From: Beverley Noia
To: dencc - City Council
Subject: The Anderson House
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Denver City Council

City and County Building

1437 Bannock St., Rm. 451Denver, CO 80202

Dear City Council members,

As a resident of Denver for over 40 years, and of NW Denver for over 30 years, I have watched what used to be a charming historic quarter of our city become a jumble with no distinction. I have seen one after another of the older gems fall before the wrecker's ball, only to be replaced by (let's be honest) rather undistinguished pieces of cheap 'architecture'. These Boxes may appeal to some people—with open spaces inside, and a tendency to dominate the neighboring houses. But they do nothing for nor consonant with the character of a fast-disappearing neighborhood that once could show some of the earlier history of Denver. Yes, these newer places provide for newcomers, but they do so at an unacceptable cost not only to neighbors (many of whom lose the sun by which they used to grow gardens, and the utility of solar panels they have signed 20- to 30-year contracts for, not to mention views that they once treasured) but also to Denver herself. **I understand that Denver's population is growing, but it does not need to grow in THIS way in this place, where it destroys so much.** There are paces in Denver crying for development; let the boxes and the condos and the apartments spring up there, harming no one, good for all. **And let what remains of this historic part of Denver keep what little it still has.**

What has this to do with the Anderson House? Not everyone is ready to admit it, but this is a discussion not only about one single house, and whether it is architecturally worthy of designation (the Landmark Commission has already decided that), not only about whether its location on a hill makes it geographically worthy of designation (the Commission seemed to incline in that direction, though did not declare, as that was not part of the proposition put before it), and not only about whether Mr. Anderson's fame (or notoriety) is sufficient for designating the house (again, the Commission has said it is). No. **This discussion is also about whether Denver cares enough about its history to work to preserve representative structures such as this house,** even when the owner opposes that preservation because he (I think mistakenly) thinks he won't be able to get the money he wants from the house if it is so preserved. I understand the great American commitment to an owner's rights, and I don't want to see Jim lose out financially—but from what I understand, he does not need to: historic designation of the house is expected to increase its value, and with creative thinking, the place can be made to provide Jim's desires and the City's needs. And rights. **A city has a right to protect its history; Denver needs to do more of that before it is too late.**

T**his is not a position that is anti-growth or anti-development; it is a position that is pro-Denver as a city with not just a present influx and not just a greater future, but with a history that should not be overlooked nor abandoned.** There can and will be growth and development but these do not need to happen where they rob the City of visible pieces of its history. We are shortsighted if we don't take steps now to reverse the trend that has been reducing the real and lasting value of NW

Denver. The fight about the Anderson House is a fight not only about the single building, but about whether Denver values its own history enough to protect not just this one house, but this and other neighborhoods that help display Denver's history. **I urge you to vote to preserve the Anderson House not only for its own value, but also to make a statement: we value and protect our history; developers will be wise to look for land that they can procure without destroying something of such high value.**

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(and formerly Wolf St & 40th, and Lowell and 24th)