

August 29, 2018

Landmark Preservation Commission  
Wellington Webb Building  
201 W. Colfax  
Denver, CO 80202

Dear Landmark Preservation Commission and members of City Council,

I am writing to offer my support and endorsement for the landmark designation of my family home, 2600 N. Milwaukee. My father, was the first licensed African-American architect in Colorado, and he designed the mid-century modern home where he lived most of his adult life, where I grew up, and which I now own. In early 2018, my father reached out to Historic Denver to express his interest in designation. In March 2018 staff from Historic Denver came to the house to meet with me and my father to discuss the process of designating our home. We later also met with staff of the Landmark Commission to understand all the details of designation. We then agreed to have Historic Denver begin preparing a landmark application and provided them with much of the detail and history of the house.

My father believed our family home was worthy of preservation, as the work of the first licensed African-American architect in Colorado and as a mid-century modern landmark fashioned off of Ludwig Mies Van der Rhoë's Farnsworth House. He told me many times that he did not want to close his eyes for the last time and think his home would be demolished, and all the history behind it washed away. Although he passed away in June at age 97, he was pleased to know that this effort was in the works. I want to make sure his wishes are fulfilled.

Councilman Albus Brooks has been a great support, attending a meeting at our house and submitting this application on our behalf. Historic Denver has also been a tremendous help in fulfilling my father's wishes to designate his home as a Denver Landmark. Historic Denver will be acting on my behalf, Lynn B. Henderson, to shepherd this Denver Landmark application through the city process. I hope to attend the final City Council public hearing when that is scheduled, but if I am not able to attend some of the initial meetings in person please know I support this application throughout the entire process.

Thank you for your consideration in designating the mid-century modern home designed by the first licensed African-American architect in Colorado.

Sincerely,



Lynn B. Henderson  
Son of John R. Henderson and owner of 2600 N. Milwaukee St.



THE HONORABLE  
*Albus Brooks*  
COUNCILMAN DISTRICT 9

*City and County of Denver*  
CITY COUNCIL

Elbra M. Wedgeworth Municipal Building  
2855 Tremont Place, Suite 201  
Denver, CO 80205  
p: 720.337.7709  
albus.brooks@denvergov.org

Ms. Kara Hahn  
Principal Planner - Landmark Preservation  
Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, Colorado 80202

Dear Ms. Hahn:

As the Councilman for District 9, I am submitting this letter to confirm my support of the Landmark Designation application for the Henderson House located at 2600 N. Milwaukee Street. Last Spring, I offered to serve as the applicant for this designation, on behalf of the property owner. This home is the design and long-time residence of the first licensed African-American architect in the state of Colorado, Mr. John R. Henderson and took place on October 7, 1959.

Mr. Henderson was originally from Kansas, but found his home here in Denver in 1959. His architectural career in Denver spanned from 1959 through the 1990s. He designed federal buildings, institutional buildings, renovation projects and private residences for prominent architectural firms, including Fisher & Davis; James Sudler Associates; Earl C. Morris and Hornbein and White. Among these diverse projects, Mr. Henderson was most proud of the design he created for his family home at 2600 N. Milwaukee St., completed in 1963. His home was inspired by the architect he admired the most, Ludwig Mies Van der Rhoë, whose influence is visible in the Mid-Century Modern architectural style and elements of the home.

Mr. Henderson pursued this application earlier this year, reaching out to my office and to Historic Denver for help. He wished to get the landmark designation before he closed his eyes for the last time, but unfortunately, he passed away in June of this year. His son and now the home owner, Lynn Henderson, have been working with Historic Denver to complete the application to fulfill his father's wishes. In Mr. Henderson's words, "I feel that I have contributed something to [Denver] that should be restored and preserved".

I strongly urge you to approve the Henderson House Landmark Designation, to help preserve the rich story of the first licensed African-American architect in Colorado as well as the Mid-Century Modern landmark that Mr. Henderson contributed to the Skyland neighborhood and Denver.

Thank you in advance for considering this request and I hope that Landmark Preservation sees the value of this request and approves the application.

Sincerely,

A handwritten signature in cursive script that reads "Albus Brooks".

Albus Brooks  
Denver City Councilman  
District 9

**From:** [Landmark - Community Planning and Development](#)  
**To:** [Hahn, Kara L. - CPD CE2159 Principal City Planner](#)  
**Subject:** FW: [EXTERNAL] Henderson House, 2600 Milwaukee St..  
**Date:** Monday, November 19, 2018 11:50:55 AM  
**Attachments:** [image001.png](#)

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Public comment on Henderson House...

**Jennifer L. Buddenberg** | Senior City Planner  
Community Planning and Development | City and County of Denver  
p: (720) 865.2864 | [jennifer.buddenborg@denvergov.org](mailto:jennifer.buddenborg@denvergov.org)  
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**From:** Tom Morris <mamaworld12@gmail.com>  
**Sent:** Friday, November 16, 2018 4:37 PM  
**To:** dencc - City Council <dencc@denvergov.org>  
**Cc:** Landmark - Community Planning and Development <Landmark@denvergov.org>  
**Subject:** [EXTERNAL] Henderson House, 2600 Milwaukee St..

Use caution with attachments or links.

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Members of Denver City Council and the Landmark Committee,

I am writing, as a long-time friend of the late John Henderson, to urge you to designate his home at 2600 Milwaukee St. as a Landmark of our city. I was, at one time, a licensed Colorado Architect and have been an active citizen of my home town. John and I have crossed paths many times in my life. He was hired first in Denver by my uncle, Earl Chester Morris in 1959. My brother, Robert Max Morris Jr., worked with John at my uncle's architectural practice. I worked with John during my apprenticeship at the historic architectural firm, Fisher and Davis (nee: Fisher and Fisher).

I have admired the design of the Henderson home as a golfer at the former City Park Golf Course, a customer at his wonderful African gift shop on East 22nd Avenue and at his home, itself.

As the first African-American architect in the State of Colorado, preserving his home will be an honor to both the city and John Henderson, himself.

Thank you for your attention to this deserving example of our history.

Tom Morris

**From:** [Karen Derrick-Davis](#)  
**To:** [Landmark - Community Planning and Development](#); [dencc - City Council](#)  
**Subject:** [EXTERNAL] Re: Landmark Designation of Henderson House  
**Date:** Tuesday, November 20, 2018 11:27:13 AM

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I made a small, but significant, edit to original letter. Please use the text below.

Thanks,  
Karen

On Tue, Nov 20, 2018 at 11:19 AM Karen Derrick-Davis <[karenderrickdavis@gmail.com](mailto:karenderrickdavis@gmail.com)> wrote:

Hello,

I fully support the Landmark Designation request by Lynn Henderson and Historic Denver for the Henderson House at 26th and Steele Street.

I have lived in North City Park for 10 years and have been involved in researching and highlighting the neighborhood history to the huge influx of new residents. I think it is vitally important to community cohesiveness to understand, honor, and recognize the history of the neighborhood. North City Park has a long list of previous residents who made their mark on the City. When the efforts of those in the past are remembered and documented, a sense of pride and connection to "place" are created. Otherwise, the neighborhood is just a lifeless "place to live" and people feel no true connection to it as a living entity.

When newer residents learn about the historic color line at York Street and the courage of the first African Americans in our neighborhood who crossed that line, they see our neighborhood differently. They have a new-found respect for the elders of color in the community. When they hear the story of Ben Okubo (who was interned at Amache) and Ben's Market (28th and York), they see the market in a different light. It is no longer an eye sore, but a symbol of strength and perseverance in the face of unspeakable cruelty. All of these stories are important to highlight and remember as part of the weaving of our neighborhood's community tapestry.

Thank you for your work and I look forward to seeing a beautiful plaque on the Henderson house!

Most Sincerely,  
Karen Derrick-Davis

**karen derrick-davis, msw**  
mobile: 303-929-0606

*"We have what we need if we use what we have."* Edgar Cahn, founder Timebanks USA

[www.communityhacking.com](http://www.communityhacking.com)  
[karenderrickdavis@gmail.com](mailto:karenderrickdavis@gmail.com)  
[@communityhkg](https://twitter.com/communityhkg)

On Tue, Nov 20, 2018 at 10:34 AM Sarah Edgell <[sarah@edgellworksinc.com](mailto:sarah@edgellworksinc.com)> wrote:

Hello,

I fully support the Landmark Designation request by Lynn Henderson and Historic Denver. I live 2 blocks east of John's home on 26th Avenue, and have lived here since 2010.

John's place in the story of Denver's racial history, and the elegance of execution of his mid-century home are worthy of saving. Skyland neighborhood needs something to look at and be proud of that is "ours." Skyland is now entering the era of scraping homes to be replaced with mega-homes, subtly erasing the sense of neighborhood that bound us together. This designation would be a great source of pride for the neighborhood, and bring attention to the story that lies behind John's personal history - as Denver's first licensed African-American architect and beloved long-term resident. And, more importantly for historic designation considerations is the beauty and location of John's home - designed so intimately to fit the location. The window directly behind John's head, was filled every year with Christmas ornaments, hanging from a metal grid just barely visible in this photo - he lit it so well, and a source of joy every Christmas to see them driving along 26th Avenue.

My husband, Paul Brokering, is an architect and photographer and he took the below photo of John about 4 years ago. They were friends, as were John and I. John and I had animated discussions about architecture and design until his final days - he was passionate about all things design and culture. He was excited to hear about Japan which he loved when my husband and I traveled there last year - mid-century took much inspiration from Japan and we shared that love. He will be greatly missed by so many and I hope his home will remain the iconic residence that he designed.

Thank you for considering this Designation.

Sincerely,

Sarah Edgell  
3141 East 26th Avenue Parkway, Denver, 80205

**From:** [Ken Strohson](#)  
**To:** [Landmark - Community Planning and Development](#)  
**Subject:** [EXTERNAL] Henderson House  
**Date:** Tuesday, November 20, 2018 4:48:54 PM

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I support the Henderson family and Historic Denver application for designation.

**From:** [Sarah Edgell](#)  
**To:** [Landmark - Community Planning and Development](#)  
**Cc:** [dencc - City Council](#)  
**Subject:** [EXTERNAL] Landmark Designation of Henderson House  
**Date:** Tuesday, November 20, 2018 10:34:07 AM

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Hello,

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John's place in the story of Denver's racial history, and the elegance of execution of his mid-century home are worthy of saving. Skyland neighborhood needs something to look at and be proud of that is "ours." Skyland is now entering the era of scraping homes to be replaced with mega-homes, subtly erasing the sense of neighborhood that bound us together. This designation would be a great source of pride for the neighborhood, and bring attention to the story that lies behind John's personal history - as Denver's first licensed African-American architect and beloved long-term resident. And, more importantly for historic designation considerations is the beauty and location of John's home - designed so intimately to fit the location. The window directly behind John's head, was filled every year with Christmas ornaments, hanging from a metal grid just barely visible in this photo - he lit it so well, and a source of joy every Christmas to see them driving along 26th Avenue.

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Thank you for considering this Designation.

Sincerely,

Sarah Edgell  
3141 East 26th Avenue Parkway, Denver, 80205



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 SARAH EDGELL  
*graphic design*

303.321.5523  
3141 East 26th Avenue  
Denver CO 80205  
[sarah@edgellworks.com](mailto:sarah@edgellworks.com)

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