

Public Comment Submitted via Online Survey Hosted by City & County of Denver

Submitted	What is your level of support for historic designation of the East Seventh Avenue Historic District - Steele St Extension?	Please share any additional thoughts about this proposed historic designation.	First Name	Last Name	Property Owner within proposed district (Y/N)	LPC Staff Notes
2021-10-07 00:32:36	Neutral		Darrell	McGregor	Y - 630 N Steele St	
2021-10-07 00:40:10	Strongly Oppose	I am strongly opposed to this historic designation. By placing additional restrictions on the zoning, we make this a less affordable neighborhood than it already is. It also places an unnecessary administrative burden for low-income home owners.	Caroline	Caselli	Y - 610 N Steele St	
2021-10-07 00:34:12	Oppose	Windows is a major concern. I also am concerned about the length of review process for anything not qualifying as "quick"	Lisa	Cyran	Y - 660 N Steele St	
2021-10-07 00:50:00	Strongly Support	We want to preserve the beautiful character of this historic neighborhood. The possibility of having one of these homes scraped and replaced with a big "beach" house (big box with windows) breaks our hearts. Having such a house on this side of the block would also be unfair to the west side-they would have to look at it. Finally, and perhaps most importantly, we will be able to preserve the history brought to this block by Judge Jones. He is a Harvard grad, and broke through many racial barriers in our city's history, paving the way for so many others after him.	Tom and Carol	Heese	Y - 770 N Steele St	
2021-10-07 00:43:13	Oppose	Formerly approved, BUT If any neighbors are opposed due to their desire to improve their homes (i.e. windows) I am opposed..	Warren	Moyer	Y - 602 N Steele St	Changed to support on 10/26/2021. See below. Owner also submitted comment in support via email.
2021-10-11 21:09:52	Strongly Support	My wife, Ana, and I strongly support historic designation for the East Seventh Ave. Historic District - Steele Street Extension. We moved to our house at 740 Steele St. about five years ago after living in similar (but smaller) bungalow in Denver's Platt Park neighborhood. We were drawn to Congress Park in part because of the neighborhood's many well-preserved historic houses, some of them in the existing 7th Ave. historic district. At the time, the character of Platt Park was starting to change as more and more historic houses were being torn down. That trend has only worsened, as it has throughout the city. Historic destinations are one of the few tools residents have to preserve the city's cultural and architectural treasures. In addition, it never made sense that the houses on the west side of Steele St. were protected as part of the 7th Ave. historic district, while those on the east side were not. This extension will rectify that exclusion.	David	Hill	Y - 740 N Steele St	
2021-10-13 17:56:39	Strongly Support	This neighborhood reflects an integrity of design, cohesive but diverse history of residents over the years, and was home to Judge Raymond Jones. He was loved by those in the neighborhood and represents the strong professional contribution from this neighborhood to the character of Denver.	Kenda	Fuller	Y - 756 N Steele St	
2021-10-13 20:13:18	Strongly Support	Save beautiful Congress Park!!!	Bruce	de Cameron	Y - 748 N Steele St	
2021-10-14 19:40:18	Strongly Support	We have lived on the block for 22 years and have come to appreciate that we are stewards of these homes. They are part of the historic fabric of Denver, and we would like that in perpetuity.	Steve	Kick	Y - 640 N Steele St	
2021-10-16 21:53:41	Oppose	The restrictions on "major" architectural changes to the street-side exterior of each residence seem reasonable to preserve the historic nature of the neighborhood. But restrictions on minor changes, such as windows, doors, trim, etc are unreasonable. I propose the historic designation be modified so as to preserve the historic nature but not impose an unnecessary burden on homeowners.	Tony	Rockwood	Y - 658 N Steele St	
<b>Online Survey Responses Submitted After LPC Mailout Public Comment Deadline of 5:00pm on October 22, 2021 as Follows:</b>						
2021-10-23 17:54:55	Strongly Support		Fran	Boyd	Y - 760 N Steele St	
2021-10-25 17:38:14	Strongly Support	We feel it's important to maintain the character of the neighborhood. We do not wish to see scrape-offs, ill-conceived pop tops or new homes that do not match the historic architectural integrity to occur on the block we have lived on for over 30 years.	Jane	PRITZL	Y - 674 N Steele St	
2021-10-25 18:07:33	Strongly Support	The preservation of this neighborhood and its character is paramount to preserving the history and heritage of this Denver community.	Laura	Kreitler	N - 753 N Steele St	
2021-10-26 17:39:11	Support	Updating my former response where I opposed the Extension after discussion (10/25) with Jennifer and Becca.	Warren	Moyer	Y - 602 N Steele St	
2021-10-26 18:57:50	Strongly Support		jeanne	johnston	N - Unknown	
2021-10-29 17:17:57	Support		Jason	Forsberg	Y - 726 N Steele St	
2021-10-29 21:57:48	Strongly Support				Unknown	
2021-10-30 17:24:36	Strongly Support	We live in the 7th Ave Historic District and love that the houses are protected from being scraped.	Taffy	Lee	N - Unknown	
2021-10-30 18:39:47	Strongly Support		Brooke	Moore	N - 745 N Steele St	
2021-10-30 19:15:20	Strongly Support		Wynn	Strahle	Y - 716 N Steele St	
2021-10-30 20:06:12	Strongly Support	It does not make sense for it not be historic since the West side of Steele is historic.	Michele	Simes	N - 723 N Steele St	

**From:** [Warren Moyer](#)  
**To:** [Buddenborg, Jennifer L. - CPD City Planner Senior](#)  
**Cc:** [Dierschow, Becca - CPD City Planner Senior](#)  
**Subject:** Re: [EXTERNAL] Re: East Seventh Avenue Historic District - Steele St Extension Designation Application  
**Date:** Thursday, October 28, 2021 9:39:57 AM

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Jennifer and Becca,

RE: Proposed Steele Street Extension to the East 7<sup>th</sup> Ave. Historic District -.602 Steele Street

Thank you for taking the time to address my concerns with the Proposed Steele Street East 7<sup>th</sup> Ave. Historic District Extension. I am now very comfortable with the proposal. I have revised my survey response from "Oppose" to "Approve".

The Historic District Guidelines seem to suggest that some exterior renovations I might need to reduce noise and/or improve safety of my property along 6<sup>th</sup> Ave. would be inappropriate. It was verified that the proposal includes the visibility of my house along 6<sup>th</sup> Ave. We discussed that the Guidelines are just guidelines, are not set in stone, and an update to the Guidelines is planned. There is flexibility. The City Planning and Development staff work with homeowners to ensure their renovation plans fall within the historic districting criteria. I now recognize that the benefits of historic preservation outweigh the requirements to have renovations reviewed. The renovations identified in my email dated October 21, 2021, could be executed in a manner that would comply with the historic designation.

Thank you again for providing me with a better understanding of the impact of the proposal,

Warren Moyer

692 Steele Street

Denver, CO 80206

On Mon, Oct 25, 2021 at 3:20 PM Warren Moyer <[wjmoyer25@gmail.com](mailto:wjmoyer25@gmail.com)> wrote:

Hi Jenny and Becca,

Looks like 11-12 Tues works for me.

Originally, I supported the extension and provided funding for the application. So, I support historic designation, but the guidelines seem to discourage some renovations such as retaining walls which are common along E 7th Ave.

Let's discuss. Thank you for offering to set up this zoom meeting.

Warren

On Mon, Oct 25, 2021, 1:28 PM Buddenborg, Jennifer L. - CPD City Planner Senior <[Jennifer.Buddenborg@denvergov.org](mailto:Jennifer.Buddenborg@denvergov.org)> wrote:

Hi Warren,

I hope you had a nice weekend. Would you be open to a virtual meeting with me and Becca to discuss your questions? I think it would be easiest to cover it all. Here is our availability this week:

**From:** [Bradley Cameron](#)  
**To:** [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] East 7th Ave. Historic District B - Steele Street Extension  
**Date:** Monday, November 1, 2021 9:14:29 AM

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To: Denver Landmark Preservation Commission  
From: Brad Cameron

**I am writing to LPC in SUPPORT of the proposed East 7th Avenue Historic District B - Steele Street Extension.**

The application for this proposed District is extremely well written and researched. It leaves little doubt that the area in question deserves landmark protection.

First, of the 19 structures included, 18 of them were constructed during the proposed period of significance, which is from 1912 - 1930. This is a very high degree of conformity.

Second, building on the above, the integrity of the structures in the proposed District is very high. The homes are original and in very good condition. What alterations that have been made over the years are minor. Moreover, these structures are an excellent example of the Craftsman style of architecture.

Third, the application documents a close connection to Judge Raymond Dean Jones, one of the first Black jurists in Colorado.

Finally - and perhaps most importantly - approval of this proposed District would correct an error that was created back in 1992 when the original East 7th Avenue Historic District was created, which was drawing the eastern line for much of that District down the middle of Steele Street, as compared to down an alley.

Reportedly this boundary line was created by the Landmark Preservation Commission itself back in 1992 when considering the original District proposal, which would have had the District continue all the way east to Colorado Blvd. Unfortunately, by placing the boundary line down the middle of Steele Street, the east side of the block (which is the subject of this application) was left unprotected. This presents potential risk to the integrity of the west side, which is already in the original 7th Avenue District. Approval of this proposed District would correct that error.

In summary, please approve this proposal.

Yours truly,

Bradley Cameron  
1200 Humboldt Street  
Denver, CO 80218  
303/832-4282

**From:** [Nancy Widmann](#)  
**To:** [Buddenborg, Jennifer L. - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] East Seventh Avenue Historic District—Steele Street Extension  
**Date:** Monday, November 1, 2021 10:44:06 AM

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Jennifer,

I am writing to give my strong support for the Steele Street Extension to the East Seventh Avenue Historic District. I am the author/researcher of the original East Seventh Avenue Historic District application. At that time, the district proposed here was included in the original application. The original district met the criteria as originally written. It was the largest district ever considered for designation, however, and was cut back to its current configuration. The east side of Steele and a few other streets were not included. Now there are other large districts and numerous additional smaller districts.

The application before you was well researched and written and I am so pleased to see it! East Seventh Avenue Historic District was my first project as a historic preservation consultant in Denver. We worked hard to educate people about historic preservation at the time and we had wonderful support. Even so, that support has increased over time as the benefits to the city became apparent.

Please share my thoughts with the Landmark Preservation Commission. We have an impressive array of historic districts in Denver and this district is a worthy addition.

Sincerely,  
Nancy L Widmann  
nancy.widmann@comcast.net  
303-881-7513

**From:** [Carol Kaufman](#)  
**To:** [Buddenborg, Jennifer L. - CPD City Planner Senior](#); [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] Re: East Seventh Avenue Historic District - Steele St Extension Designation Application  
**Date:** Monday, November 1, 2021 11:48:44 AM  
**Attachments:** [image001.png](#)

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Dear Ms. Buddenberg and the Landmark Preservation Commission,

Thank you for the notice on the hearing for the East Seventh Avenue – Steele Street Extension Historic District, scheduled for November 2, at 1pm. Unfortunately, I am not able to attend due to work commitments. However, I appreciate the opportunity, as a home-owner in the 700 block of Steele Street to submit this letter in **strong support** of Historic District extension.

- We live in a neighborhood full of history and beautiful architecture. It seems arbitrary that the East Seventh Avenue Historic District Designation ends in the middle of Steele Street. The properties on the East side are just as historic (indeed, at least a few are older) than those on the West side. To maintain the architectural integrity and history of our blocks, this designation is critical.
- My family and I were privileged to live next-door to Judge Raymond Jones for about 15 years, the first Black appellate judge in Colorado who broke so many other racial barriers in Colorado's history. Retaining the integrity of the neighborhood – including his property, now in the hands of a developer – would honor his many accomplishments, and demonstrate Colorado's commitment to justice and to racial equity.
- We are also looking forward to increased home values, often a result of a Historic District designation. The accrued increased home value will likely quickly exceed the reasonable costs of required specs for exterior facades, like windows.
- I understand that a few homeowners are worried about extra costs or limitations that may be imposed as a result of the designation. I would implore these neighbors to calculate those costs against the increased land values a designation would bring. I also implore them to think of the loss of home value – compared to that of a historic designation increase – should an unsightly house, likely consuming the full lot in width and likely tall, be built next to them. Would your home get the sunshine it does now? Who would then see into your home and yard? And if you chose to sell, who would want such a monstrosity next to their home? A walk down any number of streets not too far from our blocks will demonstrate this devastation to block integrity.

With the Historic District designation, we have the opportunity to increase home values, disallow the “creep” of houses into our blocks that do not match our neighborhood, to advance Colorado pride in our architectural history, and to honor the courageous efforts of Judge Jones in his pursuit of justice in Colorado.

In sum, **I strongly support the East Seventh Avenue Steele Street Extension Historic District designation.** Please feel free to reach out with any questions.

Carol Kaufman  
770 Steele Street

**From:** [Warren Moyer](#)  
**To:** [Buddenborg, Jennifer L. - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Steele Street Historical Designation  
**Date:** Monday, November 8, 2021 4:50:30 PM

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My proposal to withdraw the 600 block from the Steele St extension stated at the Commission Meeting on Nov. 2 was made in support of Caroline who has owned her home for only 1 year and has hopes for numerous improvements. Jane Priztl informed me that withdrawal is impractical and that help is available for Caroline to improve/repair her home consistent with the historical designation. As such, I remain comfortable with the Application's impact on my house at 602 Steele and approve historical designation for the 600 and 700 blocks of Steele Street. Once again, thanks for addressing my earlier concerns.

Sincerely,  
Warren Moyer

**From:** [Ileen Uhle Uliano](#)  
**To:** [Buddenborg, Jennifer L. - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Steele Street Historical Designation  
**Date:** Wednesday, November 10, 2021 10:57:13 AM

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To Whom It May Concern:

I wish to express my support for making the east side of Steele Street part of the historical district of Congress Park. I live on the west side that is part of the historic district and would hate to see a modern structure built that would block the sun, similar to what is happening to other parts of Congress Park.

Thank you for your time.

Ileen Uhle-Uliano  
609 Steele Street  
[iuhle@me.com](mailto:iuhle@me.com)