

CARMEN COURT HOME OWNERS ASSOCIATION RESPONSE TO THE  
HOSTILE DENVER PRESERVATION COMMISSION INDIVIDUAL  
STRUCTURE LANDMARK DESIGNATION APPLICATION

JULY 22, 2020

Prepared by

The Carmen Court Home Owners Association  
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This document is the response by Carmen Court Homeowners Association to the hostile application for land mark designation of Carmen Court by three residents of Denver who are not owners of any unit within the structure. Our response is based on facts; not speculation. All material contained in this response can be verified by public documents obtainable by electronic means. Additional documents are attached for the Commissions reference. Criteria will be addressed in the order of presentation by the applicants.

### **Landmark Designation Criteria**

**Under subsection (3) the structure or district must meet at least 3 of 10 criteria.**

#### **#3. It embodies the distinctive visible characteristics of an architectural style or type.**

**The applicants claim,** "Carmen Court exhibits design quality and integrity as a significant example of the Pueblo Revival style combined with Spanish Revival or Eclectic architectural embellishments."

**Response:** Carmen Court does not represent the Pueblo Revival style at all. It is merely a combination of various features without any one dominant style. In fact, a dominant feature of the Pueblo Revival Style are "Vigas" (Vigas are heavy rafters made of logs that support the roofs of American Indian and Spanish architecture.) Such rafters usually protrude the outside walls of the structure.

Carmen Court does not contain any "Vigas".

Carmen Court exhibits more of a Mediterranean style or design. For example, the multi paned steel encased windows and the open iron and pipe window balconies on the second stories of the four middle units are not Pueblo Revival. Furthermore the open floor plan with the placement of multiple windows in each unit allows for cross ventilation. Carmen Court contains a central fountain in the courtyard reflecting Mediterranean design. The original and current exterior color of the structure is Mediterranean yellow.

In addition to these features, the name of the property "Carmen Court" has no connection to Pueblo Revival design.

Carmen Court does not represent any one distinctive style of architecture. It obviously is the product of a builder without any formal training in a school of design or methodology. Therefore, Carmen Court does **NOT** meet the criteria under number three of subsection (3).

#### **#4. It is a significant example of the work of a recognized architect or master builder.**

**The application states:** "Burt L. Rhoads was a master builder/architect fluent in southwestern architectural styles."

**Response:** A listing of Architects active in Colorado from 1875 – 1959, compiled by the Office of Archaeology and Historic Preservation, Colorado Historical Society. October 2006

**Burt L. Rhoads is not listed.** Also he is not listed in the history of registered Architects and Engineers in the State of Colorado; as stated in a data base search of The Colorado Department of Regulatory Agencies (DORA), July 15, 2020.

**The application states:** "Rhoads is credited with the 1917 design of the roof top garden atop Gates' factory building."

**Response:** Designing a garden on an already existing building hardly proves Mr. Rhoades as architect/master builder.

**According to the March 24, 2020, report by the Community Planning and Development, Denver Landmark Preservation Division.** Regarding Mr. Rhoads: "It is believed that he designed the factory buildings out of which Gates Rubber operated until the 1990's the last of which were demolished in 2014."

**Response:** Believing is not knowing for certain. This is speculation without proof. While Rhoads may have signed the 1919 building permit for the 999 South Broadway building it does not prove him to be the designer. Rhoades was employed seven years with Gates (1917-25). Hardly long enough to have designed any of the buildings after 1925.

**Applicant Comment:** "Although not listed on the permit, it is likely Rhoads had a hand in designing the 1922 bungalow at 2750 E 7<sup>th</sup> Avenue for his parents."

**Response:** Pure speculation with no proof. Most architects of significance throughout the United States have a large body of work to draw conclusions upon regarding methodology and school of thought. Continuity of design features representing intellectual thought and process is usually present in numerous works of the architect. The scarcity of work displayed in the application renders the architect as not significant to have historic or landmark designation. For example, the work of Industrial Architect Albert Kahn comes to mind. Known primarily as designer of multiple Ford Motor Company Plants in Michigan. He also has a large body of work including many significant buildings on the University of Michigan Campus in Ann Arbor. Therefore, Burt Rhoades does **NOT** meet the criteria under number four of subsection (3).

**# 6. It represents an established and familiar feature of the neighborhood, community or contemporary city due to its prominent location or physical characteristics.**

**Applicants comment:** "As a rare example of the Pueblo Revival architectural style, its significance is enhanced by its prominent location, almost as a gateway to the neighborhood."

**Response:** The applicant is making a false statement per the West Washington Community Plan, circa 1991. P. 53 titled under Figure 13 Urban Design Gateways, the gateways to the neighborhood are clearly marked by arrows. They are flowing South on Logan from Speer Ave., and Downing Ave flowing South from Speer/1<sup>st</sup> Ave. Carmen Court is an egress point of the neighborhood with traffic flowing North on Emerson Street exiting the area at Speer Boulevard. **See Appendix:** West Washington Park Figure 13, Urban Design.

**Applicants comment:** “Carmen Court is highly visible to the neighbors and to the . . . city residents who travel daily along Speer Boulevard.”

**Response:** Carmen Court is nearly invisible from Speer Boulevard since line of site is blocked by trees and vegetation.

**Applicants comment:** Carmen Court. . .”creates the impression of a small village enhanced by the expansive courtyard shared by the owners and community at large.

**Response:** Carmen Court is a private property; not shared with the community at large. Since this application has been filed, we have had constant individuals trespassing on our common area. Carmen Court is not a park.

**Applicants comment:** Carmen Court. . .”serves to extend the benefits of Denver’s parks and parkways system.”

**Response:** Carmen Court was **never** a part of the Denver’s Parks and Parkway’s System. When the structure was built in 1925, Emerson Street ended at East First Ave. Arlington Park had not yet been separated from the current Hungarian Freedom Park.

The West Washington Park Neighborhood Plan never mentions Carmen Court one time. With respect to gateways and immediate areas of concern, the South Broadway, Logan, Pearl and Downing streets are addressed both commercially and residentially. The residential areas South of Alameda are of high interest. **See appendix:** West Washington Park Figure 13, Urban Design. Therefore, Carmen Court does **NOT** meet the criteria under number 6 of subsection (3).

## **#7. It promotes understanding and appreciation of the urban environment.**

**Applicants Comment:** “Its architectural style is distinctive and unusual for Denver. Carmen Court appears to be the only Pueblo Revival styled multi-unit residential building in Denver.”

The applicants also make comments on fewer than ten single family homes are designed in the Pueblo Revival style. “Four were built in 1929 along the 2701 block of N. Jackson Street.”

**Response:** During a field visit by Mary Ann O’Hara and Gary Laura on July 7, 2020, photos were taken of all 4 homes located on the 2700 block of N. Jackson St. Those photos are located at the end of the document. It’s not difficult to see and understand these examples do not in any way represent Carmen Court. They in fact solidify the obvious that Carmen Court is not an example of Pueblo Revival Architecture. Additionally another six homes were identified less than a ½ mile from Carmen Court in the same Mediterranean design of Carmen Court. Addresses are: 457 Williams, 411 Williams, 468 Williams, 464 Williams, 500 High Street and 1228 3<sup>rd</sup> Street. (A photo of 1228 3<sup>rd</sup> Street is included)

**Applicants Comment:** Carmen Court, as multi-family housing, falls under the City Beautiful and Civic Pride theme (1905-1929) developed for Historic Denver, Inc. as part of their Discover Denver project.

**Response:** This is a false statement. To this date, the Historic Denver Inc. interactive map website, which identifies potential properties or districts for land mark or historical designation: Carmen Court is not listed. Our HOA has been monitoring this website. Carmen Court nor any individual address from this complex is listed in the data base.

**Applicants Comment:** "Carmen's Court arrangement on its site provided the needed flood mitigation to preserve the residence for another 85 years."

**Response:** Absolutely incorrect. The South East Corner of the structure had a sloping concrete entrance without steps resulting in flooding of the two center units in 1999 and 2001. In consultation with a drainage engineer the owners of unit 916 paid to have the "sunken patio" constructed with a protective barrier wall and sub-pump to stop the flooding caused by the original poor design. The addition of wrought iron fence around the patio reflects the Mediterranean style of Carmen Court. (Attached: A photo of the flood line taken July 8, 2001).

**Applicant Comments:** Throughout the document, the applicants keep referring to the City Beautiful Movement and Mayor Speers urban planning efforts.

**Response:** In the West Washington Park Neighborhood Reconnaissance Survey and History Report 5/15/2002 Page 20. "From 1922 to 1932, the Denver Public Schools instituted a citywide building program to reflect the ideals of the City Beautiful Movement and "contribute to the lasting beauty of Denver". The \$12 million program built new schools and renovated other schools throughout the city. The following schools were built or altered: Lincoln School auditorium, Sherman School annex (now Denver Art Students League) and the Byers Junior High School. Also within this survey a chart on page 47 clearly indicates areas and homes within Washington Park West that may be considered for land mark designation. Carmen Court is not included in this survey of "A" and "B" bracketed properties. Please see the attached Survey Map.

## Summary

We the 7 owners of Carmen Court are counting on your professional experience in finding the application from 3 members of the neighborhood insufficient to designate Carmen Court a landmark. This application has been nothing but an intrusion to our daily lives and future plans. Since 1991 when the West Washington Park Plan was approved and adopted by the City Council of Denver January 14, 1991. No person from the West Washington Park Home Owners Association has approached any of us expressing interest about landmark designation. This Park plan is just short of thirty years old. Nothing

has been done by this association other than a survey by Historic Consultants in April, 2002. Of Class A and Class B Districts. Carmen Court was not mentioned nor its entire city block mentioned as a probable landmark. The survey map and properties are included in the index.

It also needs to be noted, many alterations to the exterior of Carmen Court have taken place over the past 25 years therefore altering the original design. Without comments, questions or concerns from anyone in the community. Again, we as owners recommend this application should be denied.

## Source Material

Albert Kahn Associates, Inc.  
Fischer Building  
3011 West Grand River, Suite 1800  
Detroit, Michigan 48202  
Web Site

Architects of Colorado  
Database of State Business Listing  
1875-1950  
Joan Palmer and Ilene Bergsmann  
Office of Archeology and Historic Preservation  
Colorado Historical Society  
October 2006

City and County of Denver Official Site  
Community Planning and Development  
Registered Neighborhoods  
Denver, Colorado 2020

Denver Public Library  
Digital Collections  
Western History and Genealogy Department

Discover Denver Survey Map Web Site  
Historic Denver, Inc.  
City and County of Denver  
June 29, 2020

5280 Denver Mile High Magazine  
"Who Owns Denver?" by Natasa Garner  
May Issue 2011

Field Visit to 2700 Block of North Jackson St.  
Denver, Colorado  
Mary Ann O'Hara and Gary D. Laura  
July 7, 2020 12:30 PM

The Houses that T Built  
Ford Motor Company Assembly Plant  
920 S. Broadway  
By Daniel Strohl  
December 13, 2018  
Hemmings Motor News  
Charlotte, North Carolina

Historic Denver, Inc.  
Website for Potential Historic or  
Land Mark Properties  
Denver, Colorado June 29, 2020

Historic Preservation in Colorado  
"Architects of Colorado Biographies Series"  
Listings – 1875-1950  
Colorado State Publications Library  
Winter 2018

Historic Building Inventory  
City and County of Denver  
Historic Denver, Inc.  
Grant 14-02-016 Awarded 2013

West Washington Park Neighborhood  
Reconnaissance Survey and History Report  
By Barbara Norgren, Dianna Liitvak and Dawn Bunyak  
Historic Resource Consultants  
April, 2002

West Washington Park  
Neighborhood Plan  
Planning and Community Development Office  
City and County of Denver, Fall 1991

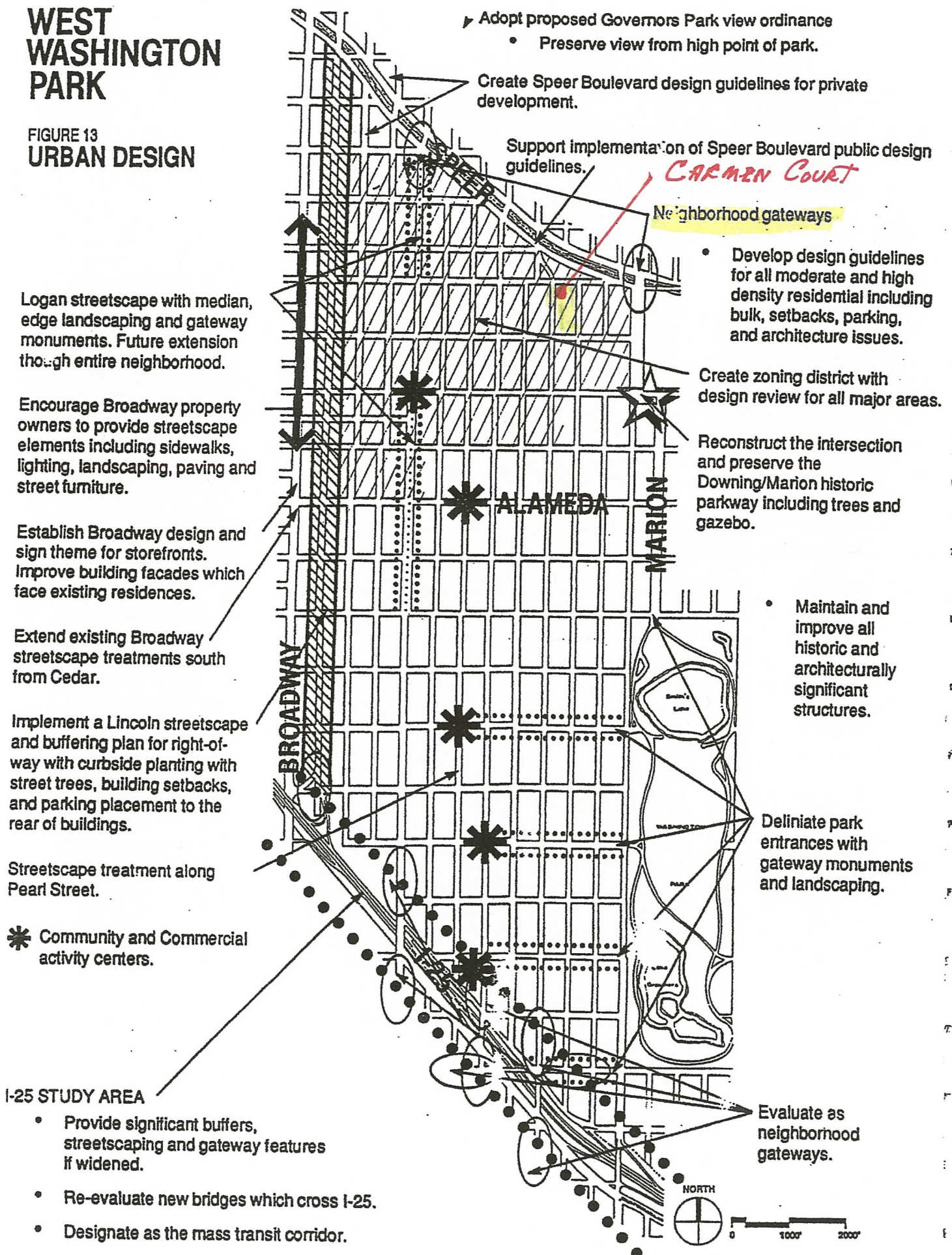


## APPENDIX

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# WEST WASHINGTON PARK

FIGURE 13  
URBAN DESIGN



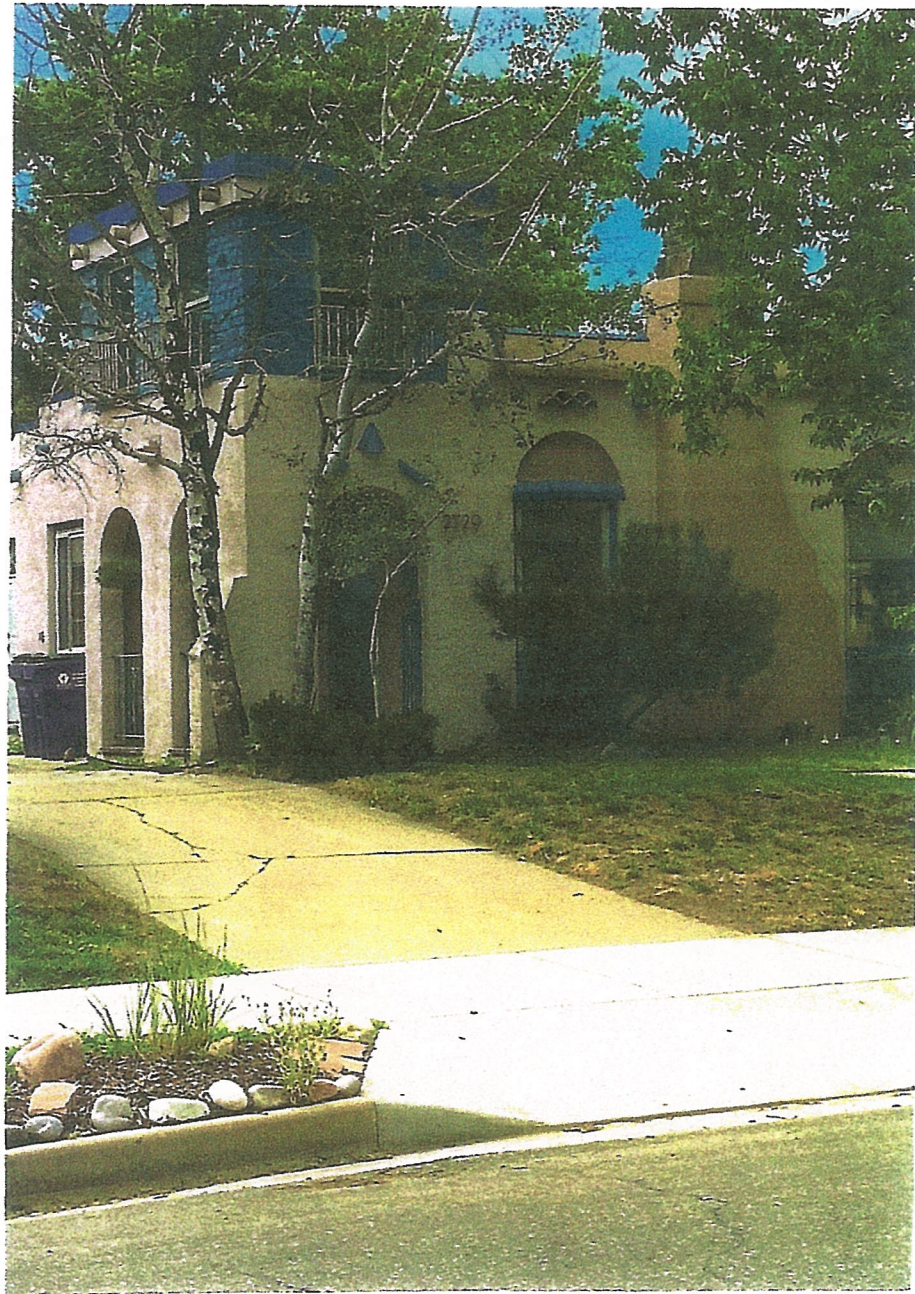




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**Block of 2700 N. Jackson Street  
Denver, CO**

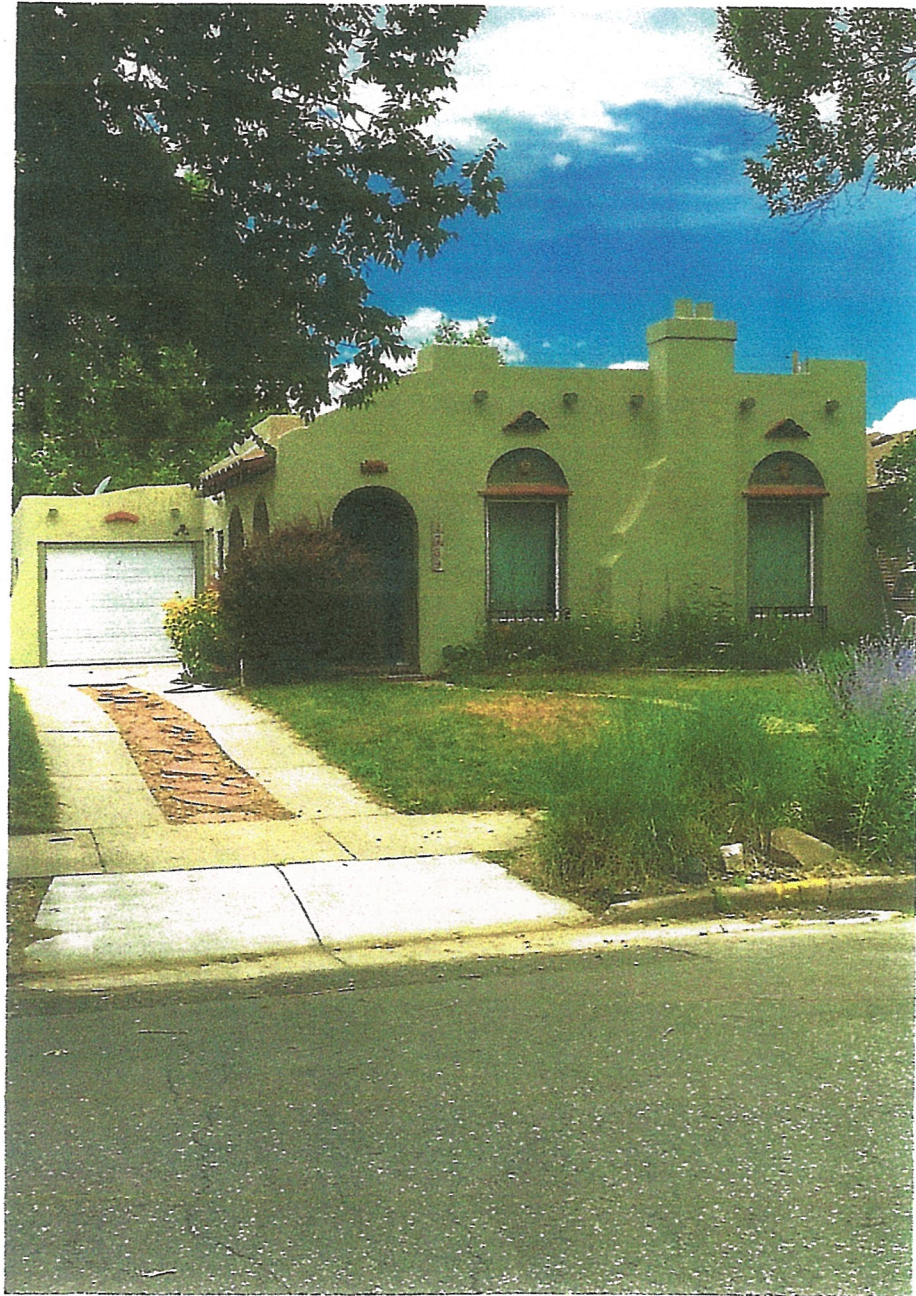




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**Block of 2700 N. Jackson Street  
Denver, CO**

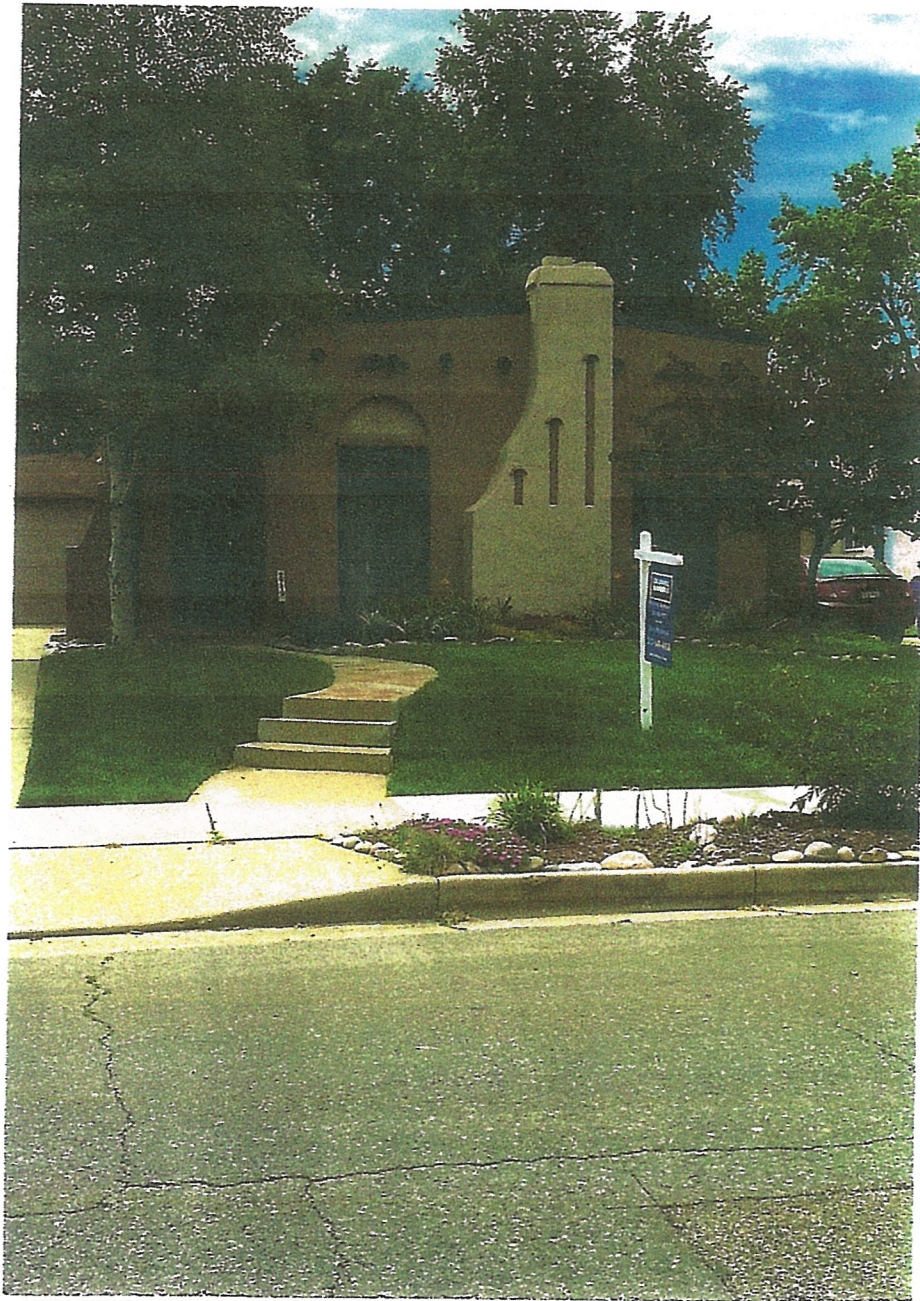




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**Block of 2700 N. Jackson Street  
Denver, CO**





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**Block of 2700 N. Jackson Street  
Denver, CO**





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**1228 3rd Street  
Denver, CO**

Figure I Recommended Historic Districts

STREET NAME AND BLOCK NUMBER	BLOCK DESCRIPTION	COMMENTS	RATING A – Excellent B – Good
<b>BROADWAY</b>			
100, 00 & 00 South	East side only 110 Broadway(Mayan), 104 Broadway(Bank Building), and whole east side from 1 <sup>st</sup> Ave. south to Bayand.	Intact commercial group with good integrity. Mayan Theater and Broadway National Bank building are Denver Landmarks.	A
<b>LINCOLN</b>			
300	Interesting group of houses on South end of block. East side has six houses and West side has 4.	300 Lincoln is Davie Crockett Wyatt, an Italianate house, eligible for National Register; 301, a Colonial Revival house. Some decorative enclosed porches may be later additions.	B
<b>SOUTH LINCOLN</b>			
500	West side of block.	Fairly intact with a mixture of styles.	B
300	East side	A mix of Classic Cottage, Mission and Dutch Colonial Revivals, Bungalows, small Queen Annes.	
200	East side at North end of block  West side North end of block	Outstanding examples of Queen Anne Styles Lang Houses – small houses with towers designed by William Lang.	A
<b>SHERMAN</b>			
200	Very cohesive face block	Mix of two-story Queen Annes, Four-squares, duplexes	A
100	East side	Large homes on big lots – Queen Anne and Four- square	B
<b>EAST 4<sup>th</sup> AVE.</b>			
100-200	South side E. 4 <sup>th</sup> between Lincoln and Grant North side of E. 4 <sup>th</sup> has Queen Annes.	Row-houses extend around the corner on Lincoln to E. 4 <sup>th</sup>  Good examples of Queen Anne.	B
<b>SOUTH SHERMAN</b>			
300	East side	Good mix of Front Gable, Dutch Colonial Revival, Four-square and Classic Cottage	B



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<b>GRANT</b>			
100	Face block	Short block with style mix and good integrity	B
200	East side at 272, 268, 264, 260 at north end of block. To the South	Craftsman and Bungalows  Four Four-squares	B
<b>SOUTH GRANT</b>			
300	West side North half of block	Nice cohesive row of houses	B
<b>LOGAN</b>			
200	West side, North half	Large Four-squares, Queen Annes, and small apartment building mid-block	B
A 100	Face block	Queen Annes, Four-squares, other styles have good integrity	A
<b>EAST 1<sup>ST</sup> AVE.</b>			
400-500	Between Logan and Pearl on North side.	Row of intact Queen Annes	B
<b>SOUTH LOGAN</b>			
800	Face block	Block has older houses representative of old neighborhood feeling	B
<b>SOUTH PENN</b>			
200	West side of street - Architect Small House Bureau designed houses and Craftsman houses	Architect Small House Bureau Tudor designs #'s 249, 257, 265, 273.  Craftsman Bungalows #'s 211, 217, 219, 201, 207 (façade altered) 223, 266, 268 S. Penn.	A
400	Face block	Queen Anne, Foursquare, Dutch Colonial Revival, Classic Cottage	B
800	Face block	Front Gables, Bungalows, Classic Cottages with some alterations, but integrity overall.	B
900	West side	Three Mission Revival houses with shaped parapets - 905, 925, 931; Antonio Brico House - 959; other interesting styles. Fenced yards on west side. Small 3-story apt. at 918.	A
<b>EAST BAYAUD</b>			
600	Between Pearl and Washington on North side - West half of block	Four Queen Annes	B
<b>SOUTH PEARL</b>			
100	West side	Very nice row of Four-squares with interesting architectural details and good integrity and a few Bungalows across from Byers Jr. High School	A

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500	Face block	Front gable houses, Dutch Colonial, Classic Cottages and Bungalows, and a duplex on Center. This block may be representative of the tramway era. Interesting mix of styles	A
800	East side of block	A row of builders houses with front gables	B
1000	East side of block  West side	Seven houses with front gables and gambrel roofs -1018, 1021, 1030, 1042, 1048. Good integrity. May have been built by a builder for sale. Bungalows and Classic Cottages. New church on northwest corner at 1001. Sandstone curbs.	A
<b>SOUTH WASHINGTON</b>			
700	West side	701, 709, 713 S. Washington - three Queen Annes on West side with interesting porches.	B
600	West side	Classic Cottage group - 619, 631, 637 641, 647, 653 Dutch Colonial Revival - 625	B
200	East side of block. Mixed styles	200 - Large Queen Anne; 212 - 1 ½ story Queen Anne with good porch; 222 - Large Classic Cottage with parged foundation; 230 - Queen Anne with good porch; 234 - Tower-like front porch, interesting architectural detail on façade. Sandstone sidewalks and curbs	A
<b>SOUTH CLARKSON</b>			
700	West side	Eight Classic Cottages 737, 743, 749, 75? (porch altered) 761, 767, 773, 779. These may be builder houses. They all have contrasting brick designs on front corners.	A
500-400	East side	Solid row of intact Bungalows. The designs are fairly common to Bungalows. International style on northeast cor. in 400 block. Bungalow duplex at 434-436.	B
300	West side	Row of Bungalows and a duplex at 317-319	B
200-100	East side	Good variety of styles	B
<b>SOUTH EMERSON</b>			
1000	Face block	Nice block with groups of Classic Cottages on both sides; East side #'s 1090, 1084, 1080, 1072, 106? 1064. West side #'s 1091, 1085, 1079. Pop-top on East side.	A
900	East side	Classic Cottages mixed with Bungalows	B

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600	Face block	Good block of Bungalows with a variety of styles.	A
300	Face block	Representative mix of styles with Queen Annes, Four-squares, Bungalows, and Front Gables	B
100	East side	Two cast stone duplexes – 180-184 and 190-194	B
<b>SOUTH OGDEN</b>			
600	Face block	Both sides have good integrity – mix of styles on East side and mixed on West. 693-695 is a two-story duplex on Southwest cor.	B
200	Ideal face block	Very few if any alterations. Excellent mix of styles – Classic Cottage, English Bungalow, Craftsman, Bungalow, Four-square.	A
<b>SOUTH CORONA</b>			
1300	Face block	Bungalows nice block except for new buildings on the north and south corners.	A
1100	Face block	Intact block with traditional styles.	
300	East side only	Together with 300 block of So. Downing. A square block of alternating Four-squares and Classic Cottages. May have been a builder's block	B
200-100	Two contiguous face blocks	Blocks with typical Bungalows, and Cottages	B
<b>SOUTH DOWNING</b>			
300	West side	Together with 300 So. Corona is a square block of alternating Four Squares and Classic Cottages. May have been a builder's block	B
700	West side	Block with Bungalows with examples of Craftsman detailing. Pop-top at 777.	B
1200	West side	An interesting block with mix of styles. Two English Bungalows, an English Cottage with a false thatched roof, & Mediterranean Style	A
1300	West side	Intact block with nice mix of styles.	B

Figure I WEST WASHINGTON PARK NEIGHBORHOOD SURVEY

