

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Brubaker, Bradley <brad@berkeleybank.com>
Sent: Tuesday, September 05, 2017 3:21 PM
To: Hahn, Kara L. - CPD CE2159 Principal City Planner
Subject: Packard Hill
Attachments: Packard Hill_City Council Letter.pdf

Dear Kara,

Please find attached a letter I have drafted supporting my opposition for the Packard Hill Historic District designation. Thank you in advance for your time.

ALL THE BEST,

BRADLEY P. BRUBAKER

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August 30, 2017

Bradley and Shelley Brubaker
3253 Meade Street
Denver, CO 80211

Dear Denver City Council,

We own and live at 3253 Meade Street, Denver, CO 80211 and am writing to communicate our opposition of the proposed Packard Hill Historic District. The issue is scheduled for public hearing at the city council meeting on September 25, 2017.

My wife and I genuinely oppose the potential removal of our property rights and encourage the members of Denver City Council to vote against the formation of the Packard Hill Historic District. While property rights pale in comparison to other important cultural issues such as human rights, civil rights, gender rights, and women's rights, we feel that it is a right we should have all the same. I strongly encourage City Council to take into account the percentage of homeowners who live within the proposed Historic District that oppose the historic designation.

The application process has been exceptionally divisive and has generated a neighbor vs. neighbor clash that did not exist prior to. The neighborhood has been forced to defend itself against Denver Landmark Preservation. My understanding is that the majority of our neighbors oppose the historic designation. We love our Victorian home that was built in 1891 and all the history that comes with it. However, if Packard Hill Historic District passes then ourselves and all our neighbors that oppose the Historic District will have been stripped of our rights as property owners to do with our home, and in most cases our largest asset, as we please.

I thank you for your attention to this matter and hope that the voices of those in West Highland that oppose this initiative are heard. Thanks in advance for your time.

All the best,

A handwritten signature in black ink, appearing to read 'B2B2', written in a cursive style.

Bradley and Shelley Brubaker

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Susman, Mary Elizabeth - CC City Council Elected
Sent: Tuesday, September 12, 2017 9:15 AM
To: msmicheyb@aol.com
Cc: Hahn, Kara L. - CPD CE2159 Principal City Planner
Subject: Re: Packard Hill Historic District. Public hearing on September 25, 2017.

Thank you for your email Ms. Bauer. I am forwarding to Kara Hahn in the Community Planning and Development office so it can be part of the public record.

best,
Mary Beth

Mary Beth Susman

Denver City Council | District 5
720.337.5555 Phone | 720.337.5559 Fax
marybeth.susman@denvergov.org | Dial 3-1-1 for City Services

This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.

From: msmicheyb@aol.com <msmicheyb@aol.com>
Sent: Tuesday, September 12, 2017 1:33 AM
To: Susman, Mary Elizabeth - CC City Council Elected
Subject: Packard Hill Historic District. Public hearing on September 25, 2017.

Dear Council Member Susman,

I would like to say that I oppose the proposal to designate the neighborhood I live in as a historic district. I feel this decision contributes to an **exclusive** community, one that clearly defines economic hierarchy. The approval of a historic district in this neighborhood will create barriers to the residents that currently live in this community and have lived in this community. My husband first purchased our home in this neighborhood for its **inclusive** nature. It is a community that has not intentionally limited the home owners in the process of up keep and care of their homes. It is a community that has not intentionally established economic barriers to a comfortable life.

About half of the neighbors in the community being considered for historic district will not be able to afford to go through the owner-nous process involved in historic district regulations should they chose to improve their homes or even make changes to update their homes. I respect a homeowners desire to protect their property and assure their community remains desirable. I don't feel that the solution is to make the neighborhood a historic district.

In a linear two block walk, you will find homes that date in the late 1800's, 1920's, 1940', 1960's and a few in 2000's. Where do you draw the date line for historic district?

I respect those desiring the designation of historic district. I suspect they feel they have good motives. But I'm saddened by the fact they are willing to force regulation on their neighbors. A form of this regulation should already be taken into consideration by Denver City and County Building Department. The City and County already has guidelines to regulate building permits, etc. Permit review already takes into consideration the compatibility of a potential building project within a community. Maybe how this process is followed should be what we are all putting our energy toward. How does adding another layer of guideline enforcement help keep a community desirable?

I feel adding the layer of historic district on our community sends a clear message of who is being served in our district. Those that have..

I appreciate you reading my concerns.

Peace,

Michelle Bauer
3344 Meade St.
Denver, CO 80211

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Marc Macaluso <marc.macaluso@yahoo.com>
Sent: Wednesday, September 13, 2017 11:58 AM
To: District 1 Comments; Lopez, Paul D. - CC City Council Elected; Susman, Mary Elizabeth - CC City Council Elected; Clark, Jolon M. - CC City Council Elected; Brooks, Albus - CC City Council Elected; Gilmore, Stacie M. - CC City Council Elected; Deborah Ortega - Councilwoman At Large; Flynn, Kevin J. - CC City Council Elected; Black, Kendra A. - CC City Council Elected; Kashmann, Paul J. - CC City Council Elected; Herndon, Christopher J. - CC City Council Elected; New, Wayne C. - CC City Council Elected; kniechatlarge
Cc: Landmark - Community Planning and Development; Hahn, Kara L. - CPD CE2159 Principal City Planner
Subject: Opposition to Packard Hill Historic District

Hello Council Members -

My name is Marc Macaluso, and I own the property at 3400 Newton St, Denver, CO 80211. I am aware of the proposed Packard's Hill Historic District, and have signed a petition opposing this new district.

I feel that this would significantly limit my abilities to remodel my house, by adhering to such strict guidelines. In addition, the cost and time involved to me will be substantially more. I implore you to look at our petition against this movement. We have about 100 signatures opposing the district. Surely with at least half of the neighborhood residents opposing this you will consider voting NO to this on Monday the 25th.

Thank you,

Marc Macaluso
3400 Newton Street
Denver, CO 80211
303-263-0900

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Garrett Fitzgerald <garrett.fitzgerald@rocketmail.com>
Sent: Thursday, September 14, 2017 3:28 PM
To: District 1 Comments; Lopez, Paul D. - CC City Council Elected; Susman, Mary Elizabeth - CC City Council Elected; Clark, Jolon M. - CC City Council Elected; Brooks, Albus - CC City Council Elected; Gilmore, Stacie M. - CC City Council Elected; Deborah Ortega - Councilwoman At Large; Flynn, Kevin J. - CC City Council Elected; Black, Kendra A. - CC City Council Elected; Kashmann, Paul J. - CC City Council Elected; Herndon, Christopher J. - CC City Council Elected; New, Wayne C. - CC City Council Elected; kniechatlarge; Landmark - Community Planning and Development; Hahn, Kara L. - CPD CE2159 Principal City Planner
Cc: 'Kevin OConnell'
Subject: Packard's Hill Historic District

Dear Denver City Council,

I live at 3425 W 31st Ave and am writing to share with you my experience living in a historic district. I understand that you are preparing to vote on the proposed Packard's Hill Historic District. **I urge you to vote against the designation, not only do I believe that such regulations are inappropriate, the system for implementation of these regulations is severely flawed.**

In the spring of 2015, I attempted to modify the exterior of my home to create a more usable front grass area. My lot is built on slope that creates two fall lines, one to the west and one to the south. It was my intention to level the slope to create a flat surface between my home and the sidewalk. It was necessary to create a "kick wall" to accomplish the project. When my landscaping company started the project, they started construction on the kick wall, shortly thereafter we received a stop work order from the city noting that because the home was in a historic neighborhood we needed to get approval from the city's landmark preservation / design & review division.

I called the city and spoke with a female representative from landmark preservation who, quite hostilely, explained that my home was in an historic neighborhood and was subject to the regulations of the historic neighborhood. When I inquired as to how my home, which was built in 2008, would be subject to these regulations she responded "Because. It. Is. HISTORIC. What do you not understand?". Unfortunately, I will never forget that interaction. I was not aware that I was in a historic neighborhood when I purchased the home and frankly will make significant effort to avoid these areas in the future.

Admittedly, the landscaping company accepted responsibility and acknowledged that they should have pulled permits and received approval from the city prior to starting the work. "Not some big issue and thanks for owning up to your mistake" I thought, not understanding how much of an impact to the project the process for approval would entail.

The contractor then submitted the professionally created plans to the city for review the next day. A week after that we received a notice from the city forester that we would be fined if we didn't remove soil and construction materials from the area in front of my home. The reason the soil and construction materials were there for a period longer than a day or two was because of the stop work

order... ironic. We then had to obtain a stop work order exemption from the city to move the dirt and materials.

Two weeks after the date of initial filing with landmark preservation (while still under the stop work order) we finally heard back from the city's representative (who was a subordinate of the woman I had spoken with previously) that the plans wouldn't be approved. It was explained via email that the "tone" of our project was not complementary to the neighborhood. I assumed this meant that because the home didn't already possess a fence of the type I wanted (rod iron), I could gather a bit of information from my neighborhood and the city would allow me to match what other in the same historic district had done.

I proceeded to count the number of homes that had a kick wall with a rod iron fence within the "Ghost Historic District" – of which there were more than two dozen. I took pictures of all the homes with their addresses, and send those to the city's representative showing that my project would be similar.

It should be noted that several times I tried calling the office to speak directly to the city representative responsible for my case. At this point I had several left voice mails but had yet to have a live conversation with anyone.

After another week (three weeks total from the date of the initial stop work order) I received an email back from the city saying the same thing as the previous email, that the "tone did not fit the neighborhood". Confused, I was finally able to get the city's representative on the phone for a discussion. We talked for about 15-20 minutes and admittedly the gentleman was very helpful in explaining what was going on, if I had been able to speak with this person directly the entirety of the process would have been resolved in in 1/10th the time.

He explained to me that the rest of the neighborhood's design characteristics had no relevance to his evaluation of my project, I was shocked by this as you'd be led to believe that it's the neighborhood characteristic that matter. This is not the case, it was further explained to me that any modifications to my home's exterior would be evaluated against the immediate neighbor's homes. Meaning that the two buildings directly adjacent to my property were the main considerations when evaluating what I wanted to do. The building to the west of me is a converted Victorian home that is now a six unit apartment building, I would describe as being in a poor state with a material portion of the building's paint peeling off and no landscaping. The Victorian two-bedroom home to the east of me was in a similar state. I was between two somewhat dilapidated buildings and my approval would be contingent on keeping "intone" with my neighbors (it was a dis-heartening realization).

After the discussion with the city's representative, it was made clear to me that my desired front fence was never going to be approved. The city reviewer's preference was for somewhat of a continuation of my east neighbor's fence line to maintain the "tone of the block."

I had the landscaping company then re-do the plans for the front fence and kick wall that created a "step down" style fence that started at the west end of my front yard and after every section of fence

lowered with the grade of the street to eventually be as close to in line with my east neighbor's fence. This plan was submitted four weeks after the stop work order.

After another few days we were rejected again, it was explained that while the plan was an improvement, we would have to go in front of the design review board if we wanted to proceed. When we inquired about this process, it was quite daunting in terms of time and scope. We were now over a month under the stop work order and with no other landscaping progress able to take place it was wearing on all facets of the project and my mental health.

We inquired as to what would be approved by the landmark preservation office without having to go in front of the design review board. We were told that if we had a continuous fence line across the front of the property that would "in effect" continue my neighbor's fence, we would get approved. I didn't have it in my being to continue the process any more. So -- I agreed and now have a two-foot fence across my front yard, at the south eastern edge my fence is roughly 3' 6" high (two foot fence and 18inch-ish wall) and at the south western edge is 2' 0" high. I have had numerous strangers walk past my house and ask why I have such an unusual fence... my answer is generally met with little surprise.

I am completely disappointed by the absurdity of the over-regulation that comes with living in a historic district. **Please vote against the Packard's Hill Historic District – it is time for Denver to move on to a process that helps people make improvements to their home, not discourages improvement.**

Thank you for your time and your service to our communities,

Garrett Fitzgerald
3425 W 31st Ave
Denver, CO 80211
(303) 219-0192
garrett.fitzgerald@rocketmail.com

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Garrett Fitzgerald <garrett.fitzgerald@rocketmail.com>
Sent: Thursday, September 14, 2017 3:50 PM
To: District 1 Comments; Lopez, Paul D. - CC City Council Elected; Susman, Mary Elizabeth - CC City Council Elected; Clark, Jolon M. - CC City Council Elected; Brooks, Albus - CC City Council Elected; Gilmore, Stacie M. - CC City Council Elected; Deborah Ortega - Councilwoman At Large; Flynn, Kevin J. - CC City Council Elected; Black, Kendra A. - CC City Council Elected; Kashmann, Paul J. - CC City Council Elected; Herndon, Christopher J. - CC City Council Elected; New, Wayne C. - CC City Council Elected; kriechatlarge; Landmark - Community Planning and Development; Hahn, Kara L. - CPD CE2159 Principal City Planner
Cc: 'Kevin OConnell'
Subject: FW: Automatic reply: Packard's Hill Historic District

All,

I felt it was ironic that I received the below automatic reply to my message and thought it should be shared:

“Landmark Preservation is experiencing extremely high demand for application review, meetings, and inquiries about Landmark properties. Our staff is working hard to keep pace, but it may be up to a week before we can respond to your request.”

Thank you again for your time,

Garrett Fitzgerald
garrett.fitzgerald@rocketmail.com

From: Landmark - Community Planning and Development [mailto:Landmark@denvergov.org]
Sent: Thursday, September 14, 2017 3:28 PM
To: Garrett Fitzgerald <garrett.fitzgerald@rocketmail.com>
Subject: Automatic reply: Packard's Hill Historic District

Thank you for contacting Denver Landmark Preservation.

Landmark Preservation is experiencing extremely high demand for application review, meetings, and inquiries about Landmark properties. Our staff is working hard to keep pace, but it may be up to a week before we can respond to your request. We apologize for the inconvenience and will respond as soon as we can.

Please be aware that our initial review time for design review applications is approximately 2 to 3 weeks and that citywide permit demand may affect your project's review time.

In the meantime, please feel free to use our website for some information that you may find helpful:

[Landmark Preservation Homepage](#)

[Starting a project? Learn about Design Review, including the process and applying for a review](#)

[Demolishing a property? Learn about Demolition Review and Certificates of Non-Historic Status](#)

[Is your property an individual Landmark or in a Historic District? Find out here](#)

[Apply for a pre-application review request](#)

Denver Landmark Preservation

Community Planning & Development | Planning Services

City and County of Denver

720-865-2709 | landmark@denvergov.org

Please take a few minutes to give us your feedback about the Landmark website

so we may redesign it to better serve your needs. [Learn more >>](#)

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Edgar Neel <eneel@allen-curry.com>
Sent: Friday, September 15, 2017 10:23 AM
To: kniechatlarge
Cc: Hahn, Kara L. - CPD CE2159 Principal City Planner; Kevin OConnell
Subject: Packard Hill Historic District

Dear Robin:

You may remember me from my time on the Board of Ethics, I hope this finds you well. I am taking a moment to reach out to you regarding an upcoming Council vote on Historic District Designation for Packard Hill, in Northwest Denver. Although I do not live there, I have several friends who do and, in any event, I am concerned about the proliferation of such districts throughout Denver.

There are numerous negatives to designation, such as the additional time, hassle, and cost to make improvements to the exterior of your home, the onerous and, burdensome design restrictions and regulations, the tax credit scheme that is arguably unfair to elderly and average-income homeowners in the neighborhood, and a likely change to the fundamental nature of the neighborhood. Most importantly, historic districts are an undemocratic construct imposed from the top down, with no vote by the residents who are affected and no chance to opt out. I urge you to vote against this designation.

Thank you for your time and for all that you do for our wonderful City.

Sincerely,
Edgar

Edgar L. Neel, Esq.

ALLEN  CURRY

PROFESSIONAL CORPORATION

1125 Seventeenth Street, Suite 1275
Denver, CO 80202

303-955-6185

eneel@allen-curry.com

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Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Edgar Neel <eneel@allen-curry.com>
Sent: Friday, September 15, 2017 10:32 AM
To: New, Wayne C. - CC City Council Elected
Cc: Hahn, Kara L. - CPD CE2159 Principal City Planner; Kevin OConnell
Subject: Packard Hill Historic District

Dear Wayne:

I am one of your constituents (835 Milwaukee Street). I hope this finds you well. I am taking a moment to reach out to you regarding an upcoming Council vote on Historic District Designation for Packard Hill, in Northwest Denver. Although I do not live there, I have several friends who do and, in any event, I am concerned about the proliferation of such districts throughout Denver.

There are numerous negatives to designation, such as the additional time, hassle, and cost to make improvements to the exterior of your home, the onerous and, burdensome design restrictions and regulations, the tax credit scheme that is arguably unfair to elderly and average-income homeowners in the neighborhood, and a likely change to the fundamental nature of the neighborhood. Most importantly, historic districts are an undemocratic construct imposed from the top down, with no vote by the residents who are affected and no chance to opt out. I urge you to vote against this designation.

Thank you for your time and for all that you do for our wonderful City.

Sincerely,
Edgar

Edgar L. Neel, Esq.

ALLEN  CURRY

PROFESSIONAL CORPORATION

1125 Seventeenth Street, Suite 1275
Denver, CO 80202

303-955-6185

eneel@allen-curry.com

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Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Alec Anderson <anderson.alec@gmail.com>
Sent: Friday, September 15, 2017 1:47 PM
To: Landmark - Community Planning and Development; Hahn, Kara L. - CPD CE2159 Principal City Planner
Cc: District 1 Comments; Lopez, Paul D. - CC City Council Elected; Susman, Mary Elizabeth - CC City Council Elected; Clark, Jolon M. - CC City Council Elected; Brooks, Albus - CC City Council Elected; Gilmore, Stacie M. - CC City Council Elected; Deborah Ortega - Councilwoman At Large; Flynn, Kevin J. - CC City Council Elected; Black, Kendra A. - CC City Council Elected; Kashmann, Paul J. - CC City Council Elected; Herndon, Christopher J. - CC City Council Elected; New, Wayne C. - CC City Council Elected; kniechatlarge@keepwesthighlandfree@gmail.com
Subject: West Highlands Proposed Historic District

Hello Council Members,

I am a resident in the proposed historic district for the West Highlands. Although I do have a 100+ year old home and do appreciate the character that these homes have and give to our community, I do not agree with the creation of a historical district in our area. It put's too many restrictions on our already tiny homes that we have even with just the current Denver Permit and Zoning codes. Adding an additional layer of requirements adds too many undesirable issues on current home owners with delays, costs and limitations. I recently had a close friend of mine pass on buying the house next door that he was waiting 3 years for the home owner to sell, just due to finding out that there was a possibility of this becoming a historic district soon. Another neighbor was forced recently to take out a \$100+ loan to having to do a major renovation now with a baby because of the new limitation from the historic district cutting their ability to expand their 900 sq ft house in half and that has to be done before your deadline. This has already caused issues for myself and neighbors just due to the potential that is may happen. Unfortunately I do not believe this is the best way to keep the character of the neighborhood and keep the current home owners happy. There is a better approach and this is not it.

Thank you for your time and I hope you see how negatively this impacts those who oppose it.

Alec Anderson
anderson.alec@gmail.com

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Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Susman, Mary Elizabeth - CC City Council Elected
Sent: Saturday, September 16, 2017 4:30 PM
To: Hahn, Kara L. - CPD CE2159 Principal City Planner
Subject: Fwd: Keep the West Highlands Free

Mary Beth Susman
Denver City Council | District 5
720-337-5555

----- Original message -----

From: Laban Matthews <solidgroundflooring@live.com>
Date: 9/16/17 2:57 PM (GMT-07:00)
To: "Susman, Mary Elizabeth - CC City Council Elected" <MaryBeth.Susman@denvergov.org>
Subject: Keep the West Highlands Free

Dear MaryBeth Susman,
my name is Laban Matthews

I own the property located at 3237 Osceola st. located within the proposed historic district. Even though I've only owned this home for a year there have been plenty of homeowner's within this neighborhood that have bled sweat & tears to hold onto their homes by working extra hours, weekends and I'm sure getting a 2nd job to pay their mortgage and/or improve their home as they see fit. To now take their property rights away from them by telling them what they can and can't do to their homes is Not right, it's Un-American and Unconstitutional. If someone in the neighborhood wants to make their home historic or landmark destination then by all means that is their right as it's their property but they nor should you have the right to Force them to make that decision.

I acknowledge the State and local governments (County, City) as the sphere of governance for the localized concerns of our civil society. All of this is to secure Life, Liberty and the Pursuit of Happiness (i.e, Property). I support, cherish and protect personal property rights- both for the individual and business or corporation (which is comprised as individuals). When today we defend the property rights of another Citizen (or group of Citizens), we are protecting our own property rights. I reject cronyism and protectionism which benefits only a select privileged few and embrace free market capitalism by which any or all through hard work, perseverance and God's Grace or providence are able to achieve success.

I urge you council people to consider keeping the rights where they belong and that Right is with the HomeOwners.

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Melissa <dm2516@comcast.net>
Sent: Monday, September 18, 2017 4:03 PM
To: Hahn, Kara L. - CPD CE2159 Principal City Planner; Landmark - Community Planning and Development; District 1 Comments; Herndon, Christopher J. - CC City Council Elected; Flynn, Kevin J. - CC City Council Elected; Brooks, Albus - CC City Council Elected; Lopez, Paul D. - CC City Council Elected; New, Wayne C. - CC City Council Elected; Black, Kendra A. - CC City Council Elected; Gilmore, Stacie M. - CC City Council Elected; Susman, Mary Elizabeth - CC City Council Elected; kniechatlarge; Kashmann, Paul J. - CC City Council Elected; Deborah Ortega - Councilwoman At Large; Clark, Jolon M. - CC City Council Elected
Subject: Stop Packard Hill Historic District
Attachments: Denver City Council Letter- Meade.docx

Hello Everyone,

Please vote no on the Packard Hill Historic District.

Thanks for your time!
Melissa Ortega

Dear Denver City Council,

I live at 3295 Meade St and am writing to express my opposition to the formation of the proposed Packard Hill Historic District. The issue is scheduled for public hearing at the council meeting on September 25, 2017.

I ask you to vote AGAINST the formation of this district. I have grown up in this part of Denver my whole life. It is so exciting to see how this once run down, not so nice part of Denver has been transformed over the last few year. It's brought opportunities for new businesses, new housing, and a thriving community for growing families. It would be a shame to see this pass and have a negative impact on this community! I hope that you would agree with me.

We all know the cost of housing has been going up in Denver. If this district passes it will put more cost on an already increasing cost. How will growing families afford to buy in our neighborhood? Why would they want to buy in our neighborhood? If they want to improve or expand their homes, they would have to follow guidelines that are costly and not environmentally cautious. Most of all lets not forget that they have to spend more time and money to get permission to make these repairs or changes to their OWN home. If this is what homeowners wanted we would live in an HOA community! But this is a not an HOA community so why am I being told what I can and can't do with my house? As long as my neighbor is up keeping their house and helping keep our community thriving then that's all that should matter. Not what it looks like or what materials are being used, cause lets be honest who wants to live in a house built in the early 1900's filled with asbestos, lead based painted and other toxins we are unaware of! This neighborhood looks the nicest it has in decades, why stop this awesome change from happening?? Please don't allow this to happen!

I 110% disagree with this formation of Packard Hill Historic district. So I please ask you to vote against this. The city of Denver wanted these changes to happen when they rezoned years back, so why are we allowing a few people to waste our time and money by proposing this historic district in the first place? I am aware that you are being told that there are only a few hand full of people that are opposed to this but that is completely inaccurate! We have dozens of people against this, so please read the emails and look at the petition. See you on the 25th.

Thanks
Melissa Ortega
3295 Meade St
720-278-6445
dm2516@comcast.net

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: dee hayes <dhayes235@gmail.com>
Sent: Sunday, September 03, 2017 9:50 AM
To: District 1 Comments; Flynn, Kevin J. - CC City Council Elected; Paul.lopex@denvergov.org; Black, Kendra A. - CC City Council Elected; Susman, Mary Elizabeth - CC City Council Elected; Kashmann, Paul J. - CC City Council Elected; Clark, Jolon M. - CC City Council Elected; Herndon, Christopher J. - CC City Council Elected; Brooks, Albus - CC City Council Elected; New, Wayne C. - CC City Council Elected; Gilmore, Stacie M. - CC City Council Elected; kniechatlarge; Deborah Ortega - Councilwoman At Large; Hahn, Kara L. - CPD CE2159 Principal City Planner; Kevin OConnell
Subject: Opposed to Packard's Hill Historic District

My name is Dee Hayes. I own my home at 3218 Newton Street and have lived here for 33 years.

I am 82 years old and I believe that the tax credit scheme that would be created is unfair to me and to other elderly homeowners in this neighborhood. The increased regulations and higher costs of making changes and improvements are also discriminatory against elderly citizens.

I am a retired Registered Nurse and my beneficiary is a national 501C3 organization that supports RNs who are experiencing serious illness, injury or other dire circumstances. When my time comes, I want my personal agents to be able to sell my home free of onerous design restrictions and regulations.

I am sure you are not prejudiced against me and my elderly neighbors and I respectfully ask that you vote NO on the formation of Packard's Hill Historic District.

Thank you.

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: dee hayes <dhayes235@gmail.com>
Sent: Thursday, September 14, 2017 8:05 AM
To: Landmark - Community Planning and Development
Subject: Oppose Packard's Hill Historic District

My name is Dee Hayes. I own my home at 3218 Newton Street & have lived here 33 years. I am strongly opposed to the Packard's Hill Historic District designation.

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Beau Wynja <beau@colorcord.com>
Sent: Monday, September 11, 2017 3:38 PM
To: Landmark - Community Planning and Development
Cc: Meggan Fadden Wynja
Subject: Proposed Packard Hill Historic District

Dear Representatives & Managers of Landmark,

My family and I live at 3300 Osceola Street. I am writing to express our opposition to the formation of the proposed Packard Hill District. The issue is scheduled for a public hearing at the council meeting on September 25, 2017.

We purchased our home 15 years ago with a plan to modify our home as our family grew. For over a decade we have been passively designing, planning and saving money for a major remodel to our home that includes adding a second level. We started actively planning our remodel two years ago by hiring an architect and structural engineer. During the town hall style meetings we have confirmed that our design does not comply with the Landmark Preservation Design Guidelines mainly due to not stepping back the upper level and changing the size and style of the windows in the original structure.

We are proud of the design we developed with our architect and structural engineer. We believe the design highlights the original 1930s architecture while also featuring tastefully placed contemporary elements. The size of the remodeled home is sympathetic to the massing of surrounding homes and designed to fit nicely within the streetscape. Even with our thoughtful design approach and the increased value it will add to the neighborhood, the design components are not possible within the proposed historic district. We are not able to compromise the design of our family's needs for our home based on the subjective tastes of others.

The project we have been working so hard to achieve could be dashed by a minority of Denver property owners imposing a retroactive policy on our property. We find ourselves in a very uncomfortable situation by being forced to "fast tract" our project to be logged into the permit desk before the city council vote. This has caused an extreme emotional and financial strain by causing us to work within a timeline that did not exist until recently. Our project's design and the investment made are too important to us to wait for the outcome of the council vote. Our building permit is now logged in with the city.

We will continue to fight for our property rights and those of our neighbors who find themselves in a similar situation as that of our family. We love our neighborhood and want to make it better while accommodating our needs and those of our neighbors. We believe as property owners we have the right to make design decisions to accommodate our needs and tastes based on current property guidelines.

We are wholeheartedly against the retroactive taking of our property rights and urge the Council to vote against the formation of the proposed Packard Hill Historic District. We implore the council to work legislatively to remedy the flaws in the preservation ordinance and direct the City Staff to employ consensus-building techniques as a remedy to our growing pains.

Best Regards,
Beau Wynja

3300 Osceola St
Denver, CO 80212
303.570.3471



Beau Wynja

Co-Founder | beau@colorcord.com

1.800.409.1070 | www.colorcord.com | [twitter](#) | [Facebook](#) | [blog](#)

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Adam Bauman <baumana@gmail.com>
Sent: Sunday, September 10, 2017 9:16 AM
To: Hahn, Kara L. - CPD CE2159 Principal City Planner; Landmark - Community Planning and Development; Deborah Ortega - Councilwoman At Large; District 1 Comments
Cc: Kevin OConnell
Subject: Opposition to Packard Hill Historic designation

Hello,

I'm the owner of a property located at 3615 W 33rd Ave, Denver, CO 80211 and I am writing to express my opposition to the formation of the proposed Packard Hill Historic District. The issue is scheduled for public hearing at the council meeting on September 25, 2017.

I urge you to vote against the formation of Packard Hill and ask for your help in healing our neighborhood. The application process has been extraordinarily devise and has created a neighbor versus neighbor atmosphere in a place that, until now, has been a very enjoyable place to live.

While acknowledging that growth and affordable housing are issues that we must address as a community, a historic district is the wrong tool in achieving desired results. A better approach to addressing these issues is a consensus-based solution, such as an overlay district.

Historic districts are a heavy-handed approach to preservation that forces the will of a minority of the residents upon individual property owners. The Denver Preservation Ordinance is critically flawed and should be modified. The process outlined in the Ordinance is inherently undemocratic as illustrated by the proposed Packard Hill District: many of us that live within its boundaries do not want to be in a historic district – yet we have been forced to defend ourselves at great personal time and expense.

The Landmark Preservation Design Guidelines are onerous and unfair. Imposition of these Guidelines will cost all of the residents within the boundaries additional time and money when attempting to make improvements. The Guidelines severely restrict a homeowner's ability to install solar panels and expand their living spaces (the restrictions on pop-tops create a enormous burden for growing families living in small homes on small lots).

In addition, the proposed tax credit scheme is biased and of little or no help for elderly and average income homeowners. The effect will be to drive these residents out of our neighborhood; creating more gentrification and a less diverse community.

I am wholeheartedly against the retroactive taking of my property rights and urge the Council to vote against the formation of the Packard Hill. Also, I implore the Council to work legislatively to remedy the flaws in the preservation ordinance and direct City staff to employ consensus-building techniques to remedy to our growing pains. The quality of life in Denver will suffer as long as adverse, neighbor versus neighbor, approaches are chosen as preferred solution to our problems.

Sincerely,

Adam Bauman

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Tony Julianelle <tonyjulianelle@icloud.com>
Sent: Monday, September 18, 2017 10:40 AM
To: Hahn, Kara L. - CPD CE2159 Principal City Planner; Landmark - Community Planning and Development
Cc: Kevin OConnell
Subject: Fwd: Opposition to Historic District

> To Whom it May Concern:

>

> I own two properties within the proposed district:

>

> 3310 Newton Street, Denver, CO - my primary residence

> 3316 Newton Street, Denver, CO

>

> I strongly oppose the historic district. There is a great deal of opposition in our neighborhood. The opinions of a few in our community should not be forced on the rest of us.

>

> Please vote against this historic district.

>

> Tony Julianelle

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Geoffrey Snell <GSnell@gables.com>
Sent: Friday, September 08, 2017 11:04 AM
To: Hahn, Kara L. - CPD CE2159 Principal City Planner
Subject: FW: Packard Hill Historic District.

FOR THE PUBLIC RECORD.

From: Geoffrey Snell
Sent: Thursday, September 07, 2017 6:45 PM
To: 'DistrictOne@denvergov.org' <DistrictOne@denvergov.org>; 'kevin.flynn@denvergov.org' <kevin.flynn@denvergov.org>; 'paul.lopez@denvergov.org' <paul.lopez@denvergov.org>; 'kendra.black@denvergov.org' <kendra.black@denvergov.org>; 'marybeth.susman@denvergov.org' <marybeth.susman@denvergov.org>; 'paul.kashmann@denvergov.org' <paul.kashmann@denvergov.org>; 'jolon.clark@denvergov.org' <jolon.clark@denvergov.org>; 'ortegaatlarge@denvergov.org' <ortegaatlarge@denvergov.org>; 'kniechatlarge@denvergov.org' <kniechatlarge@denvergov.org>; 'stacie.gilmore@denvergov.org' <stacie.gilmore@denvergov.org>; 'wayne.new@denvergov.org' <wayne.new@denvergov.org>; 'albus.brooks@denvergov.org' <albus.brooks@denvergov.org>; 'Christopher.Herndon@denvergov.org' <Christopher.Herndon@denvergov.org>
Subject: Packard Hill Historic District.



Dear Denver City Council Member,

I am the owner of and have lived at 3339 Lowell Blvd. since 1997 and am writing to express my opposition to the formation of the proposed Packard Hill Historic District. The issue is scheduled for public hearing at the council meeting on September 25, 2017.

I urge you to vote against the formation of the district and ask for your help in healing our neighborhood. The application process has been extraordinarily divisive and has created a neighbor versus neighbor battle in a

place that, until now, has been a very enjoyable place to live. The process was started in a very deceitful way from the outset.

Historic districts are a heavy-handed approach to preservation that forces the will of others upon individual property owners. There is a critical flaw in the Denver Preservation Ordinance, which allows a minority of Denver property owners to impose their will on large groups of people. The process is inherently undemocratic and the proposed Packard Hill District is a perfect example: many of us that live within its boundaries do not want to be in a historic district – yet we have been forced to defend ourselves against the insurmountable resources of the historic preservation industry. Their leaders don't even reside in the proposed district.

The Landmark Preservation Design Guidelines are onerous and unfair. Imposition of these Guidelines will cost all of the residents within the boundaries additional time and money when attempting to make improvements. The Guidelines severely restrict a homeowner's ability to install solar panels and expand their living spaces (the restrictions on pop-tops create a burden for growing families living in small homes on small lots).

I remodeled my home from a fairly dilapidated condition starting in 1998 and luckily completed it before this initiative began. The brick foundation was decaying and I had to shore the home and pour concrete stem walls under it in order allow the home to be remodeled. Being a General Contractor I performed the work myself. The average homeowner could not have afforded to make the repairs, especially if they had the Landmark Preservation Design Guidelines to contend with.

I am wholeheartedly against the retroactive taking of my property rights and urge the Council to vote against the formation of the Packard Hill. The quality of life in Denver will suffer as long as adverse, neighbor versus neighbor, tactics are chosen over community.

Sincerely,

Geoff Snell | Senior Project Manager

Gables Residential | *Taking Care of the Way People Live®*

101 University Blvd. Suite 240 | Denver, CO 80206

M: 303-877-0126 O: 720-616-6832

gsnell@gables.com | www.gables.com

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Alex Holderness <waholderness@gmail.com>
Sent: Tuesday, September 05, 2017 8:12 AM
To: Hahn, Kara L. - CPD CE2159 Principal City Planner
Cc: District 1 Comments; Flynn, Kevin J. - CC City Council Elected; Lopez, Paul D. - CC City Council Elected; Black, Kendra A. - CC City Council Elected; Susman, Mary Elizabeth - CC City Council Elected; Kashmann, Paul J. - CC City Council Elected; Clark, Jolon M. - CC City Council Elected; Herndon, Christopher J. - CC City Council Elected; Brooks, Albus - CC City Council Elected; New, Wayne C. - CC City Council Elected; Gilmore, Stacie M. - CC City Council Elected; kniechatlarge; Deborah Ortega - Councilwoman At Large; Christina Holderness
Subject: Homeowners Against Packard Hill Historic District

September 5, 2017

Dear Denver City Council Members and Landmark Preservation Division;

Thank you very much for taking time to read my letter to you. My wife and I own the house located at 3221 Osceola St, Denver, and we are writing to express our strong opposition to the formation of the proposed Packard Hill Historic District. The issue is scheduled for public hearing at the council meeting on September 25, 2017.

Our Dream Home:

We purchased the home in 2007, and hoped at that time to renovate and rebuild the nonconforming, 1950's square brick building into the place where we would live out our days in Denver. Our dream was to build a modern/contemporary home with large, open spaces for entertaining friends and neighbors, plenty of outdoor space to enjoy the 300 days of Colorado sunshine, and possibly even a rooftop deck where the two of us would enjoy watching the sunset over the city skyline.

That dream will be ruined by the proposed Packard Hill Historic District and its onerous, anti-contemporary code structure should it pass. Yes, it's true that we can demolish and rebuild, but only along approved Historic District aesthetic and design guidelines, guidelines which mandate the use of very traditional styles and materials, and make it basically impossible to build a contemporary or modern home.

So, if the historic district is approved, we will be forced to either hold onto the current ugly building and leave it as is, or sell the property to someone who either wants the current building, or wants to build a traditional-style new home.

And here lies the rub: very, very few people in Denver want to spend upwards of \$750,000 to build a home that looks old fashioned, as is evidenced by the fact that almost all new construction in non-historic districts are contemporary in style. And by the fact that there is almost no construction activity at all in the Highland area historic districts. Simply stated: there's no market for the house that we MUST build under the historic codes.

Economic Devastation for Non-Conforming Homes:

If having our dream plans ruined by the undemocratic process of stealing our rights from us through historic preservation were not upsetting enough, the fact that there is little or no market for buyers to build a conforming structure on our lot means that the historic district designation will have a material impact on our property value. According to one developer who we spoke with (and who has lots of current projects in Espinoza's District 1 near Sloan's Lake) said that he "might" buy it, but that it would be a low offer to offset the fact that the home he'd build there might not sell for much. His lowball offer was almost \$200,000 less than the current market value according to online sources (which have a tendency to be high, but not 50% high).

In other words, owners of non-conforming homes in the designated area stand to LOSE 30-50% of their home value, as much as a QUARTER MILLION DOLLARS, if this district goes through. This is a serious concern, and is akin to theft in my opinion as the proponents of the plan, and now you as council members, are aware of the financial impact your decision will have on those of us who have had no meaningful representation or voice in this process. Should you choose to support the proposed district, you will be, in effect, choosing to "take" from us several hundred thousand dollars simply by raising your hand.

Please Vote No on Sept 25:

That brings me to my concluding statement: as an elected member of Denver City Council it is your responsibility to consider the welfare of all citizens in your district and in the city, not just the welfare of the majority, or that of those with time and resources to petition for change – regardless of what that change may be. You represent all of us. As a minority group (non-conforming building owners = 18% of total homes in area), we beg of you to protect our rights and property values from almost certain devastating declines and vote NO on the Packard Hill Historic District on Monday, September 25, 2017.

Thank you again for your time and consideration. Please feel free to contact us if you have questions at 415-297-8993 or waholderness@gmail.com (Alex Holderness).

Sincerely,

Alex & Christina Holderness

3221 Osceola St

Denver, CO 80212

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Alex Holderness <waholderness@gmail.com>
Sent: Saturday, September 09, 2017 9:03 AM
To: Hahn, Kara L. - CPD CE2159 Principal City Planner
Subject: Fwd: KWHF WHNA Design & Preservation Committee minutes from April 2015 meeting
Attachments: KWHF WHNA APR15 Design and Preservation Committee minutes.pdf

Hello Kara,

Thank you for taking a moment to read this email. Since you are the only person that matters as a source of collecting resident comments, I'm forwarding this email to you.

As you can see, this is the type of experience that those in West Highland who are opposed to the new historic district have had during the past several months. For the most part, we, as neighbors, feel ambushed by the group making the proposal. While they may have followed the guidelines, the applicants did not make a meaningful attempt to contact their neighbors, possibly because they knew that many of them would oppose.

In addition, this process clearly biases the applicants for approval, and those of us opposed must mount, and pay for, our own defense of our property rights. These types of backward and under-the-table policy maneuvers are exactly what makes normal citizens choose to run for city office against those they believe are corrupt, a very widespread feeling in west highlands about our District One rep, Espinoza.

As a public servant, I encourage you to consider the rights of all the people in the district, and not just those pushing for historic designation - even though as part of the preservation committee it may be within your bias to push for more districts as a rule and a preference. I understand the desire to preserve history, and more importantly to teach and learn from it. This is not the way to do that - by blanketing and entire area. We have other options that Espinoza and the applicants have heard and flat out rejected.

Please encourage this application group to consider other options before the neighborhood is destroyed by this vicious fight.

Sincerely,
Alex Holderness
3221 Osceola St

----- Forwarded message -----

From: Carolyn S
Date: Sat, Sep 9, 2017 at 8:44 AM
Subject: KWHF WHNA Design & Preservation Committee minutes from April 2015 meeting

Hi Everyone,

I just wanted to share how I happened to first find out about the proposed historic district.

It was only because I happened to be looking at the WHNA website for something in May 2015 when I discovered the minutes from the Design and Preservation Committee from the April 2015 meeting.

As you can see from the attachment they had already been working on the proposed district for **18 months!**

Not one time in that 18 months did ANY of the neighbors or people who live outside of the proposed district ever bother to ask our opinion before just pushing forward.

This is one of the aspects of this that makes me the most angry – especially when they stand there and tell city council how many times they have sent letters to everyone.

Yes, they did EVENTUALLY attempt to contact every home owner, but not until much, much later.

Their side has such a huge advantage over the property owners.

THANK YOU, KEVIN, SO MUCH FOR ORGANIZING “KEEP WEST HIGHLANDS FREE”!

Looking forward to seeing a GREAT turn out at the city council meeting!

Yours truly,

Carolyn S

Lowell Blvd.

Denver, CO 80211

West Highland Neighborhood Association

Home » Design and Preservation Committee » Design and Preservation Committee, April 2015 Update

Search for:

Design and Preservation Committee, April 2015 Update

Next Meeting

Date: September 1, 2015
Time: 7:00 pm
Location: Highland Event Center, 2945 Julian Street
Agenda: TBD

Join WHNA

Click here to find out if you live in the West Highland neighborhood of Denver, check your current membership status, and/or pay your dues online.

Get WHNA Updates

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This entry was posted in [Design and Preservation Committee](#) [Latest News](#) and tagged [Alliance Residential](#) [Broadstone Highlands Square](#) [historic district](#) [Packard Hill](#) [Red Peak](#) on April 7, 2015 by Trevor Greco


The Design and Preservation Committee has been working for the last 18 months to pursue designation of a new historic district. The proposed Packard Hill historic district is roughly bounded by 32nd Ave, 35th Ave, Lowell Blvd, and Osceola St. Designation of such a district, alongside the Wolff Place and Ghost districts in West Highland, would help the neighborhood to preserve its special characteristics. We've been connecting with residents, researching the history of the area and buildings, and meeting with city officials in preparation for submitting a proposal to city council. Most recently, we partnered with Historic Denver to submit a grant application to the State Historical Fund for money that will help us with research and outreach. We expect to hear whether we've received an award this summer.

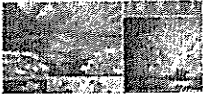
In addition, the DP committee has considered proposals by several homeowners for new construction in the Ghost historic district. Neighborhood comment was required before these homeowners could seek the Landmark Preservation Commission's approval of the proposals. In one case, the homeowners proposed a second-story addition and made significant alterations to the design based on the committee's comments. Committee members are providing supportive comments on this proposal to the LPC at its April 7 meeting. In another case, the committee suggested that a homeowner refurbish an existing Victorian home in the Ghost district and build a new home on the adjoining lot, rather than making a massive addition to the Victorian home. The homeowner agreed. He received zoning approval for the lot split, is currently renovating the Victorian, and is revising the design for the new home in response to the DP committee's comments. On April 2, four members of the DP committee met with senior staff of Alliance Residential, the company developing Broadstone Highlands Square

West Highland Neighborhood Association

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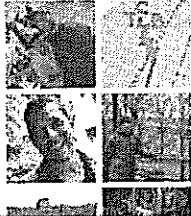
 **West Highland Neighborhood Association**
Like

 **West Highland Neighborhood Association** created an event.
May 7 at 11:11am



WHNA May 18th Social
Monday, May 18 at 5:00pm in MDT
3420 W 32nd Ave,









66 people like West Highland Neighborhood Association.



(formerly the Red Peak development). We are providing feedback on some aspects of the proposed building design. Although the developer has largely finalized the plans at this point, we hope to persuade the developer to make some modest modifications to the proposed design to fit better with the historic character of the neighborhood.

The DP committee meets about every month, and we would welcome new members or volunteers. Please contact co-chairs Marilyn Quinn (rigaq182@comcast.net) and Ginette Chapman (ginette.chapman@gmail.com) with any questions.

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City Council Election District 1 Debate →

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Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Christina Holderness <christinaholderness@gmail.com>
Sent: Wednesday, September 13, 2017 6:06 PM
To: District 1 Comments; Lopez, Paul D. - CC City Council Elected; Susman, Mary Elizabeth - CC City Council Elected; Clark, Jolon M. - CC City Council Elected; Brooks, Albus - CC City Council Elected; Gilmore, Stacie M. - CC City Council Elected; Deborah Ortega - Councilwoman At Large; Flynn, Kevin J. - CC City Council Elected; Black, Kendra A. - CC City Council Elected; Kashmann, Paul J. - CC City Council Elected; Herndon, Christopher J. - CC City Council Elected; New, Wayne C. - CC City Council Elected; kniechatlarge; Landmark - Community Planning and Development; Hahn, Kara L. - CPD CE2159 Principal City Planner
Subject: Please vote NO to the proposed Packard Hill Historic District

Hello Council Members,

My name is Christina Holderness, and I own the home at [3221 Osceola St](#) in the Highlands area, within the boundaries of the proposed Packard's Hill Historic District. I am vehemently opposed to this designation and am writing to appeal to you to vote NO on this, when it comes up on Monday, September 25th.

We have just under 100 signatures on our petition against the formation of the district, all from neighbors within the district that do not want this to happen. I believe this consists of at least half of our district population. As such, it is simply not fair to so many of us for you to vote in favor.

In addition, this has completely divided our neighborhood. I'm not comfortable driving by my next door neighbor who is promoting this district, because we can't speak to each other any more. Neither they, nor our District One Council person, Raphael Espinoza, will talk with those of us who oppose, and both have refused to sit at the table and discuss ANY sort of compromise like an overlay. This issue has created a neighbor against neighbor conflict. Even after this is all over, I don't feel that I will be able to talk to half the people on my street. What is happening is just wrong, and sad for all of us who live here.

We need conversation and compromise on this, not division. We need better city planning and zoning OVERALL, throughout all neighborhoods, so that people don't have to resort to a historic district just to make sure a 5 story apartment isn't erected next to them. I fear that these types of situations will continue happening, similar to Park Hill, until the city leaders devise better, more balanced, solutions to the development issues we all have.

Please vote NO on this historic district.

Christina Holderness
3221 Osceola Street
Denver, CO 80212
415 279 2612

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Greg Weiss <3peepsandapug@gmail.com>
Sent: Thursday, September 14, 2017 8:21 PM
To: Landmark - Community Planning and Development; Hahn, Kara L. - CPD CE2159 Principal City Planner; Lopez, Paul D. - CC City Council Elected; Susman, Mary Elizabeth - CC City Council Elected; Clark, Jolon M. - CC City Council Elected; Brooks, Albus - CC City Council Elected; Gilmore, Stacie M. - CC City Council Elected; Deborah Ortega - Councilwoman At Large; Flynn, Kevin J. - CC City Council Elected; Black, Kendra A. - CC City Council Elected; Kashmann, Paul J. - CC City Council Elected; Herndon, Christopher J. - CC City Council Elected; New, Wayne C. - CC City Council Elected; kniechatlarge; District 1 Comments
Cc: Kevin OConnell
Subject: Packard Hill Historic District

Dear City Council,

I live at 3262 Newton Street, and I am writing to express my strong opposition to the proposed Packard Hill Historic District. I urge you to vote against the historic district at the upcoming council meeting.

As an aside, it will be difficult to accept or take seriously any mandates from the Landmark Preservation when its online email profile picture is Marky Mark.

Regards,
Greg Weiss

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Holly Weiss <holly.weiss@yahoo.com>
Sent: Thursday, September 14, 2017 8:10 PM
To: Landmark - Community Planning and Development; Hahn, Kara L. - CPD CE2159 Principal City Planner; Lopez, Paul D. - CC City Council Elected; Susman, Mary Elizabeth - CC City Council Elected; Clark, Jolon M. - CC City Council Elected; Brooks, Albus - CC City Council Elected; Gilmore, Stacie M. - CC City Council Elected; Deborah Ortega - Councilwoman At Large; Flynn, Kevin J. - CC City Council Elected; Black, Kendra A. - CC City Council Elected; Kashmann, Paul J. - CC City Council Elected; Herndon, Christopher J. - CC City Council Elected; New, Wayne C. - CC City Council Elected; kniechatlarge; District 1 Comments
Cc: keepwesthighlandfree@gmail.com
Subject: Packard Hill Historic District | Opposed

Dear Denver City Council,

My name is Holly Weiss, I reside at 3262 Newton Street, and I am strongly opposed to the Packard Hill Historic District.

I urge you to vote against the district, and thereby maintain my preexisting property rights. I love my neighborhood and I love my circa 1890 house, but forcibly imposing the Landmark Preservation Design Guidelines on an entire population would be undemocratic and frankly not achieve any of the desired results.

This process has created a level of divisiveness that never previously existed in the neighborhood, and I urge the Council to explore alternative legislation options to address the root cause of this proposal.

As someone who believes in fundamental property rights, it is difficult to reconcile how such an undemocratic process can retro-actively take away my existing rights. For this reason, and many, many others, I am vehemently opposed to the formation of the Packard Hill Historic District. I strongly urge you to vote against the district.

Regards,

Holly Weiss
3262 Newton Street, Denver

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Susman, Mary Elizabeth - CC City Council Elected
Sent: Thursday, August 31, 2017 3:16 PM
To: Hahn, Kara L. - CPD CE2159 Principal City Planner
Subject: FW: Opposition to Packards-Hill Historic Designation

Mary Beth Susman

Denver City Council | District 5
720.337.5555 Phone | marybeth.susman@denvergov.org

From: PAUL HUDGENS [mailto:PDHUDGENS@msn.com]

Sent: Wednesday, August 30, 2017 6:18 AM

To: Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@Denvergov.org>; kniechatlarge <kniechatlarge@denvergov.org>; Gilmore, Stacie M. - CC City Council Elected <Stacie.Gilmore@denvergov.org>; New, Wayne C. - CC City Council Elected <Wayne.New@denvergov.org>; Brooks, Albus - CC City Council Elected <Albus.Brooks@denvergov.org>; Herndon, Christopher J. - CC City Council Elected <Christopher.Herndon@denvergov.org>; Kashmann, Paul J. - CC City Council Elected <Paul.Kashmann@denvergov.org>; Susman, Mary Elizabeth - CC City Council Elected <MaryBeth.Susman@denvergov.org>; Black, Kendra A. - CC City Council Elected <Kendra.Black@denvergov.org>; Lopez, Paul D. - CC City Council Elected <Paul.Lopez@denvergov.org>; Flynn, Kevin J. - CC City Council Elected <Kevin.Flynn@denvergov.org>; District 1 Comments <DistrictOne@denvergov.org>

Subject: Opposition to Packards-Hill Historic Designation

An open letter to all members of The Denver City Council:

On Tuesday August 22, 2017, a meeting of the LUTI committee of the Denver City Council was held at the Denver City and County Building. In that meeting, Kara Hahn presented figures regarding support for historical designation in the proposed Packard's-Hill district. Her numbers were incorrect! The actual count shows those households opposed to be more than those in support. Please ask Ms. Hahn to review her figures with you. You can get further information on the correct numbers at www.keepwesthighlandfree.com.

I am the owner of 3344 Newton Street, in the proposed district. I wish to be on record as being irretrievably opposed to historical designation in my neighborhood. This would be an undiluted taking of my property rights, and an end to the creative dream I have had since I purchased this property in May, 2001 of the house I want to build for my wife's and my retirement.

In their letter of 6/23/2017 the Packard-Hill Neighbors insist that there will be no significant changes to the status quo. But if that is so, why this intense and almost surreal demand that historical designation be imposed? This is not a rhetorical question! Everybody KNOWS that there will be major and serious changes - even the residents on the pro-historic side of this issue. It begins to seem like an obsession.

I beg you to not sacrifice my property rights on the altar of their obsession.

Paul Hudgens

720-272-1155

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Scott Douglas Brown <sbrownonline@gmail.com>
Sent: Friday, September 15, 2017 8:40 AM
Subject: Oppose Packard Hill

RE: No "Packard Hill" Historic District Designation

September 15, 2017

Dear Representatives:

As the fifteen-year owner and occupier of a 1911 bungalow in West Highland, I'm opposed to the proposed historic designation of our neighborhood as Packard Hill. I can empathize with our wonderful neighbors who support the designation, as my wife and I moved here largely because we preferred the older look and feel of the neighborhood. That said, I feel strongly that it's not my place to inhibit my fellow homeowners from making any decision they'd like in regards to their home, as those decisions can have lasting impacts on their families. And while I feel a sense of "ownership" of the neighborhood as a whole, I realize we literally own only individual homes within it.

I must also say I've looked at the financial impact studies put forth by those that support the designation, which attempt to illustrate that historic designations don't adversely impact the neighborhood's economic well being. What the numbers could never address, though, are the uniquely individual situations of each homeowner within the neighborhood: Yet another reason that the individual and personal decisions that surround home ownership are best left to be made by each individual family.

I appreciate the challenges our representatives must be facing on this issue, and I urge you to continue supporting the empowerment of the individual homeowner by opposing the Packard Hill historic neighborhood designation in West Highland.

Best Regards,

Scott Douglas Brown

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Kevin OConnell <ko9@q.com>
Sent: Thursday, August 24, 2017 9:31 AM
To: Hahn, Kara L. - CPD CE2159 Principal City Planner
Subject: Packard Hill

Dear Kara,

I am writing to express my concern over the proposed Packard Hill Historic District (PH). On Tuesday September 22, the LUTI approved a motion to move the Packard Hill application on to a public hearing at City Council that is scheduled for September 25. I attended the meeting on Tuesday and am deeply troubled by the testimony that was allowed.

At the meeting, the PH applicants were called to testify on their "estimate" of how much opposition to the application exists in the neighborhood, while the actual facts regarding opposition were not heard or entered into the record. The applicants were willing to guess, on the record, that only 9 to 17 residents were opposed to the formation of PH.

As a resident and property owner in the proposed district boundary, I have witnessed the evolution of the application and have attended the public meetings on the issue. The truth is that there is deep discord among the residents of this neighborhood regarding the formation of a historic district.

Beginning in February of this year, a grassroots organization known as "Keep West Highland Free" **has gathered over 100 signatures, representing the owners of over 80 residences, in opposition to the formation of Packard Hill.**

Also, it should be noted that the LPC and the Packard Hill Applicants are claiming 173 primary structures, when in fact there are over 193 addresses (representing a potential 193 property owners) within the proposed Packard Hill boundary.

With this in mind, it is clear that the applicants have not garnered support from even half of *either* the primary structures or addresses.

It is my sincere hope that these facts, when they are ultimately presented to City Council, will be taken into account.

If we are to have earnest conversations about urban growth, equity, and affordable housing, it is of the utmost importance that we adhere to the fundamental tenets of due process and democracy.

I urge you to vote against the formation of the Packard Hill Historic District, which would adversely designate historic status on over 80 properties, on September 25th.

Sincerely,

Kevin O'Connell

3273/3275 Osceola St.

720-326-0655

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Kevin OConnell <oconnellstudio@gmail.com>
Sent: Wednesday, September 13, 2017 10:36 AM
To: District 1 Comments; Lopez, Paul D. - CC City Council Elected; Susman, Mary Elizabeth - CC City Council Elected; Clark, Jolon M. - CC City Council Elected; Brooks, Albus - CC City Council Elected; Gilmore, Stacie M. - CC City Council Elected; Deborah Ortega - Councilwoman At Large; Flynn, Kevin J. - CC City Council Elected; Black, Kendra A. - CC City Council Elected; Kashmann, Paul J. - CC City Council Elected; Herndon, Christopher J. - CC City Council Elected; New, Wayne C. - CC City Council Elected; kniechatlarge
Cc: Landmark - Community Planning and Development; Hahn, Kara L. - CPD CE2159 Principal City Planner
Subject: Please vote against Packard Hill Historic District

Dear Denver City Council,

I have owned the property at 3275 Osceola St. since 1995. In 2003, my wife and I built a second home on our oversized lot, which later became 3273 Osceola. The new structure is contemporary and perfectly juxtaposes with our 1885 Victorian. We continue to own both homes and enjoy living in the neighborhood. However, a proposed historic district is dividing our community. **I am writing you to urge you to vote against the Packard Hill's Historic District.**

On November 23, 2016 the council voted against the adverse historic designation of the Judith Batista home in Jefferson Park. I have listened carefully to the comments you made before the vote. The issues and concerns you addressed at that time have arisen once again – this time in the form of an unwanted historic district.

The proposed Packard's Hill Historic District will, in effect, constitute over one hundred Judith Batista cases.

The residents who live within the proposed district boundaries are confronted with a "David vs. Goliath" situation. The overwhelming resources of the City, Historic Denver, and History Colorado have attempted to steam roll the passing of this district. There is little recourse for those who do not wish to live in a historic district and our grass roots effort to resist such broad designation has come at great personal expense. We have been forced to pay for advice and donate hundreds of hours in organizing and fact finding. As a group we have gathered over one hundred signatures in opposition to the formation of Packard's Hill.

Denver's Historic Preservation Ordinance is broken. It allows the desires of a few to be imposed on the majority. Today, the Ordinance is less about history but more about aesthetics, and it is being used as a way for some to stop new construction and remodeling that they don't like. The metrics provided in the Ordinance are vague and arbitrary – a taking of this magnitude should require extraordinary standards of consensus.

Moreover, the process is unfair to citizens who are unable to attend the numerous meetings and hearings, many of which are held during business hours or later in evenings when people are working or spending time with family.

On the merits, Packard's Hill fall short:

1. The history standard fails. The area bounded by the proposed district is not more historically significant than other parts of Denver. Packard's Hill is a subdivision name after it's developer. Is it the intent of the Ordinance to designate the entirety of Denver built prior to 1940? There may be a few former residents that achieved notoriety. But even if there are ten, does that provide justification to designate such a broad area?

2. The architecture standard fails. The proposed Packard's Hill District is comprised of buildings from almost every decade from 1850 to today. The application states the structures in the district: "...are significant for embodying distinguishing characteristics of *several* of the nation's most popular late nineteenth and early twentieth century architectural styles and house types" (emphasis added). This is not an architecturally homogeneous neighborhood and its style should be allowed to evolve.

The application cites one architect and two stone masons as justification for the architectural standard. The application then points to two structures (already designated) as examples of their work. Again, this is not adequate.

3. The geographic standard fails. The boundaries of the district are capricious: the homes north of 35th are not less historic than those south of 35th; the homes on the east side of Perry are not less historic than those on the west side of Osceola; and, the business district along 32nd has been gerrymandered into a nonsensical puzzle piece. The residents living within the proposed boundaries are being unfairly and arbitrarily singled out to live under a more stringent set of rules.

It is a fact that 32nd and Lowell evolved as a rail based business district. But if the LPC asserts that this is a significant fact, why aren't the business structures along 32nd included? (One reason could be that the many of the business owners don't want to be in a historic district.)

The Packard Hill Historic District will cause harm to its residents. Our neighborhood has an extremely diverse housing stock and many of these homes were purchased as small "starter homes", some with less than 1000 square feet. Now as families are growing, young homeowners must reevaluate their long-term strategies. If the proposed district is approved, many will have to relocate because they will simply not have enough room to expand. Clearly, forcing people out of the neighborhood is contrary to one of the goals stable community.

In addition, our elderly and less affluent neighbors will be impacted by the increased costs of approvals and repairs to their homes.

The Packard Hill proponents have met our every attempt at conversation or consolation with hostility and refusal. There has been name-calling, misrepresentation, and fear mongering ("Wholesale Demolition" ...will occur without a historic district (flyer); "Most new homes built in Denver today are specified to last 25-40 years": "historic designation results in higher property values on average...". (Packard Hill website)). Our concerns have been ignored.

A reasonable person could ask why the proponents, if they are genuinely interested in preserving history, have not filed to have their own homes designated as historic?

It is now time for us to come together and work toward community based solutions to our growing pains. I suggest that instead of conflict, we should strive for consensus. While Denver residents may indeed be weary of development and density, other neighborhoods in Denver have successfully agreed to overlay districts as a way to bring people together. **But as a first step, you must vote against the proposed Packard's Hill Historic District.**

Sincerely,

Kevin M O'Connell

3275 Osceola St.

Denver, CO 80212

720 -326-0655

cc: kara.hahn@denvergov.org, landmark@denvergov.org

Kevin O'Connell
720-326-0655
<http://www.kmoconnell.com>

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Madeleine O'Connell <mwoconnellart@gmail.com>
Sent: Friday, September 08, 2017 1:13 PM
To: District 1 Comments; Flynn, Kevin J. - CC City Council Elected; Lopez, Paul D. - CC City Council Elected; Black, Kendra A. - CC City Council Elected; Susman, Mary Elizabeth - CC City Council Elected; Kashmann, Paul J. - CC City Council Elected; Clark, Jolon M. - CC City Council Elected; kniechatlarge; Deborah Ortega - Councilwoman At Large; Gilmore, Stacie M. - CC City Council Elected; New, Wayne C. - CC City Council Elected; Brooks, Albus - CC City Council Elected; Herndon, Christopher J. - CC City Council Elected
Cc: Hahn, Kara L. - CPD CE2159 Principal City Planner
Subject: Opposition to Proposed Packard Hill Historic District

September 8, 2017

Madeleine O'Connell
3275 Osceola
Denver, CO 80212

Dear Members of City Council,

I own two homes in the proposed Packard Hill Historic District at 3273 and 3275 Osceola. One is an 1890's Victorian, purchased in 1995, and the other is a contemporary structure designed with the help of Tom Obermeier and Oz Architecture that my husband and I built in 2004. We have lovingly restored the Victorian over the years; replacing wrought iron on the front porch with columns, repairing three crumbling brick chimneys, replacing a false brick fireplace with a custom built oak one, building a concrete retaining wall and installing a Japanese raking garden. Our Contemporary home was one of the first in the neighborhood and we have had countless compliments over the years about the structure and how it relates or "speaks" to our Victorian. The Japanese raking garden is a much admired destination for walkers to see what pattern the rocks are in today.

Our two homes get along well; they are both an asset to the neighborhood, and it angers me that proposed rules would have not allowed us to build the home we wanted or to design the beautiful, low water garden that we love. Furthermore, if something catastrophic were to happen to our contemporary home, **we would not be able to rebuild our home with our same design and be made whole because of the proposed historic district regulations.** This was confirmed at a public meeting this past spring by Historic Denver's Director of Preservation Programs, John Olson.

It is blatantly wrong, for the fear of change that a few residents have, to take away my rights and security that I can maintain the property that my husband and I built 13 years ago. I implore you to vote against the Packard Hill Historic District. There are better and less harmful ways to solve the neighborhood's growth concerns, that I believe we could all agree on. This taking is plain wrong.

Sincerely,
Madeleine O'Connell

Cc: Kara Hahn, Senior Planner - Landmark Preservation

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Madeleine O'Connell <mwoconnellart@gmail.com>
Sent: Wednesday, September 13, 2017 8:51 PM
To: District 1 Comments; Flynn, Kevin J. - CC City Council Elected; Lopez, Paul D. - CC City Council Elected; Black, Kendra A. - CC City Council Elected; Susman, Mary Elizabeth - CC City Council Elected; Kashmann, Paul J. - CC City Council Elected; Clark, Jolon M. - CC City Council Elected; kniechatlarge; Deborah Ortega - Councilwoman At Large; Gilmore, Stacie M. - CC City Council Elected; New, Wayne C. - CC City Council Elected; Brooks, Albus - CC City Council Elected; Herndon, Christopher J. - CC City Council Elected; Hahn, Kara L. - CPD CE2159 Principal City Planner; Landmark - Community Planning and Development
Subject: Two big reasons why you should vote against the proposed Packard's Hill District

September 13, 2017

Dear Members of Denver City Council,

Unfair Monetary Burden Favoring the Rich & Hubris:

Two big reasons why you should vote against the proposed Packard's Hill District.

It is a financial burden that is unfair to the poor and elderly:

-The State tax credit for historic improvements is **fundamentally unfair**. The elderly and lower income residents who do not pay much, if any, State tax get NO benefit from this. **It favors the rich** and leaves out the residents who would most need monetary assistance with home improvements. When we have asked about this at meetings the response we heard was, "well it is better than nothing." (No, it is discrimination.)
-We contacted our insurance broker regarding how a historic designation may affect our homeowner's insurance premium. Her response was that, yes **it would increase the insurance premium** because of the additional rules, regulations and bureaucracy involved in rebuilding and repairing in a historic district. Also, our agent mentioned a recent memo their office received stating that "they would no longer be writing policies for homes in historic districts." The insurance industry is constantly evolving and assessing exposure; it is a fact that **becoming a historic district will affect homeowner's premiums, creating an additional unfair monetary burden on all residents and specifically the poor and elderly.**

This process has pitted neighbor against neighbor in the West Highlands:

-We have expressed our concerns with the residents who proposed the historic district and they don't listen; we have been interrupted, talked over, and called names. They have been unwilling to have an open discussion about other solutions to our mutual concerns about growth in the neighborhood. Where we live, on the 3200 block of Osceola, owners of 12 of the 23 address have signed in opposition to the district, the other 11 are pro-historic or ambivalent. Two of the main proponents live on the block, as do the several of the main opponents, and it is ugly and awkward to see each other in the street. It is not the "Mayberry" our area used to be thanks to egregious and entitled thinking that a few people know what is best for everybody. They do not. We regret the way this has divided us, but we didn't start this. We have been forced to defend ourselves at great expense.

Please vote NO on the proposed Packard's Hill District.

We would like to find fair solutions that address specific concerns of our growing neighborhood.

Sincerely,
Madeleine O'Connell
Owner of
3273 and 3275 Osceola St., Denver

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Susman, Mary Elizabeth - CC City Council Elected
Sent: Thursday, August 31, 2017 3:15 PM
To: Hahn, Kara L. - CPD CE2159 Principal City Planner
Subject: FW: Packard Hill Historic District

Mary Beth Susman

Denver City Council | District 5
720.337.5555 Phone | marybeth.susman@denvergov.org

From: Alecia Brown [mailto:alebrown5280@gmail.com]
Sent: Friday, July 07, 2017 10:45 AM
To: Susman, Mary Elizabeth - CC City Council Elected <MaryBeth.Susman@denvergov.org>
Subject: Packard Hill Historic District

Alecia Brown

3341 Newton St.

Denver, CO 80211

alebrown5280@gmail.com

July 7, 2017

To:

Mary Beth Susman

Denver Councilman, District 5

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

Phone: (720) 337-7701

Dear Councilwoman Susman,

My name is Alecia Brown and I reside at 3341 Newton Street with my husband, two sons (4 and 2 years old) and one fur-baby (dog). I have enjoyed living in the Highlands Neighborhood for seven years. Our family takes pride in the local

shops, restaurants, and community-enhancing events that are all within walking distance. We are also surrounded by friendly, caring neighbors who regularly get together potlucks and block parties.

Lately, there has been some unnecessary division in the neighborhood regarding the proposed historic district: Packard Hill. Although I am not a fan of the modern style houses in the neighborhood, I am **AGAINST** the Packard Hill Historic District. A random, self-appointed group decided which houses within the district boundary would “contribute”. No votes were made to give people the power to choose the “contributing” houses and no votes were taken to decide what characteristics would qualify a house for the Packard Hill Historic District. We would love to stay in the Highlands Neighborhood, and plan on popping the top to our house. Since my house has been deemed as “contributing”, we would be required to adhere to the City and County of Denver’s Landmark Preservation Commission (LPC). With the set guidelines, we would only be able to add one room during the pop-top; that’s not a financially responsible choice. Instead, we would need to move. With current living demands in Denver, we would have a house that no one wants to buy and that our family no longer fits in. Please consider these types of situations when you place your vote.

Sincerely,

Alecia “Ale” Brown

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Susman, Mary Elizabeth - CC City Council Elected
Sent: Saturday, September 09, 2017 2:53 PM
To: Hahn, Kara L. - CPD CE2159 Principal City Planner
Subject: Fwd: Packard Hill West Highlands Proposed Historic District

Another

Mary Beth Susman
Denver City Council | District 5
720-337-5555

----- Original message -----

From: Mark <altheablue2@comcast.net>
Date: 9/9/17 1:48 PM (GMT-07:00)
To: "Susman, Mary Elizabeth - CC City Council Elected" <MaryBeth.Susman@denvergov.org>
Cc: Landmark - Community Planning and Development <Landmark@denvergov.org>, "Hahn, Kara L. - CPD CE2159 Principal City Planner" <Kara.Hahn@denvergov.org>
Subject: Packard Hill West Highlands Proposed Historic District

Mary Beth Susman
Denver City Council
District Five
1437 Bannock Street, Rm 451
Denver, CO 80202

Via e-mail to: marybeth.susman@denvergov.org

Re: Packard Hill West Highlands Proposed Historic District

Councilwoman Susman:

I'm a Denver native, having spent the majority of my life living in Colorado and the last 30 years in Denver. My late wife and I purchased 3249 Osceola Street, a Victorian built in 1891 sitting on three city lots, in 1991, converting it back to a single family residence from its use as an apartment building.

I have continuously worked on this property, on the interior, exterior and landscaping, always improving, upgrading and maintaining the property. I've put a lot of sweat equity and money into my property, as have other longtime residents, contributing towards making this neighborhood one of the most desirable areas in Denver, to live. Property values have increased as have our property taxes.

I understand the desire to preserve the older character of West Highlands. However, I don't believe that creating an historic district is the answer. Such a designation significantly interferes with people's property rights. It is actually a very significant slap in the face to people like me who have worked tirelessly to improve their property.

It should not be up to government to tell people what they can do with their properties, subject to zoning and building standards. Historic designation will result in repair and remodeling being more expensive and onerous with needing

approval from neighborhood associations, the land preservation committee and the building department, depending on the project.

I should not be required to seek approval for what type of windows I chose to install as long as they comply with building codes; whether I choose to eliminate a Denver slope and install a retaining wall; or how I choose to landscape my yard. I chose not to live in a home owner's association controlled neighborhood. Imposing a historic district on my property does just that.

The main concern for those in favor of this district, relates to properties being scrapped and rebuilt with structures that do not fit with existing structures. However the proposed Packard Hill district has a large diversity in architectural styles and construction periods. An overlay district would better address scrapes and rebuilds. An historic district designation is over kill and wholly unnecessary.

It further appears that the majority of property owners in the proposed Packard Hill district are **opposed** to this designation, over one hundred signatures of owners in opposition. As such, I believe you have an obligation to oppose such a designation and I request that you do so.

Sincerely,

Mark Brandes
Attorney at Law
303-916-1983

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Tiffany Graves <tiffany.graves@gmail.com>
Sent: Thursday, September 14, 2017 6:07 PM
To: District 1 Comments; Flynn, Kevin J. - CC City Council Elected; Herndon, Christopher J. - CC City Council Elected; Brooks, Albus - CC City Council Elected; Lopez, Paul D. - CC City Council Elected; New, Wayne C. - CC City Council Elected; Black, Kendra A. - CC City Council Elected; Gilmore, Stacie M. - CC City Council Elected; Susman, Mary Elizabeth - CC City Council Elected; kniechatlarge; Kashmann, Paul J. - CC City Council Elected; Deborah Ortega - Councilwoman At Large; Clark, Jolon M. - CC City Council Elected; Landmark - Community Planning and Development; Hahn, Kara L. - CPD CE2159 Principal City Planner; Kevin OConnell
Subject: Letter regarding Packard Hill District
Attachments: landmark letter 09 14 17-signed.pdf

Please see my letter attached.

Thank you,
Tiffany Graves

09/14/17

Dear Denver City Council Members,

My name is Tiffany Graves and I lived at 3466 W 30th Ave, in the Allen M Ghost Historic District from 2013 until 2016. I lived there with my husband and our two daughters; now ages 6 and 2. My eldest daughter went to preschool at Edison Elementary school and we really enjoyed our neighborhood and wanted to stay there long term. We very much wanted to put down roots and have our daughters grow up in Denver.

I'm writing to you today to tell you my family's story, our experience with the City of Denver and Landmark Preservation. As our family grew we realized that our small bungalow was just not big enough for 4 people. When we purchased our house we knew we were buying a home in a Landmark district and we believed the marketing material published by Landmark that they would allow us to build on to our house in the future. We read the FAQs and it said additions were allowed. Landmark even highlights their permit approval rating as being high. But when we started exploring adding on to our home, what we learned was so disappointing and frustrating.

We learned that Landmark makes it very difficult to make changes to your house and their design guidelines are extremely rigid and expensive. We tried for a year to figure out what to do with our bungalow. We wanted to add a full pop top but Landmark guidelines didn't allow it. We could only do a partial 2nd story, which would separate our bedrooms. Landmark guidelines didn't allow for a side addition either. This would have kept our costs down while adding a 3rd bedroom which we desperately needed with our new baby. These were the only options that fit our budget, but both options are not allowed according to the Landmark guidelines.

We felt misled by the Landmark literature, exhausted and had no desire to continue to fight. My family couldn't afford the huge price tag of hiring an architect, of going through plans with the city, of remodeling our entire home to get a 3rd bedroom on the same level as the other bedrooms. We just needed a 3rd bedroom and there were 2 cost effective ways to accomplish that, yet Landmark wouldn't approve either option; side addition or full pop top. We realized there was no pathway for us to expand our home that didn't burden us with increase costs.

So after a year of trying, we gave up on the City of Denver and planned our move back to Arizona. We still own our house on 30th and like so many other homes on our block, it has turned into another rental. We talk about moving back but until something changes at a City Level; that is, the restrictive guidelines that the Landmark Preservation Committee has been allowed to place on home owners, then we will continue to live out of state.

I ask the City to review your guidelines on approving Historic Districts and create a system that is designed to preserve property rights. Landmark districts should only be approved when there is an overwhelming majority of residents who are in favor.

So in closing, I ask the City council, please respect property rights and **vote NO for the new Packard Hill Landmark District.**

Sincerely,

Tiffany Graves

Tiffany Graves

Phoenix, AZ

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: carol Purdy <cpurdy52@yahoo.com>
Sent: Friday, September 15, 2017 10:52 AM
Cc: Landmark - Community Planning and Development; karahahn@denvergov.org; Kevin OConnell
Subject: My Opposition to Packard Hill Historic District

Dear Council Member Rafael Espinoza,

I am writing to you to express my OPPOSITION to the formation of the Packard Hill Historic District.

I am a 65 year-old homeowner at 3715 W 32nd Ave, Denver 80211, having bought my house in 2010. I have lived in historic homes my whole life-- from Pennsylvania, Ohio, Vermont, Virginia, New Mexico, and Colorado. Never once have my residences been subject to aesthetic, and economic, regulation by any City Council. I care greatly about the vital economic success of the West Highland neighborhood, but having the city controlling how or what I do to my 117 year-old house is not going to improve it.

I'd appreciate your working to ensure your vote, and the rest of the City Council members vote, to oppose an historic district for our West Highland neighborhood. I vote in city elections, and I will only support those council members who heed their constituents' concerns.

Many thanks for your consideration,

Carol Purdy
3715 W 32nd Ave.
Denver, CO 80211

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Ron Johnson <rjohnson@studio3301.com>
Sent: Friday, September 15, 2017 11:35 AM
To: District 1 Comments; Lopez, Paul D. - CC City Council Elected; Susman, Mary Elizabeth - CC City Council Elected; Clark, Jolon M. - CC City Council Elected; Brooks, Albus - CC City Council Elected; Gilmore, Stacie M. - CC City Council Elected; Deborah Ortega - Councilwoman At Large; Flynn, Kevin J. - CC City Council Elected; Black, Kendra A. - CC City Council Elected; Kashmann, Paul J. - CC City Council Elected; Herndon, Christopher J. - CC City Council Elected; New, Wayne C. - CC City Council Elected; kniechatlarge
Cc: Landmark - Community Planning and Development
Subject: West Highlands/Packard Hill Historic District

This is being sent to all council members.

Dear council member,

I have lived in West Highlands for about 30 years. I liked the diversity of the neighborhood and the opportunity it provided home owners to improve their properties to suit their needs. The neighborhood is still diverse in terms of architecture, age of homes, age of residents, and almost any other characteristic that could be applied to a population. Now, a small group of people, who like the neighborhood so much that they want to freeze it in place, are petitioning to change the the neighborhood to a historical district. This affects the future of all who live here and any who might want to live here. It severely limits what home owners can do with their property to improve it or change it to suit their needs. If these newcomers want to live in a controlled community, that is fine. Such communities exist around the city and suburbs and would probably welcome them. But, please, I do not want these people telling me what I may or may not do with my property. If they think their home warrants historical designation, more power to them. Leave my home alone. Please let this neighborhood continue to change over time and reflect the diversity of its residents.

Thank you for your consideration,

Ron Johnson

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Shelley Fletcher <shelleyrfletcher@gmail.com>
Sent: Sunday, September 17, 2017 2:02 PM
To: Landmark - Community Planning and Development
Cc: District 1 Comments; Herndon, Christopher J. - CC City Council Elected; Flynn, Kevin J. - CC City Council Elected; Brooks, Albus - CC City Council Elected; Lopez, Paul D. - CC City Council Elected; New, Wayne C. - CC City Council Elected; Black, Kendra A. - CC City Council Elected; Gilmore, Stacie M. - CC City Council Elected; Susman, Mary Elizabeth - CC City Council Elected; kniechatlarge; Kashmann, Paul J. - CC City Council Elected; Clark, Jolon M. - CC City Council Elected; Kevin OConnell
Subject: No to Historic Districts

Dear Denver Landmark Commission and Denver City Council,

I am writing to express my opposition to the formation of the proposed Packard Hill Historic District. The issue is scheduled for public hearing at the council meeting on September 25, 2017.

I urge you to vote against the formation of Packard Hill and ask for your help in healing our neighborhood. The application process has been extraordinarily divisive and has created a neighbor versus neighbor atmosphere in a place that, until now, has been a very enjoyable place to live.

While acknowledging that growth and affordable housing are issues that we must address as a community, a historic district is the wrong tool in achieving desired results. A better approach to addressing these issues is a consensus-based solution, such as an overlay district.

Historic districts are a heavy-handed approach to preservation that forces the will of a minority of the residents upon individual property owners. The Denver Preservation Ordinance is critically flawed and should be modified. The process outlined in the Ordinance is inherently undemocratic as illustrated by the proposed Packard Hill District: many of us that live within its boundaries do not want to be in a historic district – yet we have been forced to defend ourselves at great personal time and expense.

The Landmark Preservation Design Guidelines are onerous and unfair. Imposition of these Guidelines will cost all of the residents within the boundaries additional time and money when attempting to make improvements. The Guidelines severely restrict a homeowner's ability to install solar panels and expand their living spaces (the restrictions on pop-tops create an enormous burden for growing families living in small homes on small lots).

In addition, the proposed tax credit scheme is biased and of little or no help for elderly and average income homeowners. The effect will be to drive these residents out of our neighborhood; creating more gentrification and a less diverse community.

I am wholeheartedly against the retroactive taking of property rights and urge the Council to vote against the formation of the Packard Hill. Also, I implore the Council to work legislatively to remedy the flaws in the preservation ordinance and direct City staff to employ consensus-building techniques to remedy to our growing pains. The quality of life in Denver will suffer as long as adverse, neighbor versus neighbor, approaches are chosen as preferred solution to our problems.

Sincerely,
Shelley Fletcher

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Andrew Fletcher <andrew.wm.fletcher@gmail.com>
Sent: Sunday, September 17, 2017 3:32 PM
To: Landmark - Community Planning and Development
Cc: District 1 Comments; Herndon, Christopher J. - CC City Council Elected; Flynn, Kevin J. - CC City Council Elected; Brooks, Albus - CC City Council Elected; Lopez, Paul D. - CC City Council Elected; New, Wayne C. - CC City Council Elected; Black, Kendra A. - CC City Council Elected; Gilmore, Stacie M. - CC City Council Elected; Susman, Mary Elizabeth - CC City Council Elected; kniechatlarge; Kashmann, Paul J. - CC City Council Elected; Clark, Jolon M. - CC City Council Elected; 'Kevin OConnell'
Subject: No to Historic Districts

Dear Denver Landmark Commission and Denver City Council,

I am writing to express my opposition to the formation of the proposed Packard Hill Historic District. The issue is scheduled for public hearing at the council meeting on September 25, 2017.

I urge you to vote against the formation of Packard Hill and ask for your help in healing our neighborhood. The application process has been extraordinarily divisive and has created a neighbor versus neighbor atmosphere in a place that, until now, has been a very enjoyable place to live.

While acknowledging that growth and affordable housing are issues that we must address as a community, a historic district is the wrong tool in achieving desired results. A better approach to addressing these issues is a consensus-based solution, such as an overlay district.

Historic districts are a heavy-handed approach to preservation that forces the will of a minority of the residents upon individual property owners. The Denver Preservation Ordinance is critically flawed and should be modified. The process outlined in the Ordinance is inherently undemocratic as illustrated by the proposed Packard Hill District: many of us that live within its boundaries do not want to be in a historic district – yet we have been forced to defend ourselves at great personal time and expense.

The Landmark Preservation Design Guidelines are onerous and unfair. Imposition of these Guidelines will cost all of the residents within the boundaries additional time and money when attempting to make improvements. The Guidelines severely restrict a homeowner's ability to install solar panels and expand their living spaces (the restrictions on pop-tops create a enormous burden for growing families living in small homes on small lots).

In addition, the proposed tax credit scheme is biased and of little or no help for elderly and average income homeowners. The effect will be to drive these residents out of our neighborhood; creating more gentrification and a less diverse community.

I am wholeheartedly against the retroactive taking of property rights and urge the Council to vote against the formation of the Packard Hill. Also, I implore the Council to work legislatively to remedy the flaws in the preservation ordinance and direct City staff to employ consensus-building techniques to remedy to our growing pains. The quality of life in Denver will suffer as long as adverse, neighbor versus neighbor, approaches are chosen as preferred solution to our problems.

Sincerely,

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Carolyn Snell <CarolynS@travelsociety.com>
Sent: Friday, September 15, 2017 3:33 PM
To: District 1 Comments; Flynn, Kevin J. - CC City Council Elected; Lopez, Paul D. - CC City Council Elected; Black, Kendra A. - CC City Council Elected; Susman, Mary Elizabeth - CC City Council Elected; Kashmann, Paul J. - CC City Council Elected; Clark, Jolon M. - CC City Council Elected; Herndon, Christopher J. - CC City Council Elected; Brooks, Albus - CC City Council Elected; New, Wayne C. - CC City Council Elected; Gilmore, Stacie M. - CC City Council Elected; kniechatlarge; Deborah Ortega - Councilwoman At Large; Hahn, Kara L. - CPD CE2159 Principal City Planner; Landmark - Community Planning and Development
Subject: OPPOSED to "Packard's Hill Historic District"
Attachments: WHNA Design and Preservation April 2015 update.pdf

Dear Denver City Council,

Please try to imagine how you would feel if some people, who you don't even know, tried to do something that affects your home and they didn't even have the courtesy to ask you for your opinion. Then imagine how you would feel when you found out later that many of these people were your neighbors! This is what has happened to us and our neighborhood.

My husband, Geoff Snell, and I own and live in our home at 3339 Lowell Blvd., which is located within the proposed "Packard's Hill Historic District". I am writing to you today because I am opposed to this and am I asking you to please vote against the formation of this district on September 25th, 2017.

I first learned about the proposed historic district on May 19, 2015 when I just happened to be looking at the West Highland Neighborhood Association (WHNA) website. This is where I found the April 2015 "update" posted by the Design and Preservation Committee (please see attachment). According to this update the committee had already been working on this for the previous **18 months**. During that 18-month period no one ever bothered to send a letter, make a phone call or leave us a note asking for our input or opinion. I would think reaching out to the homeowners who would be impacted by such a proposal would be the very first step in a process such as this, rather than one of the last steps. Kara Hahn publicly stated to city council members her group's efforts to contact every homeowner, but at no time did she ever explain to you how late in the process this was done.

One of the things that makes me the most angry is that the two committee chairs of the WHNA Design and Preservation Committee, Marilyn Quinn and Ginette Chapman, DO NOT EVEN LIVE WITHIN THE PROPOSED DISTRICT.

I have come to learn that anyone who lives in Denver can bring a landmark application forward against a homeowner's wishes and I believe this is fundamentally wrong. I have spoken with Marilyn Quinn on numerous occasions and the answers I always get from her are along the lines of "I like walking in your neighborhood." and "I bought in this area because of the character." She lives in a condo 2 blocks away.

After I learned the plans for this proposed district were underway, I started talking with MANY neighbors to find out if anyone had heard anything about this. My asking became the first time anyone I spoke with had heard about the proposed district and they all thought it was awful that NO ONE EVER BOTHERED TO INCLUDE US IN THE DISCUSSION!

The entire process is so completely unfair to property owners!

The people bringing this application forward have full-time staff such as Kara Hahn and other people at Landmark Preservation Commission, Historic Denver, History Colorado, etc. who can help guide them through a process they are already familiar with.

We are at such an unfair advantage because, unlike the pro-historic side, we do not have a full time staff member on our side, nor the time and resources to fight against this Goliath.

I have spent countless hours attending WHNA meetings just to try to stay on top of whatever the Design and Preservation Committee was up to.

I decided, at first, to keep an open mind and consider the other side of this issue, so I purposely participated in two very disappointing walking tours organized by the pro-Packard's Hill group.

It was shocking to me some of dilapidated and uninteresting architecture this group of people wants to restrict. Many of the homes in the proposed district are in total disrepair with brick and stucco literally crumbling – and the residents and landlords can't even manage to control their weeds.

On the contrary, the new contemporary style homes in our neighborhood are very well maintained including the landscaping.

I also intensely dislike the name, "Packard's Hill".

I would think, at the very least, we would be invited to be included in the naming process if we are having this forced upon us.

Neighborhoods should be about the people, not the structures.

One definition of neighbor is "a person who shows kindness or helpfulness toward his or her fellow humans". It truly saddens me to tell you I feel everyone who has been involved in pushing this historic district forward are the complete opposite of this definition.

Please vote against the proposed Packard's Hill historic district and work to change this process to be more fair.

Yours truly,

Carolyn Snell
3339 Lowell Blvd.
Denver, CO 80211

(303) 257-7924

West Highland Neighborhood Association

Home » Design and Preservation Committee » Design and Preservation Committee, April 2015 Update

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Design and Preservation Committee, April 2015 Update

Next Meeting

Date: September 1, 2015

Time: 7:00 pm

Location: Highland Event Center, 2945

Julian Street

Agenda: TBD

Join WHNA

Click here to find out if you live in the West Highland neighborhood of Denver, check your current membership status, and/or pay your dues online.

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This entry was posted in [Design and Preservation Committee](#), [Latest News](#) and tagged [Alliance Residential](#), [Broadstone Highlands Square](#), [historic district](#), [Packard Hill](#), [Red Peak](#) on April 7, 2015 by Trevor Greco

The Design and Preservation Committee has been working for the last 18 months to pursue designation of a new historic district. The proposed Packard Hill historic district is roughly bounded by 32nd Ave, 35th Ave, Lowell Blvd, and Osceola St. Designation of such a district, alongside the Wolff Place and Ghost districts in West Highland, would help the neighborhood to preserve its special characteristics. We've been connecting with residents, researching the history of the area and buildings, and meeting with city officials in preparation for submitting a proposal to city council. Most recently, we partnered with Historic Denver to submit a grant application to the State Historical Fund for money that will help us with research and outreach. We expect to hear whether we've received an award this summer.

In addition, the DP committee has considered proposals by several homeowners for new construction in the Ghost historic district. Neighborhood comment was required before these homeowners could seek the Landmark Preservation Commission's approval of the proposals. In one case, the homeowners proposed a second-story addition and made significant alterations to the design based on the committee's comments. Committee members are providing supportive comments on this proposal to the LPC at its April 7 meeting. In another case, the committee suggested that a homeowner refurbish an existing Victorian home in the Ghost district and build a new home on the adjoining lot, rather than making a massive addition to the Victorian home. The homeowner agreed. He received zoning approval for the lot split, is currently renovating the Victorian, and is revising the design for the new home in response to the DP committee's comments. On April 2, four members of the DP committee met with senior staff of Alliance Residential, the company developing Broadstone Highlands Square

West Highland Neighborhood Association



West Highland Neighborhood Association

Like



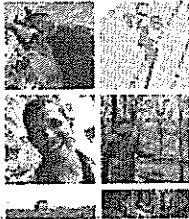
West Highland Neighborhood Association created an event.

May 7 at 11:11am



WHNA May 18th Social
Monday, May 18 at 5:00pm in MDT
3420 W 32nd Ave.

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(formerly the Red Peak development). We are providing feedback on some aspects of the proposed building design. Although the developer has largely finalized the plans at this point, we hope to persuade the developer to make some modest modifications to the proposed design to fit better with the historic character of the neighborhood.

The DP committee meets about every month, and we would welcome new members or volunteers. Please contact co-chairs Marilyn Quinn (rigaq182@comcast.net) and Ginette Chapman (ginette.chapman@gmail.com) with any questions.

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City Council Election District 1 Debate →



Hahn, Kara L. - CPD CE2159 Principal City Planner

From: alex lafleur <alexlafleur80@gmail.com>
Sent: Friday, September 15, 2017 7:25 AM
To: Hahn, Kara L. - CPD CE2159 Principal City Planner; Kevin OConnell
Subject: packard hill district

Dear Kara,

I am writing to you to oppose the Packard Hill Historic district as a property owner. I don't want additional government regulation to govern what I can and cannot do with my property. I am also upset that you are using tax payer dollars to fund the historic district and you never asked the residents of this area if they want your historic district. This is oppressive government regulation that is upsetting your voter base. I'm an active voter and will be choosing my candidates carefully in the next city council election based on this issue.



-Alex Lafleur

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Outofbounds71914 <outofbounds71914@aol.com>
Sent: Friday, September 15, 2017 7:40 AM
To: District 1 Comments; Lopez, Paul D. - CC City Council Elected; Susman, Mary Elizabeth - CC City Council Elected; Clark, Jolon M. - CC City Council Elected; Brooks, Albus - CC City Council Elected; Gilmore, Stacie M. - CC City Council Elected; Deborah Ortega - Councilwoman At Large; Flynn, Kevin J. - CC City Council Elected; Black, Kendra A. - CC City Council Elected; Kashmann, Paul J. - CC City Council Elected; Herndon, Christopher J. - CC City Council Elected; New, Wayne C. - CC City Council Elected; kniechatlarge; Landmark - Community Planning and Development; Hahn, Kara L. - CPD CE2159 Principal City Planner
Cc: keepwesthighlandfree@gmail.com
Subject: Oppose the Packard Hill Historic District

Dear Council Members,

I am writing to you to oppose the proposed Packard Hill Historic district as a property owner of 3265 Newton St. I do not want additional government regulation to determine what I can and cannot do with my property. I have personally seen the hardships historic status can create for property owners on so many levels and fail to see any overwhelming advantages. I also feel it would be negligent to approve this without actively asking the residents of this area their opinion of adopting a historic status. I am an active voter and will choose my candidates carefully in the next city council election based on this issue.

Tori Gustafson
3265 Newton St.
303-229-8159

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Susman, Mary Elizabeth - CC City Council Elected
Sent: Friday, September 15, 2017 5:12 PM
To: Hahn, Kara L. - CPD CE2159 Principal City Planner
Subject: Fw: Oppose Packard Hill Historic District

Mary Beth Susman

Denver City Council | District 5
720.337.5555 Phone | 720.337.5559 Fax
marybeth.susman@denvergov.org | [Dial 3-1-1 for City Services](#)

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From: Garrett Tibbetts <gtibbetts@pes-co.com>
Sent: Friday, September 15, 2017 5:01 PM
To: Susman, Mary Elizabeth - CC City Council Elected
Subject: Oppose Packard Hill Historic District

Dear Marybeth Susman Council Member,

I am writing to you to **oppose** Packard Hill Historic district as a property owner at 3428 Newton St. Denver CO 80211. I don't want additional government regulation to govern what I can and cannot do with my property. I am also upset that you are using tax payer dollars to fund the historic district and you never asked the residents of this area if they want your historic district. This is oppressive government regulation that is upsetting your voter base. I'm an active voter and will be choosing my candidates carefully in the next city council election based on this issue.

Please consider doing the right thing for your constituents.

Thank you Garret and Jennifer Tibbetts

Garrett Tibbetts
Power Equipment Specialists, Inc.
303-504-0885 cell
gtibbetts@pes-co.com
www.pes-co.com

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Hahn, Kara L. - CPD CE2159 Principal City Planner

From: David Gartenberg <david.gartenberg@gmail.com>
Sent: Sunday, September 17, 2017 4:16 PM
Subject: Please Vote No on Historic District

Dear Council Members,

I am writing to you to oppose the Packard Hill Historic district as a resident who would be severely impacted by this. I don't want additional government regulation to govern what I can and cannot do with my property. I am also upset that you are using tax payer dollars to fund the historic district and you never asked the residents of this area if they want your historic district. This is oppressive government regulation that is upsetting your voter base. I'm an active voter and will be choosing my candidates carefully in the next city council election based on this issue.

I look forward to hearing from you,

Best,
David Gartenberg

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Elizabeth Rafert <liz.rafert@gmail.com>
Sent: Thursday, September 21, 2017 10:42 AM
To: Espinoza, Rafael G. - CC City Council Elected; Flynn, Kevin J. - CC City Council Elected; Lopez, Paul D. - CC City Council Elected; Black, Kendra A. - CC City Council Elected; Susman, Mary Elizabeth - CC City Council Elected; Kashmann, Paul J. - CC City Council Elected; Clark, Jolon M. - CC City Council Elected; Herndon, Christopher J. - CC City Council Elected; Brooks, Albus - CC City Council Elected; New, Wayne C. - CC City Council Elected; Gilmore, Stacie M. - CC City Council Elected; kniechatlarge; Deborah Ortega - Councilwoman At Large; Landmark - Community Planning and Development
Subject: I do not support Packard's Hill Historic District

I am a homeowner in the proposed district and although I initially signed a petition in favor of the district I do not think the limitations of a historic district will be fair for all homeowners. I would like some mechanism for preventing huge buildings from being built here but historic district designation doesn't seem like the right way to me.

Thank you.
- Liz Rafert

Hahn, Kara L. - CPD CE2159 Principal City Planner

From: Cindy Ollig <cindy@thepetperfectpetal.com>
Sent: Wednesday, September 20, 2017 8:25 PM
To: Hahn, Kara L. - CPD CE2159 Principal City Planner
Subject: Packard Historic

This email serves to note that I am AGAINST the Packard Hill Historic District and will vehemently voice my opposition at the meeting and in writing. PLEASE DON'T DO THIS ..

CINDY OLLIG OWNER|DESIGNER
Mobile 303.905.9193 | The Perfect Petal 303.480.0966 x2
cindy@thepetperfectpetal.com

The Perfect Petal
3600 West 32nd Ave, Suite B Denver, CO 80211

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Facebook: [Perfect Petal Denver](#)
Instagram: [thepetperfectpetal](#)

