



**MEETING RECORD Landmark  
Preservation Commission Tuesday,  
October 18th, 2016**

**Call to Order 1:05**

Commissioners: Ginette Chapman, Kathy Corbett, Martin Goldstein, Ryan Holdorf, Charles Jordy, Heather Vasquez, Doug Walter and Amy Zimmer  
Staff: Brittany Bryant, Jenn Cappeto, Abbey Christman, George Gause, Kara Hahn, Heidi Tippetts (CPD), Nate Lucero (CAO)

**Public Hearings**

**2016L-006 2849 West 23<sup>rd</sup> Avenue**

Description: Landmark Designation

Recommendation: Approval

Chair Goldstein opened the public hearing. Staff presentation. Questions from commission to staff.

Applicant presentation by Amanda Sandoval on behalf of Councilman Rafael Espinoza. Summary:

- There are few remaining structures that convey the early history of Denver and Jefferson Park
- Good Integrity and Architecture Criteria - built responsibly for the climate, detailed workmanship, durable materials, cared for by generations.
- Geography Criteria – Prominent geographic point, adjacent to early brick paved street, across from open space that is now a park. Takes advantage of the hill upon which it sits.
- History Criteria – Home of renown architects Merrill and Burnham Hoyt. Grew up here during formative years, earned prominence as architects, and Burnham resided here as an adult.
- It would be fitting to designate the home of two of Denver’s greatest architects that is next to a park honoring one of the nation’s greatest architects.

Owner presentation by Judith Battista, 2849 W 23<sup>rd</sup> Avenue. Summary:

- Opposed to designation. Called at work and harassed by people during process.
- Believe that the city did not provide notice under code.
- Does not meet history as house was owned by Hoyt’s mother and not by Merrill or Burnham. Believe that records are not definitive that Merrill or Burnham lived there as claimed in application.
- Does not maintain physical integrity as is seen in blueprints – outbuildings changed and brick instead of wood steps
- Too many changes and additions - trellis added, rear brick of different size than other parts of house, rear chimney altered, rear door and windows altered

Questions from commission to owner and owner representative.

Public Speakers:

	Speaker Name and Affiliation	Summary
1	Kathleen Rowland - 3695 E Dartmouth Avenue	Opposed – Friend of Judith. Also, a single woman homeowner. Various structures change over time. Right as Americans to sell property to whomever we want.
2	Sheila Pitto - 55 S Ash St	Opposed – Friend of Judith. Support her. This is an infringement of property rights.
3	Theresa Barnes – 3465 S Gaylord Ct	Opposed – Friend of Judith. Own an in Interior Design firm and worked on a historic house. Maintaining the physical integrity of this property would be financially devastating and some homes don’t have integrity.

4	Moises Tapia – 2839 W 23 <sup>rd</sup> Ave	Opposed – Long time next-door neighbor of Judith. Want to know why she can't sell her home.
5	Paul Cloyd – 3033 Yates St	In favor – Strongly meets history criteria for Hoyt brothers, retains remarkable integrity, significant Queen Anne style, oldest structure on Jefferson Park, elevated site overlooking park qualifies it under Geography.
6	Joan Bolduc – 3033 Yates St	In favor – Meets Geography as it sits above Jefferson Park, excellent example of Queen Anne style architecture, Hoyts influenced what Denver was and what it is now.
7	Elvia Salgado – 2839 W 23 <sup>rd</sup> Ave	Opposed - Next-door neighbor of Judith. Lived in neighborhood for 26 years. Financial stake in this. The neighborhood has changed and this is not an area where you can live in a house anymore. It doesn't feel comfortable or homey any more.
8	Larry Tannenbaum – North Side High School Alumni Association	In favor – Hoyt brothers are alumni of school. Houses like this are disappearing. They are two of the most important Denver residents.
9	Moises Salgado – 2330 Eliot St	Opposed – Next-door neighbor of Judith. No reason to keep a house, when it is just one house. Dad's retirement. "Might as well get rid of everything and start over."
10	Jerome Olsen – 2195 Decatur St	Support – House meets criteria. CNHS and designation situation is similar to the Anderson House. If the property is put on open market, owner may get more than developer is offering. As would have been the case for the owner of the Anderson House.
11	Annie Levinsky – Historic Denver	Support – Merrill Hoyt designed small house bureau, growing up in working class neighborhood may have influenced his future designs. Burnham Hoyt became renowned architect – Red Rocks. Also, meets criteria due to architecture and location. "Not the first to be lost, but possibly nearly the last." Historic Denver has reached out to owner very early in process, but owner has not engaged. Would still like to discuss compromise options that would meet owners and neighbor's needs, while preserving house.

Chair Goldstein closed the public hearing. Commission discussion.

Motion by G. Chapman: I move to recommend approval and forward to City Council for landmark designation of the structure 2849 West 23<sup>rd</sup> Avenue, application #2016L-006, based on History Criterion 1c, Architecture Criterion 2a, and Geography 3a, citing as finding of fact for this recommendation the application form, public testimony, and the October 10, 2016 staff report.

Second by: R. Holdorf

Amendment offered by M. Goldstein that the approval be based on Architecture Criterion 2a instead of 1a.

Amendment accepted by G. Chapman and R. Holdorf

Vote: Unanimous in favor, (8-0), motion carries.