From:	Paula Johnson
To:	District 1 Comments
Cc:	dencc - City Council
Subject:	Support for Packard Hill Historic DIstrict
Date:	Sunday, September 24, 2017 9:31:34 AM

Good morning Councilman Espinoza and other esteemed Members of City Council,

I'm writing this morning, as a resident in District One, to communicate my support for Packard Hill Historic District. I live in a North Denver historic district, the Witter Cofield Historic District, and I have seen firsthand the positive, community benefits experienced as a result of historic districts.

When my husband and I purchased our home in late 2014, one of the primary reasons we were able to purchase a home in a highly competitive real estate market is because the home we purchased is a contributing structure in a historic district, which meant developers could not purchase the home and tear it down to build multi-housing units. Our home's location in a Historic District allowed us to purchase it for fair market value as members of the "Millennial" age group, while many of our friends have been forced to continue renting as home prices have rocketed in Denver. This is one of the oft overlooked benefits of a Historic District!

My husband and I also both like historic homes and appreciate the unique features in our house. We are currently planning a major home renovation in the spring of 2017 that will make our house large enough to start a family as we enter into the next phase of our life. As owners of a contributing structure in a historic district, we are planning appropriately in our design phase for landmark review that will need to be undertaken but anticipate being unaffected by any limitations in our neighborhood. Historic district landmark requirements are not deterring how we plan on renovating our house. We are going to be able to add onto our house in a way that will improve our lives, increase our real estate value and continue to maintain the historic integrity that makes the Witter Cofield Historic District one of a kind.

As an actual homeowner in a historic district in the Sloans Lake and Highlands Square area, my support extends to the proposed Packard Hill DIstrict. I support the continued and reasonable use of historic districts to recognize and protect neighborhoods with both character and history. Additionally, as a homeowner seeking to do a major renovation to a contributing structure, I also do not find the historic landmark guidelines overburdensome. In my experience, Historic Districts do not restrict homeowners, they simply preserve and enrich the future of the neighborhood.

Thank you for your time.

Best Regards,
Paula & Graham Johnson
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