



# HISTORY *Colorado*

September 25, 2019

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

Dear Members of City Council:

As the link between federal and local historic preservation programs, History Colorado reviews preservation ordinances for 64 cities and counties across the state as part of its Certified Local Government program. We have worked with the City and County of Denver since 1985 through this program and we support Denver's proposed update to the Landmark Ordinance.

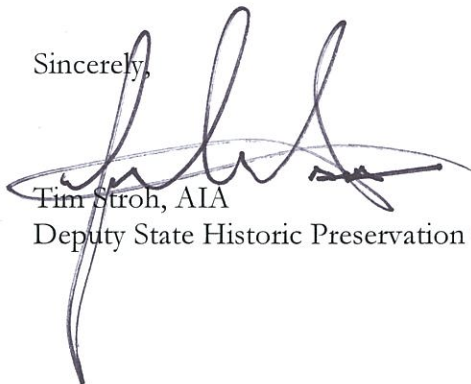
We applaud the city's yearlong task force process to revise its ordinance in a thoughtful manner. The proposed update involved extensive input from a community-led task force, which included preservationists and property-rights advocates, as well as neighborhood residents and a diverse group of professionals that engage with preservation. This allowed for robust discussions on complicated preservation issues, while striving to reach consensus on the task force recommendations.

History Colorado also supports the inclusion of cultural significance in the Landmark designation criteria. The addition of cultural significance will make it easier for applicants to highlight the city's diverse history and heritage. We encourage other communities throughout the state to follow Denver's example of supporting diverse and inclusive designations.

We also support the proposed pause in the demolition review process. This pause can help foster communication between the community and property owners, with the hope of reaching consensus on solutions that preserve Denver's historic character while respecting property owner rights.

We urge Denver City Council to honor the task force process and to vote to approve the proposed Landmark Ordinance update.

Sincerely,



Tim Stroh, AIA  
Deputy State Historic Preservation Officer



Denver Landmark Preservation Commission  
Community Planning and Development  
201 W. Colfax Avenue, Department 205  
Denver, CO 80202

RE: Updates to the Denver Landmark Preservation Ordinance

Dear Commissioners:

As a statewide historic preservation non-profit organization, Colorado Preservation, Inc. (CPI) works with dozens of communities with varied preservation ordinances and commissions and is in a position to recognize the value of processes that are both successful *and* reflective of local community values and preferences. Denver's highly successful preservation ordinance and landmark designation procedures are models of preservation practices that have made a direct difference in the quality of life in Denver and its unique neighborhoods. In Denver's rapidly developing environment, there is no better time to strengthen the ordinance and ensure that it works for the community than now.

For that reason, CPI supports the recommendations that emerged from the city-led task force working group, which included city staff, property owners, real estate professionals, preservationists, and neighborhood representatives, that are now up for review by the Denver City Council. We do not believe that radical changes to the ordinance are necessary and support the modifications to the ordinance as agreed upon by the working group. For example, the demolition review process should allow for mediation and dialogue before a designation application is submitted without the owner's consent, and the landmark criteria should include cultural heritage and broad social development patterns in addition to considerations of architecture, history and geography. The latter factors have played a role in the addition of several diverse sites to Colorado's Most Endangered Places list, one of CPI's signature preservation initiatives.

Please give your thoughtful review to the proposed changes to the landmark ordinance and support the recommendations that emerged from the collaborative working group process. Should you have any questions, please do not hesitate to contact us.

Thank you,

Kim Grant, Director  
Colorado's Most Endangered Places  
Colorado Preservation, Inc.

**From:** [Christie Murata](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Historic Preservation  
**Date:** Thursday, September 26, 2019 12:04:44 PM

---

Notes from Chris Murata, retired Preservation Architect with the Denver Planning Department - Preservation Section

I previously worked for well over a decade as a preservation architect with the Preservation Section of the Denver Planning Department.

In that position I quickly learned that Denver possesses a wonderful, amazing urban environment, filled with potential historic treasures.

The issues being discussed tonight reflect the ongoing importance of the actual process of Historic Preservation in our city, and the need to protect and preserve this history.

I believe the Ordinance Task Force has carefully addressed these sensitive issues, reviewed and evaluated them fully, and understand the importance of their implementation in today's growing city.

In my years of work with the Denver Planning Department, two major issues occurred constantly:

- 1.) In what way could the Demolition Review process be utilized and directed to each specific challenge, while openly engaging citizens directly involved?
- 2.) What criteria was most important in selecting, preserving, and understanding the values of various potential landmark sites and structures?

These varied elements, addressing both physical structures and landscapes, from cultural heritage treasures to the protection and preservation of a variety of historic genres, must continue to be the primary focus of preservation.

I am so excited to see the Historic Preservation movement headed in this direction, creating study methods, conversations, and goals that can be used by both Denver's preservation organizations and by the general public with whom they so often deal.

I support these efforts completely, and look forward to the implementation of a much more open and inclusive process of preservation for all involved.

Sincerely,  
Chris Murata

**From:** [G Petri](#)  
**To:** [Hinds, Chris - CC XA1404 Member Denver City Council](#); [Zukowski, Liz S. - CC Senior City Council Aide District 10](#)  
**Cc:** [dencc - City Council](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Landmark Preservation Ordinance Amendments  
**Date:** Tuesday, September 17, 2019 6:56:52 PM

---

Dear Councilman Hinds:

My wife, Jean, and I are urging you to support the thorough and thoughtful work of the task force that has been working diligently of the past several months to propose reasonable recommendations for the updating our City's Landmark Preservation Ordinance. As residents of District 10 for the past 15 years and residents of Denver for the past 42 years, We treasure the heritage of our city and the role thoughtful historic preservation plays in protecting that special character that makes Denver great. We are both very hopeful that the City Council will implement the recommendations of the task force so that the work of preservation can continue with better tools and processes aimed at solving problems and seeking solutions for landmarks representing the full range of Denver's heritage.

Thank you.

Gerhard J. Petri, AIA  
Dr. Jean Ann Petri,  
1620 Pennsylvania Street, Unit 1A  
Denver, Colorado 80203  
[gjpetri@comcast.net](mailto:gjpetri@comcast.net)  
[japetri@comcast.net](mailto:japetri@comcast.net)

**From:** [Ellen Ittelson](#)  
**To:** [Hinds, Chris - CC XA1404 Member Denver City Council](#)  
**Cc:** [dencc - City Council](#); [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Landmark Preservation Ordinance Amendments  
**Date:** Wednesday, September 18, 2019 1:57:37 PM

---

Dear Councilman Hinds,

I am a resident of District 10 and a member of the Historic Denver Board of Trustees. I am seeking your support for the proposed amendments to the Landmark Preservation Ordinance (Chapter 30 RMC) to be considered by Council later this month. I urge you to support the thorough and thoughtful work of the Task Force and to allow the recommendations to be implemented before any amendments are considered.

The Task Force process was very thorough, met twelve times for multiple hours, and was comprised of preservationists, property owners, developers, real estate professionals and neighborhood residents. The group had three goals:

1. Outline a better process for the rare but contentious designations arising from the demolition review process.
2. Explore how to increase the tools and incentives necessary to proactively encourage designation.
3. Seek opportunities to foster greater diversity among landmarks and historic districts.

Council members have expressed concern about proposed individual structure designations lacking owner consent. These applications are the result of the demolition review process set forth in the Landmark Ordinance. The amendments seek to shift the way the time is spent during a demolition review process to focus more on collaborative solutions, rather than requiring a push for designation right at the beginning. The Task Force worked diligently, and after robust and hearty discussions, at the end of 12 months the task force reached consensus and the group agreed to collectively stand by the work because everyone made some compromise to get to the end.

Again, I urge you to support the amendments to the Landmark Preservation Ordinance as proposed by the Task Force and avoid last minute additions or alterations.

Thank you for your consideration,

Ellen Ittelson

Sent from [Mail](#) for Windows 10

**From:** [David Engelken](#)  
**To:** [dence - City Council](#)  
**Cc:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] In support of new Historic Preservation directives going to City Council  
**Date:** Thursday, September 19, 2019 2:29:06 PM

---

Dear Denver City Council Staff,

As a key leader in the City Park West for preserving our valuable and delightful historic homes/offices, primarily from the Victorian era, and at the urging of Historic Denver, Inc.'s leadership, I would like to weigh in in support of the new Historic Preservation directives headed to City Council.

Thanks,  
David Engelken, Member  
Humboldt Street Neighborhood Association  
heartcom2@msn.com  
303-618-1633

**From:** [Kathy Corbett](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Proposed amendment to the new Landmark Ordinance  
**Date:** Thursday, September 19, 2019 10:20:54 PM

---

Dear Kara-

Because the City Council is reviewing the proposed Landmark Ordinance soon, I'd like to go on record as opposing the proposed amendment requiring a supermajority in favor of owner opposed landmark designations. I'm writing not as a member of the Landmark Preservation Commission, but as a citizen and constituent of Kendra Black, the author of the amendment.

First: A supermajority isn't necessary. Owner-opposed designations almost never pass Council anyway. In my almost six years on the commission, I've seen one go through and many more go down. The property rights argument nearly always wins the day, and it will regardless of whether the majority required on Council is simple or super.

Second and most important: Even when they fall flat due to owner opposition, community-led landmark applications still have a critical role, which is to offer people the chance to be heard. A neighborhood group may not have a snowball's chance in hell of succeeding, but for them to stand up and say out loud, "this is a place that I love, please don't tear it down," can start a conversation. That conversation can sometimes lead to a solution that satisfies everyone. Should a supermajority be required, citizen groups may not even bother because they'll have even less hope of success.

I know Kendra Black values the ability of all citizens of Denver to have a voice in processes such as these. Her intent may not be to dampen these conversations, but I believe the proposed amendment will have that effect. I've sent a version of this letter to Kendra directly, and wanted you to have this for the public record. Hope it helps.

Sincerely,

Kathleen Corbett

**Corbett AHS, Inc.**  
Architectural History Services

**Kathleen Corbett, Ph.D.**  
Architectural Historian  
4659 E. Amherst Ave.  
Denver, CO 80222  
925.351.7417

**From:** [Heather Noyes](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Subject:** [EXTERNAL] Landmark Ord  
**Date:** Wednesday, September 25, 2019 9:03:31 PM

---

Please support the hard work and consensus agreed to by the Task Force by approving their agreed upon changes to the Landmark Ord - without any last minute amendments proposed by others not engaged in the process.

Heather Noyes, District 1  
4492 Xavier St  
303-909-9724



**From:** [Judy Trompeter](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] supporting landmark task force recommendations  
**Date:** Thursday, September 26, 2019 7:59:12 AM

---

To: Kara Hahn, Denver Landmark Commission

Ms. Hahn,

As a 21-year resident of Denver and the owner of a condo in a landmarked building, I support the work of the task force which has been meeting for the past year and its recommendations for updating the Landmark Preservation Ordinance.

The main components of the task force's recommendations are 1) changing the demolition review process so that there is more time and thus a chance for dialogue and compromise before a designation application can be submitted without the owner's consent; 2) adjusting of the landmark criteria to include cultural heritage in addition to architecture, history, and geography; and 3) creating policies that encourage owners of historically significant properties to designate them and also streamlining the regulations that must be followed afterward.

Given the recent contentious debate over the fate of Tom's Diner, I am particularly encouraged by the task force's recommendations about the demolition process. Property rights sometimes are in conflict with preservationists' desire for selected structures to be saved for posterity, and finding ways to accommodate both the owner's wish to sell a property and the community's wish to hold on to its history should be the goal. With the example a few years ago of Tavern Uptown, we saw that collaboration and accommodation were beneficial to all. A collaborative process continues to be needed, one that the City, the owner, historic preservation groups and individuals, the potential buyer, and others engage in freely and in good faith. The proposals crafted by the task force will allow more time for the process and also include mediation, both of which should nourish efforts to find solutions that are satisfactory to all parties.

I hope that the updates proposed by the task force with regard to demolition can lead to more happy endings, avoiding the contentious nature of the current process.

Judy Trompeter  
1007 E. 17th Ave.  
Denver CO 80218

**From:** [Ryan Archibald](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Cc:** [Clark, Jolon M. - CC President Denver City Council](#)  
**Subject:** [EXTERNAL] Updates to Denver Landmark Ordinance  
**Date:** Thursday, September 26, 2019 8:44:15 AM

---

Ms. Hahn,

I have lived in Platt Park for 11 years and the change I have been seeing on S. Pearl Street has been very sad. It is slowly losing its streetcar district character year by year.

I have looked into submitting applications for designation in the past for two buildings on S. Pearl but the process was not practical from a community perspective. Especially if collaboration with the owner is required. Therefore, I strongly support the ordinance changes that I believe the Council is evaluating on Monday night.

Thanks for your time.

Ryan Archibald  
1865 S. Ogden St.

**From:** [Caitlin Quander](#)  
**To:** [Kashmann, Paul J. - CC Member District 6 Denver City Council](#)  
**Cc:** [Hahn, Kara L. - CPD City Planner Principal](#); [Dan Murray](#)  
**Subject:** [EXTERNAL] Landmark Ordinance Update - Zip Code 80224  
**Date:** Thursday, September 26, 2019 10:38:05 AM

---

Councilman Kashmann,

As one of your constituents, I wanted to share my support for the Landmark Ordinance Update that is up for courtesy public hearing this Monday night at Council.

I serve on the Board for Historic Denver (although I'm not representing them with this email). I am also a real estate attorney and often advise clients on historic preservation questions and the landmark designation process (although I'm not representing any clients with this email). This is my personal perspective gained from my experience in this area, and I hope it is helpful.

The Landmark Ordinance Update Task Force process was noteworthy. It brought people with differing view points to the table - and they worked together. They pushed themselves to compromise and reach consensus over many months and hours. Their efforts created an outcome that makes a better process and result for all. I ask that Council respect that process and their recommendations.

The current Landmark Ordinance creates a pressure cooker because of the timeline and how the applications get prompted. That isn't good for the owner, neighbors or developers. The recent, more controversial (although rare), owner-opposed designations are great examples as to why this Ordinance Update is needed. The Update shifts the way that time is spent during demolition review and focuses on collaborative solutions and mediation which I hope will improve the conversations for all.

I also think the revised designation criteria are clearer for all, and taking cultural importance into consideration is valuable and an improvement on the current Ordinance.

Are there still areas for further discussion or revision? Yes. Our processes and ordinances should be iterative and can always be improving. But, I think that this current Ordinance Update and Task Force recommendation is a huge, successful step forward to address key issues that had arisen.

Historic designation shapes the City that we know and love - and I know you believe this through your work on properties and the Krisana Park Overlay. It also needs to be used in a measured fashion to preserve truly notable properties, points of cultural importance, and areas that embody particular architecture or architects' work. But not every old property is worth preserving. That can be a tough call. Sometimes everyone agrees on it, but sometimes they don't. Having a clear, fair, predictable process to make that evaluation is important and I think the Landmark Ordinance Update takes us several steps closer to that place.

Thank you,

--

Caitlin Quander Murray

253-380-5311

[Caitlin.Quander@gmail.com](mailto:Caitlin.Quander@gmail.com)

**From:** [Stacy Riley](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Landmark Ordinance Update  
**Date:** Thursday, September 26, 2019 10:41:38 AM

---

Hi Kara,

I'm writing in support of the changes outlined in the Landmark Ordinance Update. These changes will both streamline processes and save homes from demolition, which is so important in preserving Denver's rich architectural history.

Many Thanks,  
Stacy Riley  
Denver Resident  
1321 E 10th Ave, Unit 8  
Denver, CO 80218

Sent from my mobile device

**From:** [Ryan King](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Historic homes update  
**Date:** Thursday, September 26, 2019 11:08:08 AM

---

Hello Kara

I wanted to send a quick email to show my support for the historic homes package. While I do not own a historic home I do people that do, one that comes to mine is the owner of the Ghost Rose house. I have helped on many occasions with renovations to ensure the home holds the historic status and keep Denver's history. We need the positive energy and resources to keep these homes alive and preserve the hosting history.

Thank you!  
Ryan King

**From:** [Lisa Purdy](#)  
**To:** [dencc - City Council](#)  
**Cc:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Proposed changes to historic preservation ordinance  
**Date:** Thursday, September 26, 2019 11:56:12 AM

---

To Denver City Council:

I wanted to address the proposed changes to the historic preservation ordinance.

I was not personally involved with the committee making the proposed changes but I have worked in the field of historic preservation for over 40 years around the country. In Denver I led the effort to create the historic district for LODO with a cast of thousands from city government, the Downtown Denver Partnership, various historic preservation organizations, numerous neighborhood organizations, and professional groups such as the AIA, APA and others. I mention this to let you know the level of support for preservation across a broad spectrum in Denver.

Even though the LODO district was said to be one of the most controversial measures considered by City Council at the time, the measure was passed. (LODO is a 40 block area that does not include Larimer Square). Only two property owners in LODO supported the historic district, but City Council understood the historic significance of the area enough to overcome their concerns about gaining full owner support. The City as a whole benefited greatly from the difficult decision made by City Council to protect LODO.

The examination of the Landmark Ordinance is an attempt to ameliorate the difficulty that arises when Denver's Landmark Commission determines a property has historic value but the property owner does not wish it to be designated. Keep in mind that the Landmark Commission is composed of historic preservation experts who work with the criteria of the ordinance all the time. Their job is solely to determine whether a property (or district) has historic value. If they determine the property does NOT meet the criteria, the process is stopped. If they determine the property DOES meet the criteria, the application for designation is passed on to City Council for approval. City Council then takes into consideration broader issues such as whether the property provides a cultural value to the city as a whole, whether the owner approves of the designation, and other issues, and then weighs this against historic value determined by the Landmark Commission.

I see the proposed changes to the ordinance as an attempt to work out some of the thorny issues regarding owner consent before it winds up at City Council. The changes give more time to work with the owner. It's not uncommon that when a property owner is presented with incentives or other scenarios for development, a solution is reached that does not involve demolition of a valuable asset. I've seen times when the owner learns of the historic value and then takes pride in finding ways to preserve the asset. I'm happy to see that more incentives are being explored to encourage preservation.

The ability of government to preserve important historic assets comes from our constitution allowing restrictions to protect the public "health, safety, and welfare" of a community. This is where the legal basis of zoning comes from as well. All property is subject to reasonable regulation by government when it concerns the welfare of all.

It is with this in mind that I fully support the proposed changes to the historic preservation ordinance in front of you.

Lisa Purdy  
[purdylisa@mac.com](mailto:purdylisa@mac.com)  
121 Pearl St.

Denver CO 80203  
District 7



**From:** [shoe gazer](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] In support of the Landmark ordinance update  
**Date:** Thursday, September 26, 2019 11:08:34 AM

---

Good morning

I am writing in support of the proposed changes to the landmark ordinance.

I believe that Denver City Council Members are stewards to the legacy fo Denver. These changes support the stewardship for future generations. Once a historic home is lost to demolition that character and craftsmanship is lost forever. Denver's original homes are integral to the fabric of the city that makes Denver special. These changes to the ordinance support that legacy. And city counsel should do what they can to preserve what they can for future generations.

I purchased and registered my home at 1899 York Street due to part of Denver's demolition review. Without this process this amazing handed crafted mission revival would have been demolished and an cheaply made townhome building would stand in its place. the 20 leaded glass windows, the 40" pocket doors, the hand carved railings would have all ended up in the landfill. The tax incentives offered have allowed me to do more restoration projects with higher quality materials. I am proud to support that legacy. When other homes come up for demolition review I reach out to my network for like minded people who have seen what I have done and also what to help create that legacy.

A little about me. I am in my early 40's my like minded friends are in there late 30's to early 40's. I come from a commercial construction background but I moved into residential real estate to share my passion for older homes with handcrafted details.

Thank you  
Ryan Rose  
1899 York St  
Denver, CO 80206  
508-287-9174

**From:** [Pat Wall](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Owner-Opposed Designation & Protect Property Rights  
**Date:** Sunday, September 08, 2019 6:10:06 PM

---

Dear Landmark Preservation Hahn,

I'm writing as a Denver resident to encourage you to:

1. Vote NO the owner-opposed landmark designation application of the Howard Berkeley Park Chapel located at 4345 West 46th Avenue.
2. Vote IN FAVOR of Councilwoman Black's sensible amendments to Denver's Landmark Preservation Ordinance (Chapter 30).

While preservation has an important role in Denver, the Howard Berkeley Park Chapel is far from an exceptional structure. For starters, the chapel is a purpose-built mortuary that was intentionally designed without light or windows. The structure is not the architect's most famous work and in fact, the architect is lesser known than other members in his family. To top things off, the Terracotta roof, an important architectural feature of the chapel, has already been replaced with asphalt shingles. Simply put, this application is a poorly disguised attempt to stop a quality project from one of Denver's most reputable developers.

In that same vein, I would encourage you to support Councilwoman Black's proposed amendments to the Landmark Preservation Ordinance. If City Council is going to vote to adversely impact an owner's property against their consent, then there should be a higher bar (a super majority) to do so. Furthermore, if residents are going to be impacted by landmark districts, then it's entirely reasonable to ask applicants to educate them on those impacts and give owners a say over the future of their property.

It's unfortunately that these amendments were not included in the proposed landmark preservation ordinance update, but they should be carefully considered given the recent issues we've seen with owner-opposed designations and landmark districts.

As always, than you for your time and consideration. We appreciate all that you do for our city.

Sincerely,

Pat Wall  
725 Ash St  
Denver, CO 80220  
[pat@patwall.com](mailto:pat@patwall.com)

**From:** [Susan Adams](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Owner-Opposed Designation & Protect Property Rights  
**Date:** Sunday, September 08, 2019 6:10:07 PM

---

Dear Landmark Preservation Hahn,

I'm writing as a Denver resident to encourage you to:

1. Vote NO the owner-opposed landmark designation application of the Howard Berkeley Park Chapel located at 4345 West 46th Avenue.
2. Vote IN FAVOR of Councilwoman Black's sensible amendments to Denver's Landmark Preservation Ordinance (Chapter 30).

While preservation has an important role in Denver, the Howard Berkeley Park Chapel is far from an exceptional structure. For starters, the chapel is a purpose-built mortuary that was intentionally designed without light or windows. The structure is not the architect's most famous work and in fact, the architect is lesser known than other members in his family. To top things off, the Terracotta roof, an important architectural feature of the chapel, has already been replaced with asphalt shingles. Simply put, this application is a poorly disguised attempt to stop a quality project from one of Denver's most reputable developers.

In that same vein, I would encourage you to support Councilwoman Black's proposed amendments to the Landmark Preservation Ordinance. If City Council is going to vote to adversely impact an owner's property against their consent, then there should be a higher bar (a super majority) to do so. Furthermore, if residents are going to be impacted by landmark districts, then it's entirely reasonable to ask applicants to educate them on those impacts and give owners a say over the future of their property.

It's unfortunately that these amendments were not included in the proposed landmark preservation ordinance update, but they should be carefully considered given the recent issues we've seen with owner-opposed designations and landmark districts.

As always, than you for your time and consideration. We appreciate all that you do for our city.

Sincerely,

Susan Adams  
3442 S Newland Ct  
Lakewood, CO 80227  
[susan.adams@compass.com](mailto:susan.adams@compass.com)

**From:** [Pat Murphy](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Owner-Opposed Designation & Protect Property Rights  
**Date:** Sunday, September 08, 2019 6:30:03 PM

---

Dear Landmark Preservation Hahn,

I'm writing as a Denver resident to encourage you to:

1. Vote NO the owner-opposed landmark designation application of the Howard Berkeley Park Chapel located at 4345 West 46th Avenue.
2. Vote IN FAVOR of Councilwoman Black's sensible amendments to Denver's Landmark Preservation Ordinance (Chapter 30).

While preservation has an important role in Denver, the Howard Berkeley Park Chapel is far from an exceptional structure. For starters, the chapel is a purpose-built mortuary that was intentionally designed without light or windows. The structure is not the architect's most famous work and in fact, the architect is lesser known than other members in his family. To top things off, the Terracotta roof, an important architectural feature of the chapel, has already been replaced with asphalt shingles. Simply put, this application is a poorly disguised attempt to stop a quality project from one of Denver's most reputable developers.

In that same vein, I would encourage you to support Councilwoman Black's proposed amendments to the Landmark Preservation Ordinance. If City Council is going to vote to adversely impact an owner's property against their consent, then there should be a higher bar (a super majority) to do so. Furthermore, if residents are going to be impacted by landmark districts, then it's entirely reasonable to ask applicants to educate them on those impacts and give owners a say over the future of their property.

It's unfortunately that these amendments were not included in the proposed landmark preservation ordinance update, but they should be carefully considered given the recent issues we've seen with owner-opposed designations and landmark districts.

As always, than you for your time and consideration. We appreciate all that you do for our city.

Sincerely,

Pat Murphy  
10047 Allison Ct  
Broomfield, CO 80021  
patmurphyrealtor@aol.com

**From:** [William Gibbs](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Owner-Opposed Designation & Protect Property Rights  
**Date:** Monday, September 09, 2019 8:20:06 AM

---

Dear Landmark Preservation Hahn,

I'm writing as a Denver resident to encourage you to:

1. Vote NO the owner-opposed landmark designation application of the Howard Berkeley Park Chapel located at 4345 West 46th Avenue.
2. Vote IN FAVOR of Councilwoman Black's sensible amendments to Denver's Landmark Preservation Ordinance (Chapter 30).

While preservation has an important role in Denver, the Howard Berkeley Park Chapel is far from an exceptional structure. For starters, the chapel is a purpose-built mortuary that was intentionally designed without light or windows. The structure is not the architect's most famous work and in fact, the architect is lesser known than other members in his family. To top things off, the Terracotta roof, an important architectural feature of the chapel, has already been replaced with asphalt shingles. Simply put, this application is a poorly disguised attempt to stop a quality project from one of Denver's most reputable developers.

In that same vein, I would encourage you to support Councilwoman Black's proposed amendments to the Landmark Preservation Ordinance. If City Council is going to vote to adversely impact an owner's property against their consent, then there should be a higher bar (a super majority) to do so. Furthermore, if residents are going to be impacted by landmark districts, then it's entirely reasonable to ask applicants to educate them on those impacts and give owners a say over the future of their property.

It's unfortunately that these amendments were not included in the proposed landmark preservation ordinance update, but they should be carefully considered given the recent issues we've seen with owner-opposed designations and landmark districts.

As always, than you for your time and consideration. We appreciate all that you do for our city.

Sincerely,

William Gibbs  
1550 Platte St Apt A464  
Denver, CO 80202  
[joe@boulderhomesource.com](mailto:joe@boulderhomesource.com)

**From:** [Nathan Adams](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Owner-Opposed Designation & Protect Property Rights  
**Date:** Monday, September 09, 2019 11:20:07 AM

---

Dear Landmark Preservation Hahn,

I'm writing as a Denver resident to encourage you to:

1. Vote NO the owner-opposed landmark designation application of the Howard Berkeley Park Chapel located at 4345 West 46th Avenue.
2. Vote IN FAVOR of Councilwoman Black's sensible amendments to Denver's Landmark Preservation Ordinance (Chapter 30).

While preservation has an important role in Denver, the Howard Berkeley Park Chapel is far from an exceptional structure. For starters, the chapel is a purpose-built mortuary that was intentionally designed without light or windows. The structure is not the architect's most famous work and in fact, the architect is lesser known than other members in his family. To top things off, the Terracotta roof, an important architectural feature of the chapel, has already been replaced with asphalt shingles. Simply put, this application is a poorly disguised attempt to stop a quality project from one of Denver's most reputable developers.

In that same vein, I would encourage you to support Councilwoman Black's proposed amendments to the Landmark Preservation Ordinance. If City Council is going to vote to adversely impact an owner's property against their consent, then there should be a higher bar (a super majority) to do so. Furthermore, if residents are going to be impacted by landmark districts, then it's entirely reasonable to ask applicants to educate them on those impacts and give owners a say over the future of their property.

It's unfortunately that these amendments were not included in the proposed landmark preservation ordinance update, but they should be carefully considered given the recent issues we've seen with owner-opposed designations and landmark districts.

As always, than you for your time and consideration. We appreciate all that you do for our city.

Sincerely,

Nathan Adams  
26 Martin Ln  
Englewood, CO 80113  
[nathan@redthomes.com](mailto:nathan@redthomes.com)

**From:** [Alex Tooke](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Owner-Opposed Designation & Protect Property Rights  
**Date:** Monday, September 09, 2019 2:10:07 PM

---

Dear Landmark Preservation Hahn,

I'm writing as a Denver resident to encourage you to:

1. Vote NO the owner-opposed landmark designation application of the Howard Berkeley Park Chapel located at 4345 West 46th Avenue.
2. Vote IN FAVOR of Councilwoman Black's sensible amendments to Denver's Landmark Preservation Ordinance (Chapter 30).

While preservation has an important role in Denver, the Howard Berkeley Park Chapel is far from an exceptional structure. For starters, the chapel is a purpose-built mortuary that was intentionally designed without light or windows. The structure is not the architect's most famous work and in fact, the architect is lesser known than other members in his family. To top things off, the Terracotta roof, an important architectural feature of the chapel, has already been replaced with asphalt shingles. Simply put, this application is a poorly disguised attempt to stop a quality project from one of Denver's most reputable developers.

In that same vein, I would encourage you to support Councilwoman Black's proposed amendments to the Landmark Preservation Ordinance. If City Council is going to vote to adversely impact an owner's property against their consent, then there should be a higher bar (a supermajority) to do so. Furthermore, if residents are going to be impacted by landmark districts, then it's entirely reasonable to ask applicants to educate them on those impacts and give owners a say over the future of their property.

It's unfortunate that these amendments were not included in the proposed landmark preservation ordinance update, but they should be carefully considered given the recent issues we've seen with owner-opposed designations and landmark districts.

As always, than you for your time and consideration. We appreciate all that you do for our city.

Sincerely,

Alex Tooke  
2851 S Parker Rd Ste 100  
Aurora, CO 80014  
[Alex@soldbypeak.com](mailto:Alex@soldbypeak.com)

**From:** [Shelly Vincent](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Owner-Opposed Designation & Protect Property Rights  
**Date:** Monday, September 09, 2019 5:00:05 PM

---

Dear Landmark Preservation Hahn,

I'm writing as a Denver resident to encourage you to:

1. Vote NO the owner-opposed landmark designation application of the Howard Berkeley Park Chapel located at 4345 West 46th Avenue.
2. Vote IN FAVOR of Councilwoman Black's sensible amendments to Denver's Landmark Preservation Ordinance (Chapter 30).

While preservation has an important role in Denver, the Howard Berkeley Park Chapel is far from an exceptional structure. For starters, the chapel is a purpose-built mortuary that was intentionally designed without light or windows. The structure is not the architect's most famous work and in fact, the architect is lesser known than other members in his family. To top things off, the Terracotta roof, an important architectural feature of the chapel, has already been replaced with asphalt shingles. Simply put, this application is a poorly disguised attempt to stop a quality project from one of Denver's most reputable developers.

In that same vein, I would encourage you to support Councilwoman Black's proposed amendments to the Landmark Preservation Ordinance. If City Council is going to vote to adversely impact an owner's property against their consent, then there should be a higher bar (a supermajority) to do so. Furthermore, if residents are going to be impacted by landmark districts, then it's entirely reasonable to ask applicants to educate them on those impacts and give owners a say over the future of their property.

It's unfortunate that these amendments were not included in the proposed landmark preservation ordinance update, but they should be carefully considered given the recent issues we've seen with owner-opposed designations and landmark districts.

As always, than you for your time and consideration. We appreciate all that you do for our city.

Sincerely,

Shelly Vincent  
4380 S Monaco St Unit 3021  
Denver, CO 80237  
[shelly@rogfivestarc.com](mailto:shelly@rogfivestarc.com)



**From:** [Mathew Speer](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Owner-Opposed Designation & Protect Property Rights  
**Date:** Monday, September 09, 2019 10:00:05 PM

---

Dear Landmark Preservation Hahn,

I'm writing as a Denver resident to encourage you to:

1. Vote NO the owner-opposed landmark designation application of the Howard Berkeley Park Chapel located at 4345 West 46th Avenue.
2. Vote IN FAVOR of Councilwoman Black's sensible amendments to Denver's Landmark Preservation Ordinance (Chapter 30).

While preservation has an important role in Denver, the Howard Berkeley Park Chapel is far from an exceptional structure. For starters, the chapel is a purpose-built mortuary that was intentionally designed without light or windows. The structure is not the architect's most famous work and in fact, the architect is lesser known than other members in his family. To top things off, the Terracotta roof, an important architectural feature of the chapel, has already been replaced with asphalt shingles. Simply put, this application is a poorly disguised attempt to stop a quality project from one of Denver's most reputable developers.

In that same vein, I would encourage you to support Councilwoman Black's proposed amendments to the Landmark Preservation Ordinance. If City Council is going to vote to adversely impact an owner's property against their consent, then there should be a higher bar (a supermajority) to do so. Furthermore, if residents are going to be impacted by landmark districts, then it's entirely reasonable to ask applicants to educate them on those impacts and give owners a say over the future of their property.

It's unfortunate that these amendments were not included in the proposed landmark preservation ordinance update, but they should be carefully considered given the recent issues we've seen with owner-opposed designations and landmark districts.

As always, than you for your time and consideration. We appreciate all that you do for our city.

Sincerely,

Mathew Speer  
3055 S Birch St  
Denver, CO 80222  
[mathew@nreadvisors.com](mailto:mathew@nreadvisors.com)

**From:** [Felicia Camarena](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Owner-Opposed Designation & Protect Property Rights  
**Date:** Thursday, September 12, 2019 4:50:07 PM

---

Dear Landmark Preservation Hahn,

I'm writing as a Denver resident to encourage you to:

1. Vote NO the owner-opposed landmark designation application of the Howard Berkeley Park Chapel located at 4345 West 46th Avenue.
2. Vote IN FAVOR of Councilwoman Black's sensible amendment to Denver's Landmark Preservation Ordinance (Chapter 30).

While preservation has an important role in Denver, the Howard Berkeley Park Chapel is far from an exceptional structure. For starters, the chapel is a purpose-built mortuary that was intentionally designed without light or windows. The structure is not the architect's most famous work and in fact, the architect is lesser known than other members in his family. To top things off, the Terracotta roof, an important architectural feature of the chapel, has already been replaced with asphalt shingles. Simply put, this application is a poorly disguised attempt to stop a quality project from one of Denver's most reputable developers.

In that same vein, I would encourage you to support Councilwoman Black's proposed amendment to the Landmark Preservation Ordinance. If City Council is going to adversely impact an owner's property against their consent, then there should be a higher bar (a supermajority) to do so.

It's unfortunate that this amendment was not included in the proposed landmark preservation ordinance update, but it should be carefully considered given the recent issues we've seen with owner-opposed designations.

As always, than you for your time and consideration. We appreciate all that you do for our city.

Sincerely,

Felicia Camarena  
10506 Unity Pkwy  
Commerce City, CO 80022  
[felicia@escobarproperties.us](mailto:felicia@escobarproperties.us)

**From:** [Christine McAlister](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Owner-Opposed Designation & Protect Property Rights  
**Date:** Thursday, September 12, 2019 11:30:07 PM

---

Dear Landmark Preservation Hahn,

I'm writing as a Denver resident to encourage you to:

1. Vote NO the owner-opposed landmark designation application of the Howard Berkeley Park Chapel located at 4345 West 46th Avenue.
2. Vote IN FAVOR of Councilwoman Black's sensible amendment to Denver's Landmark Preservation Ordinance (Chapter 30).

While preservation has an important role in Denver, the Howard Berkeley Park Chapel is far from an exceptional structure. For starters, the chapel is a purpose-built mortuary that was intentionally designed without light or windows. The structure is not the architect's most famous work and in fact, the architect is lesser known than other members in his family. To top things off, the Terracotta roof, an important architectural feature of the chapel, has already been replaced with asphalt shingles. Simply put, this application is a poorly disguised attempt to stop a quality project from one of Denver's most reputable developers.

In that same vein, I would encourage you to support Councilwoman Black's proposed amendment to the Landmark Preservation Ordinance. If City Council is going to adversely impact an owner's property against their consent, then there should be a higher bar (a supermajority) to do so.

It's unfortunate that this amendment was not included in the proposed landmark preservation ordinance update, but it should be carefully considered given the recent issues we've seen with owner-opposed designations.

As always, than you for your time and consideration. We appreciate all that you do for our city.

Sincerely,

Christine McAlister  
3024 Hooker St  
Denver, CO 80211  
[chris.mcalister@comcast.net](mailto:chris.mcalister@comcast.net)

**From:** [MARK Bowman](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Owner-Opposed Designation & Protect Property Rights  
**Date:** Friday, September 13, 2019 11:50:09 AM

---

Dear Landmark Preservation Hahn,

I'm writing as a Denver resident to encourage you to:

1. Vote NO the owner-opposed landmark designation application of the Howard Berkeley Park Chapel located at 4345 West 46th Avenue.
2. Vote IN FAVOR of Councilwoman Black's sensible amendment to Denver's Landmark Preservation Ordinance (Chapter 30).

While preservation has an important role in Denver, the Howard Berkeley Park Chapel is far from an exceptional structure. For starters, the chapel is a purpose-built mortuary that was intentionally designed without light or windows. The structure is not the architect's most famous work and in fact, the architect is lesser known than other members in his family. To top things off, the Terracotta roof, an important architectural feature of the chapel, has already been replaced with asphalt shingles. Simply put, this application is a poorly disguised attempt to stop a quality project from one of Denver's most reputable developers.

In that same vein, I would encourage you to support Councilwoman Black's proposed amendment to the Landmark Preservation Ordinance. If City Council is going to adversely impact an owner's property against their consent, then there should be a higher bar (a supermajority) to do so.

It's unfortunate that this amendment was not included in the proposed landmark preservation ordinance update, but it should be carefully considered given the recent issues we've seen with owner-opposed designations.

As always, than you for your time and consideration. We appreciate all that you do for our city.

Sincerely,

MARK Bowman  
1338 Chase St  
Lakewood, CO 80214  
[markbowman1955@gmail.com](mailto:markbowman1955@gmail.com)

**From:** [Samantha Mortensen-Judkins](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Owner-Opposed Designation & Protect Property Rights  
**Date:** Monday, September 16, 2019 7:50:04 AM

---

Dear Landmark Preservation Hahn,

I'm writing as a Denver resident to encourage you to:

1. Vote NO the owner-opposed landmark designation application of the Howard Berkeley Park Chapel located at 4345 West 46th Avenue.
2. Vote IN FAVOR of Councilwoman Black's sensible amendment to Denver's Landmark Preservation Ordinance (Chapter 30).

While preservation has an important role in Denver, the Howard Berkeley Park Chapel is far from an exceptional structure. For starters, the chapel is a purpose-built mortuary that was intentionally designed without light or windows. The structure is not the architect's most famous work and in fact, the architect is lesser known than other members in his family. To top things off, the Terracotta roof, an important architectural feature of the chapel, has already been replaced with asphalt shingles. Simply put, this application is a poorly disguised attempt to stop a quality project from one of Denver's most reputable developers.

In that same vein, I would encourage you to support Councilwoman Black's proposed amendment to the Landmark Preservation Ordinance. If City Council is going to adversely impact an owner's property against their consent, then there should be a higher bar (a supermajority) to do so.

It's unfortunate that this amendment was not included in the proposed landmark preservation ordinance update, but it should be carefully considered given the recent issues we've seen with owner-opposed designations.

As always, than you for your time and consideration. We appreciate all that you do for our city.

Sincerely,

Samantha Mortensen-Judkins  
930 E 7th Ave  
Denver, CO 80218  
[mortensen\\_samantha@yahoo.com](mailto:mortensen_samantha@yahoo.com)

**From:** [Janelle Gladstone](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Owner-Opposed Designation & Protect Property Rights  
**Date:** Monday, September 16, 2019 8:40:03 AM

---

Dear Landmark Preservation Hahn,

I'm writing as a Denver resident to encourage you to:

1. Vote NO the owner-opposed landmark designation application of the Howard Berkeley Park Chapel located at 4345 West 46th Avenue.
2. Vote IN FAVOR of Councilwoman Black's sensible amendment to Denver's Landmark Preservation Ordinance (Chapter 30).

While preservation has an important role in Denver, the Howard Berkeley Park Chapel is far from an exceptional structure. For starters, the chapel is a purpose-built mortuary that was intentionally designed without light or windows. The structure is not the architect's most famous work and in fact, the architect is lesser known than other members in his family. To top things off, the Terracotta roof, an important architectural feature of the chapel, has already been replaced with asphalt shingles. Simply put, this application is a poorly disguised attempt to stop a quality project from one of Denver's most reputable developers.

In that same vein, I would encourage you to support Councilwoman Black's proposed amendment to the Landmark Preservation Ordinance. If City Council is going to adversely impact an owner's property against their consent, then there should be a higher bar (a supermajority) to do so.

It's unfortunate that this amendment was not included in the proposed landmark preservation ordinance update, but it should be carefully considered given the recent issues we've seen with owner-opposed designations.

As always, thank you for your time and consideration. We appreciate all that you do for our city.

Sincerely,

Janelle Gladstone  
194 Apricot Way  
Castle Rock, CO 80104  
[janelle.gladstone@gmail.com](mailto:janelle.gladstone@gmail.com)

**From:** [Jeff Cook](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Owner-Opposed Designation & Protect Property Rights  
**Date:** Monday, September 16, 2019 8:50:07 AM

---

Dear Landmark Preservation Hahn,

I'm writing as a Denver resident to encourage you to:

1. Vote NO the owner-opposed landmark designation application of the Howard Berkeley Park Chapel located at 4345 West 46th Avenue.
2. Vote IN FAVOR of Councilwoman Black's sensible amendment to Denver's Landmark Preservation Ordinance (Chapter 30).

While preservation has an important role in Denver, the Howard Berkeley Park Chapel is far from an exceptional structure. For starters, the chapel is a purpose-built mortuary that was intentionally designed without light or windows. The structure is not the architect's most famous work and in fact, the architect is lesser known than other members in his family. To top things off, the Terracotta roof, an important architectural feature of the chapel, has already been replaced with asphalt shingles. Simply put, this application is a poorly disguised attempt to stop a quality project from one of Denver's most reputable developers.

In that same vein, I would encourage you to support Councilwoman Black's proposed amendment to the Landmark Preservation Ordinance. If City Council is going to vote to adversely impact an owner's property against their consent, then there should be a higher bar (a supermajority) to do so.

It's unfortunate that this amendment was not included in the proposed landmark preservation ordinance update, but it should be carefully considered given the recent issues we've seen with owner-opposed designations.

As always, than you for your time and consideration. We appreciate all that you do for our city.

Sincerely,

Jeff Cook  
2708 Florence St  
Denver, CO 80238  
[ffej333@yahoo.com](mailto:ffej333@yahoo.com)

**From:** [William Buck](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Owner-Opposed Designation & Protect Property Rights  
**Date:** Monday, September 16, 2019 10:00:08 AM

---

Dear Landmark Preservation Hahn,

I'm writing as a Denver resident to encourage you to:

1. Vote NO the owner-opposed landmark designation application of the Howard Berkeley Park Chapel located at 4345 West 46th Avenue.
2. Vote IN FAVOR of Councilwoman Black's sensible amendment to Denver's Landmark Preservation Ordinance (Chapter 30).

While preservation has an important role in Denver, the Howard Berkeley Park Chapel is far from an exceptional structure. For starters, the chapel is a purpose-built mortuary that was intentionally designed without light or windows. The structure is not the architect's most famous work and in fact, the architect is lesser known than other members in his family. To top things off, the Terracotta roof, an important architectural feature of the chapel, has already been replaced with asphalt shingles. Simply put, this application is a poorly disguised attempt to stop a quality project from one of Denver's most reputable developers.

In that same vein, I would encourage you to support Councilwoman Black's proposed amendment to the Landmark Preservation Ordinance. If City Council is going to adversely impact an owner's property against their consent, then there should be a higher bar (a supermajority) to do so.

It's unfortunate that this amendment was not included in the proposed landmark preservation ordinance update, but it should be carefully considered given the recent issues we've seen with owner-opposed designations.

As always, than you for your time and consideration. We appreciate all that you do for our city.

Sincerely,

William Buck  
PO Box 9541  
Denver, CO 80209  
[blueskybuck@gmail.com](mailto:blueskybuck@gmail.com)



**From:** [Sharon Mann](#)  
**To:** [Hahn, Kara L. - CPD City Planner Principal](#)  
**Subject:** [EXTERNAL] Vote No on Owner-Opposed Designation & Protect Property Rights  
**Date:** Monday, September 16, 2019 10:00:08 AM

---

Dear Landmark Preservation Hahn,

I'm writing as a Denver resident to encourage you to:

1. Vote NO the owner-opposed landmark designation application of the Howard Berkeley Park Chapel located at 4345 West 46th Avenue.
2. Vote IN FAVOR of Councilwoman Black's sensible amendment to Denver's Landmark Preservation Ordinance (Chapter 30).

While preservation has an important role in Denver, the Howard Berkeley Park Chapel is far from an exceptional structure. For starters, the chapel is a purpose-built mortuary that was intentionally designed without light or windows. The structure is not the architect's most famous work and in fact, the architect is lesser known than other members in his family. To top things off, the Terracotta roof, an important architectural feature of the chapel, has already been replaced with asphalt shingles. Simply put, this application is a poorly disguised attempt to stop a quality project from one of Denver's most reputable developers.

In that same vein, I would encourage you to support Councilwoman Black's proposed amendment to the Landmark Preservation Ordinance. If City Council is going to adversely impact an owner's property against their consent, then there should be a higher bar (a supermajority) to do so.

It's unfortunate that this amendment was not included in the proposed landmark preservation ordinance update, but it should be carefully considered given the recent issues we've seen with owner-opposed designations.

As always, than you for your time and consideration. We appreciate all that you do for our city.

Sincerely,

Sharon Mann  
50 S Steele St Ste 700  
Denver, CO 80209  
[sharonmann01@gmail.com](mailto:sharonmann01@gmail.com)