denver’s adopted plans affirm that our city’s historic assets have value and should be protected. Thank you for considering this application to help preserve some of those assets in University Park.

Sincerely,

Rosemary Stoffel, Chair, Community Preservation Committee, University Park Community Council (UPCC)