



January 10, 2011

Savannah Jameson
Senior Preservation Planner,
Landmark Preservation
City of Denver

Dear Savannah,

Thank you for your notification of the application to designate our property as a Denver Landmark District. The Montessori Academy of Colorado has met with the group who has submitted this application, and is supportive of their effort to expand the landmark district into our area.

Best Regards,

A handwritten signature in blue ink, appearing to read 'Robert Young', is written over a horizontal line.

Robert Young
Building Committee Chair
Montessori Academy of Colorado



Colorado Preservation, Inc.

2100 DOWNING STREET, SUITE 300 | DENVER, CO 80205 | PHONE 303.893.4260 | FAX 303.893.4333

January 24, 2011

Ms. Savannah Jameson
City of Denver – Community and Development
Preservation Planner/Landmark Preservation
201 West Colfax, Denver, 80202

Dear Ms. Jameson, the City of Denver Landmark Commission, Planning Board, and City Council:

Please accept this letter of support for the creation of the Landmark District "H" in Curtis Park. As one of Denver's first residential neighborhoods, Curtis Park represents Denver's early days as a new and thriving urban area. Some of Denver's more prominent individuals made Curtis Park their home; its building stock showcased their high stature.

Today, Curtis Park residents are reclaiming the magnificence of the neighborhood and diligently working to revitalize it in a historically sympathetic way. By designating Curtis Park "H" as a Landmark District, its historic buildings will be protected and will ensure that proper review processes are enabled for historic preservation projects as well as new in-fill development. The designation will provide access to a number of preservation incentives (such as tax credits, grant funding, and other tools) to building owners, and also provide continuity to the area making its historic character more complete and demonstrative.

Colorado Preservation, Inc. wholeheartedly supports the efforts of Curtis Park. As proud owners of the Mathews-Gotthelf Mansion located at 2601 Champa Street, we know the tenacity and thoughtful care the residents put into their buildings. We are in the process of restoring the Mathews-Gotthelf Mansion to its original 1880s appearance, garnering neighborhood support along the way. This firsthand experience gives us confidence that the neighborhood residents are more than enthusiastic preservationists who are tenacious in their efforts. Curtis Park deserves this designation for the sake of preserving its historic buildings and for acknowledging its residents, who will be sound stewards of them for many decades to come.

Thank you for considering this proposal to designate Curtis Park "H" a Landmark District. We are delighted that the neighborhood is moving forward with the designation and we are in full support. Please feel free to contact me if you have any questions.

Sincerely,

James Hare
Executive Director

To: LANDMARK PRESERVATION COMMISSION

I, MICHAEL RITCHIE, who RESIDES
IN THE CURTIS PARK NEIGHBORHOOD AT 2605
CALIFORNIA ST., would by MEANS OF this
LETTER like to EXPRESS MY 100% APPROVAL
FOR the CREATION of the "CURTIS PARK H" DISTRICT.

I HAVE LIVED IN CURTIS PARK FOR THE
PAST 33 YEARS. It is MY FIRM BELIEF that
the PROTECTIONS AND POSITIVE BENEFITS that
HAVE ACCRUED to this NEIGHBORHOOD ARE AS OF
THE RESULT OF its past HISTORIC DESIGNATIONS.

THE addition of DESIGNATION FOR "CURTIS PARK H"
will ONLY CONTINUE the POSITIVE INFLUENCES that
HAVE MADE this NEIGHBORHOOD ONE of DENVER'S GEMS.

It is with PLEASURE that I look FORWARD
to the PASSAGE of this NEW HISTORIC DISTRICT
DESIGNATION; AS I own, AMONG SEVERAL OTHER
RESIDENCES AND MY BUSINESS PROPERTY - ALL located
IN PREVIOUSLY DESIGNATED HISTORIC PORTIONS OF CURTIS
PARK, A PROPERTY (636 27th ST.) THAT IS
IN THE PROPOSED DISTRICT "H". THANK YOU —
Michael Ritchie

Jameson, Savannah - Community Planning and Development

From: Ron Springer [rvspringer@gmail.com]
Sent: Thursday, January 27, 2011 5:40 PM
To: Jameson, Savannah - Community Planning and Development
Subject: Curtis Park Landmark

Hello Savannah,

My name is Ron Springer and I own Akente Express, located 919 Park Avenue West. I am very excited about being apart of the Curtis Park historic landmark process and look forward to supporting your efforts.

With the growing expansion of many businesses and residential properties, the historic designations will allow this community to continue to thrive while preserving decades of historic exteriors.

Akente Express has been located on Park Avenue West for more than 20 years. Over those years the landscape and culture has changed tremendously. While the phenomena of change is expected, it is gratifying to know that the Curtis Park community and the birth place of Akente Express will go down in history documented and recorded.

Please do not hesitate to reach out for further support in this magnificent endeavor!

Sincerely yours,
Ron Springer
303-297-8817

Jameson, Savannah - Community Planning and Development

From: Mick Barnhardt [mickbarnhardt@gmail.com]
Sent: Wednesday, January 12, 2011 7:49 PM
To: Jameson, Savannah - Community Planning and Development
Subject: Curtis Park "H" Landmark District

Dear Savannah-

It has been brought to my attention that the final Landmarking block of structures is up for consideration. I live at a wonderful Second Empire home at 3117 Stout Street that was in the last block of homes to be landmarked. My home will be featured around May 2011 in This Old House Magazine.

Curtis Park is a truly unique neighborhood. Similar to LoDo, this part of town was undesirable for so many years that no development occurred and most structures were left intact. The diversity of the structures in the neighborhood is what makes it unique and worth preserving.

I urge you to support this important Landmark District.

Thank you for your time.

Mick Barnhardt
3117 Stout Street
Curtis Park, Denver
720-273-0623

Jameson, Savannah - Community Planning and Development

From: John Hayden [haydenpryor@msn.com]
Sent: Tuesday, January 11, 2011 1:39 PM
To: Jameson, Savannah - Community Planning and Development
Subject: Curtis Park District H support

Hi Savannah,

I would like to register my support the the approval of the Curtis Park Landmark District H. I am a resident in the District at 2418 Champa Street and I believe that the creation of the district will help bring stability and continued growth and improvement to my block and neighborhood. We have also spoken with the other two neighbors on our block whose homes would be included in the district and all are in support.

Thank you for your work.

John W. Hayden
2418 Champa Street
Denver CO. 80205

Jameson, Savannah - Community Planning and Development

From: Keith Pryor [kpryor13@gmail.com]
Sent: Tuesday, January 11, 2011 2:40 PM
To: Jameson, Savannah - Community Planning and Development
Subject: Support for Land Mark Application Curtis Park H

Hi Savannah,

I am writing you today to let you know of my support for the Landmark Application for Curtis Park H. I reside at 2418 Champa and live in the proposed District and support it fully. I have lived in the area for 17 years and have seen how landmarking has helped preserve and enhance one of Denver's best kept secrets. It is through Landmarking that people have gained a sense of the historical significance of the area and Denver as a whole and urge the Landmark Commission and City Council to support and adopt this application.

Thanks for all of your work.

Sincerely

Keith Pryor
303-881-9873

Jameson, Savannah - Community Planning and Development

From: Amy McCarthy-Smith [amy@hl-arc.com]
Sent: Tuesday, January 11, 2011 1:40 PM
To: Jameson, Savannah - Community Planning and Development
Subject: Curtis Park H Landmark District

To Whom it may concern:

As the owners of 2359 Stout St. my husband Kevin and I would like to voice our support for the formation of the Curtis Park H Landmark District. We feel that this designation is both fitting and beneficial to the identity of our neighborhood.

Regards,
Amy McCarthy-Smith

Jameson, Savannah - Community Planning and Development

From: Val Kraemer [denclassic@gmail.com]
Sent: Thursday, January 13, 2011 1:13 PM
To: Jameson, Savannah - Community Planning and Development
Subject: Curtis Park Landmark District H

We will not be able to attend the meeting to support this petition. However, we own the land at 827-829-831 26th St. and 919 27th St. and want it known that we want the District to be landmarked.

Thank you,

Patrick and Val Kraemer
2663 Champa St
Denver, CO 80205
303 296 3021

Jameson, Savannah - Community Planning and Development

From: Michelle Bontrager [tea.bike@yahoo.com]
Sent: Monday, January 17, 2011 4:13 PM
To: Jameson, Savannah - Community Planning and Development
Subject: In Support of Curtis Park H

To Whom it May Concern,

I have been a Curtis Park resident and home owner for 26 years. I am committed to and love this most unique of Denver neighborhoods and wish to see it preserved for generations to come. Landmarking status will help ensure it's longevity I fully support this action.

Thank you for your attention to this matter.

Sincerely,

Ethan D. Bontrager
2729 Champa St
Denver CO 80205

303-297-2044

Jameson, Savannah - Community Planning and Development

From: Felicia Pezold [feliciapezold@gmail.com]
Sent: Tuesday, January 18, 2011 6:10 PM
To: Jameson, Savannah - Community Planning and Development
Subject: Curtis Park H Landmark District

Dear Savannah,

I am writing to you in support for the "Curtis Park H" landmark district. Our neighborhood is a great example of the history Denver has and deserves this designation. I can be reached at the number below or via e-mail if any more information is needed. I look forward to hearing that this has been approved by the City Council review on Monday, February 14th.

Regards,
Felicia Pezold

Felicia O. Pezold
2727 Champa St.
Denver, CO 80205
(720) 270-6444

From: Beth Cito [beth.cito@gmail.com]
Sent: Friday, January 14, 2011 11:50 AM
To: Jameson, Savannah - Community Planning and Development
Subject: Landmarking

Hello Savannah:

Since moving to Stout Street in Curtis Park in 2006, 30 units have gone up across the alley from us in the space of just one block. We are very disheartened about the rampant building there and what little view we might have had from our second floor is long gone. The style of the buildings are pretty unimaginative and their modern architecture really doesn't fit in that well.

As a result we are very much for maintaining what integrity of the neighborhood is left. We love that Curtis Park is a real neighborhood at the edge of downtown and want to keep it that way. I'm all for renovation and improvement of existing structures but would like to see it done in a way that is sensitive to the rest of the area.

Please know that we are 100% behind this landmarking process and hope that you will take our input as seriously as it's meant.

Thank you for your help

--

Beth Cito
2431 Stout Street
Denver, CO 80205
303 393 7647

From: Kathy Struble [kstruble1@aol.com]

Sent: Thursday, January 13, 2011 6:56 PM

To: Jameson, Savannah - Community Planning and Development

Subject: Curtis Park H landmark district...

Hello Savannah,

I live at 2343 Stout Street and am thrilled that my home and part of the Curtis Park neighborhood is finally being included in the land mark area H.

This neighborhood is so special and I happen to live on the block that is the entrance to this wonderful community. My block is unique and is in need of the historic protection. Although my house is a landmark, the "Kaub House" there is only one other on the block and it would be a sad day should any of the other properties not be properly preserved. I appreciate all the hard work that has gone into creating this district and whole heartedly support the efforts.

Kindly,

Kathy Struble

2343 Stout Street

Denver, Co 80205

From: Thomas Iseman [tisean13@yahoo.com]
Sent: Thursday, January 13, 2011 7:54 PM
To: Jameson, Savannah - Community Planning and Development
Subject: Letter of Support for Curtis Park 'H' Historic District.
Dear Savannah,

I'm writing on behalf of my wife and myself in support of the designation of the Curtis Park 'H' Historic District as an official Denver Landmark District. We are residents of 2537 Curtis St, within the proposed District, and we believe the designation will serve to protect and preserve the the best qualities of our historic neighborhood.

We moved in to Curtis Park three and one-half years ago, in the summer of 2007. We were first time home buyers and we looked at houses and condos all over Denver. Ultimately, we chose Curtis Park, at the most conscious level because of the specific house -- its simple yet dignified architecture and its warm and welcoming interior. While we were intrigued that the house was built in 1880, it didn't play a significant part in our decision, nor did the history of the neighborhood.

Over time, we've come to appreciate the history of our house, our block, and the neighborhood as a whole. We are proud to be the middle of three similar Italianate houses that were built in the same year. We have realized that the intact, historic texture of Curtis Park played a significant part in our appreciation of this neighborhood and our decision to buy this house. We've learned of the hard work of many long-standing residents of the neighborhood to understand and preserve the historic attributes and feel of the neighborhood. We support the landmark designation to preserve the historic values the neighborhood.

While I wasn't a historic neighborhood expert, I offered to talk with our neighbors about the designation, to let them know about the process and hear their concerns. I heard a lot of support from my neighbors about protecting the historic qualities of our block and the neighborhood. However, I also heard some legitimate concerns about the additional time or costs of historic designation when making renovations to a house.

My wife and I have decided that the benefits of the designation outweigh the additional obligations that go with landmark review. By all accounts, I understand that the landmark staff and commission take a constructive and solution-oriented approach to design review. I urge the staff and commission to respect the legitimate concerns of my neighbors and to demonstrate openness and goodwill through the landmarking process and -- all willing -- into our future as a historic district.

Please feel free to contact me with any questions. My wife and I will try to attend the upcoming hearing on January 18.

And thanks for your work on the historic designation.

Best regards,

Tom and Alexandra Iseman
2537 Curtis St.

2632 Stout St.

Jameson, Savannah - Community Planning and Development

From: jrubsam@aol.com
Sent: Monday, February 07, 2011 10:45 AM
To: Jameson, Savannah - Community Planning and Development
Subject: Curtis Park Historic District "H"

To: Savannah Jameson and the Landmark Commission:

Please excuse my tardiness in writing to you on behalf of Curtis Park Neighbors. We (Curtis Park Neighbors) are delighted to endorse the application for our final land marked district. Our board gave not only unanimous consent, but also raised the money to pay the fee for the application.

Curtis Park Neighbors is a registered neighborhood organization (RNO) with the City and County of Denver, and also is a 501(c)3. We have been proud to sponsor all of our landmark applications and subsequent designations. We have worked diligently to make Curtis Park the premier historic neighborhood in Denver. With its unique location and intact Victorian houses and businesses, we believe that we not only are "neighborhood proud" but also benefit the Denver's downtown by providing the ingress and egress to all who may travel and commute to and from downtown Denver.

Further, as an avid and daily dog walker, I have been so proud to have visitors stop me to compliment the beauty and continuing improvement to our neighborhood. Many of the people I run into are guests of the Gregory Inn and are visiting the neighborhood for the first time.

We feel that the fragile and unique character of Curtis Park can only be preserved under the guaranteed watchful eye of the City of Denver's Landmark rules and regulations. We are committed to preserving this area for the generations to come.

We ask your guidance and continued "motherly" care of our greatest resource - the beauty of our historic homes and the wonderful people who reside in them - today and tomorrow!

Sincerely,

Julie Rubsam
President, Curtis Park Neighbors
2800 Curtis Street
Denver, Colorado 80205

Jameson, Savannah - Community Planning and Development

From: Wells, Jeremy - Community Planning and Development
Sent: Friday, February 04, 2011 5:54 PM
To: 'heidi@bakerproject.com'
Cc: Jameson, Savannah - Community Planning and Development
Subject: RE: Historic District

Hi Heidi,

Thank you for your e-mail of support. I have cc'd Savannah Jameson in our office on this e-mail, who is leading the nomination through the designation process.

Thanks,

-Jeremy

From: Heidi Baker [mailto:heidi@bakerproject.com]
Sent: Friday, February 04, 2011 3:14 PM
To: Wells, Jeremy - Community Planning and Development
Subject: Historic District

Jeremy,
Per Joel Noble's suggestion...

Just wanted to let you know that I am aware of and looking forward to the (albeit delayed) approval of the new Curtis Park historic district. I will be a proud resident of such, and will continue to be an ally in advocating for more front-end reviews of permits in all the historic districts.

Please call on me if there is anything in particular I can do to help,

-Heidi Baker

Jameson, Savannah - Community Planning and Development

From: Brad Meuli [Brad@denrescue.org]
Sent: Wednesday, February 09, 2011 1:41 PM
To: Jameson, Savannah - Community Planning and Development
Subject: IN SUPPORT

Savannah, we, at the Denver Rescue Mission, are very much in support of the Curtis Park Landmark District H application. Thank you. Let me know if you need anything else to indicate our support of this process.

Brad

Brad Meuli :: President/CEO
Denver Rescue Mission

::: [p] **303.297.1815**
::: [c] **Bmeuli@denrescue.org**
::: [w] **www.DenverRescueMission.org**

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