



January 2, 2020

Brian Toerber
Inspire Investment Group
10940 S. Parker Road, #442
Parker, CO 80134

Dear Brian,

I am writing to express Historic Denver's support for the rehabilitation of the All in Motel at 3015 E. Colfax. As a local non-profit advocate for Denver's historic places and for the reuse of valuable existing buildings, we commend you for taking an approach that includes the now 61 year old building while also adding to the site in a way that will bring vibrancy to historic Colfax Avenue.

From our initial research, the building, first opened as a motel in 1959, and was among the earlier motels of its kind on Colfax, which was in the midst of a transformation from a street-car era main street to a more auto-oriented commercial highway in the late 1950s. The varied and eclectic architecture from different decades is a large part of the history of Colfax, and bring a unique flavor and personality to the street.

The building also reflects the modernist aesthetics of the day, which would be replicated in other motels across the city, and is largely unchanged since the time of its construction. However, years of underutilization and ground-floor vacancy have contributed to deteriorating conditions of the building and the nearby streetscape. A renewed use and new investment will improve both, and so serve both the neighborhood and larger Denver community well.

We understand that you are exploring potential historic status on the State Register of Historic Places, and are happy to help answer questions as needed as you complete the research.

Thank you for your efforts.

Sincerely,

Annie Levinsky
Executive Director

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