

## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Landmark - Community Planning and Development  
**Sent:** Tuesday, June 20, 2017 11:32 AM  
**To:** Hahn, Kara L. - CPD PS Landmark Preservation  
**Subject:** FW: Packard's Hill Historic District

**From:** Stacy Schmidt [mailto:stacyschmidt@gmail.com]  
**Sent:** Monday, June 19, 2017 4:42 PM  
**To:** Landmark - Community Planning and Development <Landmark@denvergov.org>  
**Subject:** Packard's Hill Historic District

To whom it may concern,

I just wanted to pass along my sentiments about the proposed historic district here in the Highlands. I fully support the designation of historic status for our neighborhood. I understand both sides of the argument, and for me and my family, it would certainly be beneficial to have this application approved and passed. There has already been too much historic value destroyed by highrise buildings and residences that take away from our neighborhood's charm. We would love to be able to raise our infant daughter in this charming neighborhood and hope that there is enough support from others to preserve our neighborhood.

Thank you,  
Stacy Schmidt  
Homeowner at 3415 Meade St.

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**Stacy L. Schmidt, PhD**  
[stacyschmidt@gmail.com](mailto:stacyschmidt@gmail.com)  
979.203.9557



## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Landmark - Community Planning and Development  
**Sent:** Friday, June 23, 2017 5:30 PM  
**To:** Hahn, Kara L. - CPD PS Landmark Preservation  
**Subject:** FW: Packards Hill

-----Original Message-----

**From:** Linda Paulsen [mailto:lsuep@q.com]  
**Sent:** Friday, June 23, 2017 5:14 PM  
**To:** Landmark - Community Planning and Development <Landmark@denvergov.org>  
**Subject:** Packards Hill

Dear Friends,

As a property owner since 1990 in the proposed historic district, I'm delighted to add my support for this designation. I believe that the success of this area is because of its historic charm. People love to come to Highlands, because there is a "there" there!

When I built an addition to my 1911 home 13 years ago, it was my pleasure to work with an architect to keep the addition in harmony with the house and the neighborhood. I love the way it settles in perfectly with its surroundings, and contributes to the Highlands "thereness."

Sincerely,  
Linda Paulsen  
3421 Newton St.

## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** M&M <mmjonsson2@q.com>  
**Sent:** Thursday, June 29, 2017 4:40 PM  
**To:** Landmark - Community Planning and Development  
**Cc:** packardshill.denver@gmail.com  
**Subject:** Input on proposed Packard's Hill historic designation

I am a homeowner in Packard's Hill. I am very excited that you are considering our neighborhood for designation as a historic district. I see the historic designation as a win-win proposition. It would allow homeowners the freedom to pursue additional space and functionality in their homes while preserving the rich visual character and unique history that has attracted so many buyers to this neighborhood over the decades. All would benefit from the resulting increases in property values. I strongly support the proposed historic district, along with several of my neighbors.

Thank you for your consideration.

Mary Margaret Jonsson  
3278 Meade Street  
Denver, C) 80211

## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Eric Lane <ericmlane@yahoo.com>  
**Sent:** Thursday, June 29, 2017 7:09 PM  
**To:** Landmark - Community Planning and Development  
**Cc:** Packard Hill Neighbors  
**Subject:** I support Packard's Hill

Dear Landmark Preservation Commission,

I have thought long and hard about the designation of an historic district that would include my 1906 Denver cottage on Osceola Street. And I've talked to many neighbors in my community that would also be affected. There is a tremendous amount of support and excitement about the opportunity to preserve the historical and architectural integrity of our area. We have a terrific density of houses that are still intact from the late 1800s and early part of the 1900s. And I love the diversity of homes - cottages, bungalows, Denver squares, etc. It's this character that drew me to this neighborhood when I purchased my home in 2000.

While being in an historic district comes with some restrictions on exterior changes, I gladly accept the additional process that will be required in order to ensure that changes I want to make to my house will help preserve the character of the neighborhood I have enjoyed being a part of for the past 17 years. Given everything we stand to gain with or lose without the protections and guidance that come with an historic district, I value and appreciate the opportunity to establish the Packard's Hill HD and I strongly encourage you to support our community's effort to help shape our community's future growth, stability, and change.

Appreciatively,

Eric Lane  
3291 Osceola St

## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Yvette Harrell <yvetteharrell58@gmail.com>  
**Sent:** Thursday, June 29, 2017 7:27 PM  
**To:** Landmark - Community Planning and Development  
**Subject:** Packard's Hill Proposed Historic District

Ladies and Gentlemen:

It is so important to John and me that the continuity of our neighborhood be preserved. We purchased our home at 3425 Lowell Boulevard 27 years ago this coming November after having looked at numerous neighborhoods around Denver. We were impressed by the welcome presence of the number of homes on Denver's historic registry as well as the other styles that fit with the overall continuity of the neighborhood. Over the years we have had families stop by from time to time to revisit our home and to contribute all that they remember from having lived in this neighborhood. All have indicated that they are pleased to see that the neighborhood has retained its friendly atmosphere with its old homes.

We believe people are a lot like us; they buy a home with the thought that the surrounding neighborhood will be relatively the same over time. We think a historic designation for our neighborhood will help to retain its ambiance and therefore be of great value to the current residents who have lived here for a long time. Most of the residents in our neighborhood have lived here for between 10 - 25 years or more.

History destroyed cannot be replaced. There are some historic homes in the Packard's Hill District that are important contributors to Denver's history as a city. We would like to see the surrounding area be preserved for future Denver residents who will be looking for the kind of neighborhood that ours currently offers. Accordingly, we humbly ask that the application for a historic district for Packard's Hill be considered favorably.

Respectfully submitted,

John and Yvette Harrell  
3425 Lowell Boulevard  
Denver, CO 80211

## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Landmark - Community Planning and Development  
**Sent:** Monday, July 03, 2017 8:47 AM  
**To:** Hahn, Kara L. - CPD PS Landmark Preservation  
**Subject:** FW: Supporting the Packard's Hill Historic District

Abigail Christman | Senior City Planner—Landmark Preservation  
Community Planning and Development | City and County of Denver  
p: (720) 865-2908 | [abigail.christman@denvergov.org](mailto:abigail.christman@denvergov.org)  
[DenverGov.org/CPD](http://DenverGov.org/CPD) | [@DenverCPD](https://twitter.com/DenverCPD) | [Take our Survey](#)

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**From:** Steve Gaty [<mailto:gatys@earthlink.net>]  
**Sent:** Saturday, July 01, 2017 6:51 AM  
**To:** Landmark - Community Planning and Development <[Landmark@denvergov.org](mailto:Landmark@denvergov.org)>  
**Cc:** [packardshill.denver@gmail.com](mailto:packardshill.denver@gmail.com)  
**Subject:** Supporting the Packard's Hill Historic District

Good morning – I'm writing in support of the proposed Packard's Hill Historic District. I have lived in my house on Newton Street for the past 21 years, and one of the things I cherish about the neighborhood is its historical character, embodied in the houses that provide a link to the neighborhood's history. I am very much in favor of preserving the architecture and character of the neighborhood, and enthusiastically support the historic district.

Please consider the district proposal favorably. I'm happy to provide further thoughts or talk directly if that is helpful.

Thanks for your consideration -

Steve Gaty  
3247 Newton Street  
303 561-3988

## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** m <gwcole60@aol.com>  
**Sent:** Monday, July 03, 2017 11:13 AM  
**To:** Hahn, Kara L. - CPD PS Landmark Preservation  
**Subject:** Packard Hill Historic District

As a member of Historic Denver and History Colorado I strongly support historic districts this in is a particular imoortant one for its location and buildings.

George Cole  
gwcole60@aol.com

## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Michael Smith <michael.patrick.smith@gmail.com>  
**Sent:** Tuesday, July 04, 2017 6:23 PM  
**To:** Hahn, Kara L. - CPD PS Landmark Preservation  
**Subject:** Packard Hill Historic District - Letter of Support

Hello,

I live at 25th/King Street in an 1894 Victorian home, and I strongly support historic designation for the Packard Hill historic district. My wife and I run nearly every morning among the beautiful neighborhood blocks comprising the proposed district. At least 1-4 nights each week, we also like to grab dinner, beers, or ice cream in the Highlands and stroll and admire the stunning architecture and sense of place of this neighborhood. Our decision to spend money and time in this neighborhood is precisely because we love the historic beauty of the neighborhood. We may even decide to move up a few blocks to another old historic home in the proposed historic district someday. In fact, living in a recognized and protected historic district is a huge benefit for which we'd pay more for a house.

Now, perhaps more than any time in the city's history, historic designation is needed. Houses and entire city blocks are being eviscerated in Sloans Lake, Jefferson Park, and West Highlands and other areas across the city. Packard Hill represents a significant opportunity for the citizens of this great city to prevent that from occurring for some of our amazing homes. Please acknowledge and preserve the historical significance for Packard Hill for future generations. I implore you: please approve the historic district designation.

Thanks,  
Mike



## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Landmark - Community Planning and Development  
**Sent:** Wednesday, July 05, 2017 9:24 AM  
**To:** Hahn, Kara L. - CPD PS Landmark Preservation  
**Subject:** FW: Packards Hills Historic District

Krystal Marquez | Associate City Planner Landmark Preservation, Community Planning & Development | City and County of Denver  
p: (720) 865-2944 | krystal.marquez@denvergov.org

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-----Original Message-----

From: chris miles [mailto:chris@wcmiles.com]  
Sent: Wednesday, July 05, 2017 1:10 AM  
To: Landmark - Community Planning and Development <Landmark@denvergov.org>  
Cc: packardshill.denver@gmail.com  
Subject: Packards Hills Historic District

Hello,

I am a home owner within the proposed Packards Hill Historic District. I have owned my house for 16 years and I am in favor of the Historic Designation for my neighborhood. I believe the Historic Designation will help to preserve the historic charm while still allowing development and home improvements within the area.

I grew up close to this neighborhood and have a long family history in the area. My Great Grandfather moved his family to North Denver in the 1910s. In the 1920s he bought a house next to Edison Elementary on the edge of the now proposed historic district just a few blocks from where I live now. My Grandfather grew up in this house and went to Edison, the same school that his 2 Great Grandchildren now attend (my son and daughter).

Because of these deep family ties to the area, the history of the area is important to me. The history matters. My family loves this area and wants to see the area improve where needed but still preserve the history that has been part of my family for the past hundred years. I believe the guidelines of the Historic Designation will do this.

Thank you  
Chris Miles  
3286 Meade St

## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Landmark - Community Planning and Development  
**Sent:** Wednesday, July 05, 2017 4:50 PM  
**To:** Hahn, Kara L. - CPD PS Landmark Preservation  
**Subject:** FW: Packard's Hill Neighbors

Krystal Marquez | Associate City Planner  
Landmark Preservation, Community Planning & Development | City and County of Denver  
p: (720) 865-2944 | [krystal.marquez@denvergov.org](mailto:krystal.marquez@denvergov.org)

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**From:** s-r.oram [mailto:s-r.oram@comcast.net]  
**Sent:** Wednesday, July 05, 2017 4:15 PM  
**To:** Landmark - Community Planning and Development <Landmark@denvergov.org>  
**Cc:** packardshill@gmail.com  
**Subject:** Packard's Hill Neighbors

Dear Landmark Commissioner,

We are writing to you in support of the proposed historic district, Packard's Hill, in Denver's West Highland neighborhood.

I've owned our property here in the proposed district for almost 39 years (and my wife, co-owned for over 27). We both strongly support the proposed designation.

In spite of some opposition, we think the oversight that the Commission renders will be beneficial to everyone within the prescribed area and will be appreciated by both current and subsequent homeowners. Most people who live in this old historic neighborhood like its architectural appearance, and we want to

preserve it.

On behalf of the many, many neighbors I've spoken to in our area, please consider our application favorably.

Sincerely,

Roger and Stephanie Oram  
3220 Newton St.  
Denver, CO 80211

## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** paola <pg@paolagiolo.com>  
**Sent:** Thursday, July 06, 2017 3:58 AM  
**To:** Landmark - Community Planning and Development  
**Cc:** packardshill.denver@gmail.com  
**Subject:** Packard's Hill Historic District

To whom it may concern,

I am writing to say I am in strong support of the proposed Packard's Hill Historic District. I have owned my home within the proposed historic district for 16 years and love the character and history that the neighborhood offers. I believe the proposed historic district is very important in helping to preserve this history and unique charm.

Thanks you,  
Paola Giolo  
3286 Meade St

## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Landmark - Community Planning and Development  
**Sent:** Friday, July 07, 2017 1:38 PM  
**To:** Hahn, Kara L. - CPD PS Landmark Preservation  
**Subject:** FW: Packards Hill Stewardship for future generations

**From:** shoe gazer [mailto:shugazer@gmail.com]  
**Sent:** Friday, July 07, 2017 1:05 PM  
**To:** Landmark - Community Planning and Development <Landmark@denvergov.org>  
**Subject:** Packards Hill Stewardship for future generations

I am in full support of the proposed historic district of Packards hill. Denver has lost too many historic homes and unfortunately the over all character of the city has been sacrificed to benefit builders who are scraping down home after home just to build plywood boxes that will only last 40 years. If you have traveled to the east coast or to Europe you know the importance of putting preservation and integrity over the benefit of developers building low quality buildings.

Thank you

Ryan Rose

1899 York st

Denver, CO 508\*287\*9174

## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Landmark - Community Planning and Development  
**Sent:** Wednesday, July 12, 2017 9:05 AM  
**To:** Hahn, Kara L. - CPD PS Landmark Preservation  
**Subject:** FW: Packard's Hill

Krystal Marquez | Associate City Planner  
Landmark Preservation, Community Planning & Development | City and County of Denver  
p: (720) 865-2944 | [krystal.marquez@denvergov.org](mailto:krystal.marquez@denvergov.org)

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**From:** Stacey Riley [<mailto:stacyhum@yahoo.com>]  
**Sent:** Friday, July 07, 2017 8:22 PM  
**To:** Landmark - Community Planning and Development <[Landmark@denvergov.org](mailto:Landmark@denvergov.org)>  
**Subject:** Packard's Hill

Hello,

I am writing in support of the Packard's Hill neighborhood becoming registered as an historic district/neighborhood. I look forward to learning the outcome.

Sincerely,  
Stacy Riley  
Denver resident

Performances, shoots, pics, and more... Follow [Stacey Riley on Facebook!](#)

*"We are very near greatness: one step and we are safe; can we not take the leap?"*

*- Ralph Waldo Emerson*

## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Landmark - Community Planning and Development  
**Sent:** Wednesday, July 12, 2017 9:06 AM  
**To:** Hahn, Kara L. - CPD PS Landmark Preservation  
**Subject:** FW: Letter of support

Krystal Marquez | Associate City Planner  
Landmark Preservation, Community Planning & Development | City and County of Denver  
p: (720) 865-2944 | [krystal.marquez@denvergov.org](mailto:krystal.marquez@denvergov.org)

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**From:** Jamie Parrish [<mailto:jamiensparrish@gmail.com>]  
**Sent:** Sunday, July 09, 2017 8:27 AM  
**To:** Landmark - Community Planning and Development <[Landmark@denvergov.org](mailto:Landmark@denvergov.org)>  
**Cc:** [packardshill.denver@gmail.com](mailto:packardshill.denver@gmail.com)  
**Subject:** Letter of support

Hello to you,

I wanted to write you and proclaim my deep support of the Packards Hill Historic District being proposed for my neighborhood in West Highlands. My family and I are homeowners at 3210 Osceola Street. We have lived in this neighborhood since Halloween of 2006. We love this neighborhood. It was interesting that we moved to a street named Osceola given it was my great grandmother's name.

The kids are stirring so I will keep this brief. We are in support, we have offered our time and energy in this endeavor for many months now, and we respect the process and all who have poured their hearts and energy into this important work. We will be at the July 18th meeting at the Webb building to share our support of this endeavor.

Thank you very much!

Jamie (William husband, Hank 5, Vera 3, and Buttercup 12)

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"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has."

-Margaret Mead

## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Landmark - Community Planning and Development  
**Sent:** Wednesday, July 12, 2017 9:06 AM  
**To:** Hahn, Kara L. - CPD PS Landmark Preservation  
**Subject:** FW: Packard's Hill historic district...

Krystal Marquez | Associate City Planner  
Landmark Preservation, Community Planning & Development | City and County of Denver  
p: (720) 865-2944 | [krystal.marquez@denvergov.org](mailto:krystal.marquez@denvergov.org)

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**From:** Chris Vasiliotis [<mailto:vasiliotis@hotmail.com>]  
**Sent:** Sunday, July 09, 2017 1:38 PM  
**To:** Landmark - Community Planning and Development <[Landmark@denvergov.org](mailto:Landmark@denvergov.org)>  
**Subject:** Packard's Hill historic district...

Hello,

I am writing in support of establishing a historic district in the Packard's Hill area of Denver in West Highlands. My wife and I are property owners in the proposed district, and hope to continue to preserve the unique and historic area in which we've chosen to live.

We love the age and character and quality of the homes in our neighborhood, as well as the types of people and families it attracts. We wouldn't want to live anywhere else in Denver, and want to preserve the charm that has led us to fall in love with this particular location.

Thank you for your part in helping to make this possible!

Best regards,

Chris Vasiliotis  
3439 Osceola Street



## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Landmark - Community Planning and Development  
**Sent:** Wednesday, July 12, 2017 9:06 AM  
**To:** Hahn, Kara L. - CPD PS Landmark Preservation  
**Subject:** FW: Letter of Support-Packards Hill

Krystal Marquez | Associate City Planner  
Landmark Preservation, Community Planning & Development | City and County of Denver  
p: (720) 865-2944 | [krystal.marquez@denvergov.org](mailto:krystal.marquez@denvergov.org)

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**From:** Will Chesser [[mailto:w\\_chesser@hotmail.com](mailto:w_chesser@hotmail.com)]  
**Sent:** Sunday, July 09, 2017 9:16 PM  
**To:** Landmark - Community Planning and Development <[Landmark@denvergov.org](mailto:Landmark@denvergov.org)>  
**Cc:** [packardshill.denver@gmail.com](mailto:packardshill.denver@gmail.com)  
**Subject:** Letter of Support-Packards Hill

To whom it may concern,

I am writing to voice my support for the Packards Hill Historic District being proposed in the West Highlands. My family have lived in the proposed district boundaries at 3210 Osceola Street for over 10 years and could not be more excited that the area is finally being formally recognized for the historical significance of the homes and former residents of the area. We firmly believe the establishment of the historic district is vital to preserve this history and the feel of the area that we love. I'm confident that you will find the application and accompanying documentation compelling and clear in justification for establishing the district and thank you for your consideration.

Sincerely,

Will Chesser

## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Landmark - Community Planning and Development  
**Sent:** Wednesday, July 12, 2017 9:07 AM  
**To:** Hahn, Kara L. - CPD PS Landmark Preservation  
**Subject:** FW: Proposed Packard's Hill Historic District

Krystal Marquez | Associate City Planner  
Landmark Preservation, Community Planning & Development | City and County of Denver  
p: (720) 865-2944 | [krystal.marquez@denvergov.org](mailto:krystal.marquez@denvergov.org)

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**From:** Steven Davis [<mailto:sdavis7625@gmail.com>]  
**Sent:** Monday, July 10, 2017 6:16 AM  
**To:** Landmark - Community Planning and Development <[Landmark@denvergov.org](mailto:Landmark@denvergov.org)>; [packardshill.denver@gmail.com](mailto:packardshill.denver@gmail.com)  
**Subject:** Proposed Packard's Hill Historic District

Landmark Commission-

I am a supporter of the effort to establish this Historic District.

As an owner of a historic home, the Bosler House, I am reminded daily of the importance of the historic homes in our neighborhood. People in the neighborhood and visitors to our City pass by our home every day and comment that they are delighted that it has been preserved and are curious about the history of the house and the area. Tours of our house are a delight to people when they hear about the original owners and the stories of their lives.

As a builder in the neighborhood, I am constantly working with people that are looking to purchase revitalized old homes. There is a great demand for the older homes that have been brought up to modern standards.

I only wish that a Historic District would be established around Highland Park!

--

Steven H. Davis  
[303-807-0750](tel:303-807-0750)  
[sdavis7625@gmail.com](mailto:sdavis7625@gmail.com)

## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Landmark - Community Planning and Development  
**Sent:** Wednesday, July 12, 2017 9:07 AM  
**To:** Hahn, Kara L. - CPD PS Landmark Preservation  
**Subject:** FW: Letter of Support for Packard's Hill nomination

Krystal Marquez | Associate City Planner  
Landmark Preservation, Community Planning & Development | City and County of Denver  
p: (720) 865-2944 | [krystal.marquez@denvergov.org](mailto:krystal.marquez@denvergov.org)

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**From:** [egeniewhee@aol.com](mailto:egeniewhee@aol.com) [mailto:[egeniewhee@aol.com](mailto:egeniewhee@aol.com)]  
**Sent:** Monday, July 10, 2017 1:12 PM  
**To:** Landmark - Community Planning and Development <[Landmark@denvergov.org](mailto:Landmark@denvergov.org)>  
**Cc:** [packardhill.denver@gmail.com](mailto:packardhill.denver@gmail.com)  
**Subject:** Letter of Support for Packard's Hill nomination

Dear Landmark Preservation Commission,

I am writing today to request that you support the nomination for the Packard's Hill Historic District. I want to make sure that my three grandchildren - all Denver residents age 9 (twins) and 12 and their future children will have an opportunity to see and appreciate part of their ancestral neighborhood.

My great-grandparents, Francis and Carl Occhiato, settled in "North Denver" in the late 1880s not far from Packard's Hill. Shortly after, their third child, my grandfather, Philip Occhiato, was born. For many years I lived at 3100 West 37th Avenue, on the same block where my family had lived for over 75 years. My grandpa's sister, Rose Occhiato Iacino and her husband Frank, build five homes on that block - one for each of their five children. My cousin, the late Duchess Iacino Scheitler, grew up on that block. It is very close to Packard's Hill, between Irving and Grove.

It saddens me greatly to see the destruction of so many homes in "North Denver." I cried when I saw a whole block of homes gone from across the street of Woodbury Library.

I feel these homes should be saved not only for the residents of Denver, like my grandchildren, but for all of us who have lived in the Mile High City and for all visitors to Denver.

Respectfully,

Elizabeth J. Wheeler  
A Denver Native  
2315 Elderberry Court  
Grand Junction, CO 81506

## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Landmark - Community Planning and Development  
**Sent:** Wednesday, July 12, 2017 9:07 AM  
**To:** Hahn, Kara L. - CPD PS Landmark Preservation  
**Subject:** FW: Packard's Hill Historic District

Krystal Marquez | Associate City Planner  
Landmark Preservation, Community Planning & Development | City and County of Denver  
p: (720) 865-2944 | [krystal.marquez@denvergov.org](mailto:krystal.marquez@denvergov.org)

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**From:** Stephanie Goldammer [mailto:[steph80211@gmail.com](mailto:steph80211@gmail.com)]  
**Sent:** Tuesday, July 11, 2017 3:05 PM  
**To:** Landmark - Community Planning and Development <[Landmark@denvergov.org](mailto:Landmark@denvergov.org)>  
**Cc:** [packardshill.denver@gmail.com](mailto:packardshill.denver@gmail.com)  
**Subject:** Packard's Hill Historic District

To Whom It May Concern:

I am writing to you in support of the Packard's Hill Historic District.

As a long time resident of West Highlands I am in favor of preserving what history is still left standing in our neighborhood. Time and time again homes that hold so many stories and so much of our city's history are being demolished to make way for insignificant structures that have no soul.

I have also been in the real estate industry since 2001 and know the value historically preserved neighborhoods bring to homeowners. By keeping the character and charm of these blocks in tact it will attract more potential buyers to the area driving up demand and in turn increasing property values.

Thank you for taking the time to read this email and for your support.

Sincerely,

Stephanie Goldammer  
3027 Yates Street

--

Stephanie Goldammer

RE/MAX Alliance

1873 S Bellaire St #700

Denver, CO 80222

Cell: 303-995-5301

Office: 303-757-7474

Fax: 303-782-1622

[Stephanie@callitsold.com](mailto:Stephanie@callitsold.com)

[www.callitsold.com](http://www.callitsold.com)

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## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Landmark - Community Planning and Development  
**Sent:** Wednesday, July 12, 2017 9:07 AM  
**To:** Hahn, Kara L. - CPD PS Landmark Preservation  
**Subject:** FW: Packard Hill Historic District

Krystal Marquez | Associate City Planner  
Landmark Preservation, Community Planning & Development | City and County of Denver  
p: (720) 865-2944 | [krystal.marquez@denvergov.org](mailto:krystal.marquez@denvergov.org)

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*Correspondence with this office is a public record under the Colorado Open Records Act, and may be disclosed if requested pursuant to that law.*

**From:** Rebecca Rogers [<mailto:rrogers@heincpa.com>]  
**Sent:** Tuesday, July 11, 2017 3:26 PM  
**To:** Landmark - Community Planning and Development <[Landmark@denvergov.org](mailto:Landmark@denvergov.org)>  
**Cc:** [packardhill.denver@gmail.com](mailto:packardhill.denver@gmail.com)  
**Subject:** Packard Hill Historic District

Landmark Preservation,

I'm writing in support of the Packard Hill historic district application.

I urge you to support this important effort as well.

As Denver continues to grow we need to protect our historic neighborhoods. These neighborhoods are essential to the fabric of Denver. To appreciate not only where Denver came from but also provide a vision of where Denver is going. Unfortunately, Denver does not have very many historic neighborhoods. Once we lose these gems, our historic neighborhoods will be lost forever.

Historic neighborhoods not only provide a sense of place, but also help to keep the neighborhoods stable and sustainable with relatively affordable homes. Homes in historic districts have more stable property values and infill of properties fit better into the overall context of the neighborhood. Without this protection historic homes are being demolished and replaced with homes that push the boundaries of both size and affordability. These new homes tend to be larger and overshadow nearby older homes - reducing sunlight and sky exposure for neighbors, as well as decreasing the neighborhood's economic diversity.

Further, the demolition of older homes takes a devastating toll on our environment. Demolishing one 1,400 square foot home creates between 42 – 80 tons of debris. The demolition process creates toxic dust from asbestos and lead that is spread throughout the neighborhood. This creates an unsustainable cycle of construction, demolition, and reconstruction by cutting short the useful life of materials like brick and old-growth timber and often replacing the historic materials with materials that have a much short life span.

Designation protects our neighborhood's past by protecting the historic homes from demolition, and requiring that all new houses or major additions to existing structures fit in with the existing defining characteristics of the proposed district.

Please help us save Packard Hill!

I respectfully request that you vote to designate Packard's Hill as a historic district.

Rebecca Rogers

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## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Jody Robins <jodycrobins@gmail.com>  
**Sent:** Wednesday, July 12, 2017 12:11 PM  
**To:** Landmark - Community Planning and Development  
**Cc:** Packard's Hill Neighbors  
**Subject:** Support for Packard's Hill historical designation

To whom it may concern

We are homeowners in the proposed Packard's Hill historic district and are writing you to voice our support for the designation. We have lived in our current home for 5+ years, and before that we lived a few blocks away on Perry. The character of this neighborhood was perhaps the biggest draw when deciding where to purchase a home. We appreciated not only the walk-ability of the area, but also the interesting architecture. It is fun to walk around the neighborhood and check out the different Queen Annes, bungalows, tudors, and cottages. It really is amazing to us that more than an 80% of the homes contribute to the architectural integrity of the neighborhood.

We must admit that when the historic district was proposed, we were on the fence. We will need to repair or replace some of our windows in the next year, and we can imagine "popping the top" in the next 5 years when our children are older. We were worried about what the historic designation would mean for those projects. However, after doing some internet searching and attending one of the Packard's Hill meetings, our concerns are greatly allayed. The restrictions on home repair/construction seem to us to be very reasonable, and are things we would have tried to comply with regardless of an official designation. We moved to the neighborhood for its character and would not want to be part of degrading it. Also, we spoke with friends who own homes in the Potter Highlands, and they have not run into any problems complying with the historic regulations. And, frankly, the tax advantages that accompany the designation would be a welcome financial aid.

Finally, in the last few years, there has been quite a bit of construction on our block. We have seen new build single family homes, new build duplexes, major renovations, and pop tops. The homes that seem to comply with historic guidelines fit in with the "vibe" of our street much better than those that don't. It is saddening to walk by the homes that ignore the character of the neighborhood and know that they will be there for decades. We are not at all opposed to additions or new construction, but we would greatly prefer that it be done in a manner that befits the area.

In closing, we urge you to approve the Packard's Hill historic district. Thank you for your time.

Sincerely

Jody and Veronica Robins  
3415 Newton St



## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Marie and Doug Edgar <edgardm1@msn.com>  
**Sent:** Wednesday, July 12, 2017 10:58 PM  
**To:** Landmark - Community Planning and Development  
**Cc:** packardshill.denver@gmail.com  
**Subject:** Packard's Hill application for Historic District

July 13, 2016

Landmark Preservation Commission

201 West Colfax Avenue, Dept. 205

Denver, CO 80202

RE: Packard's Hill proposed Historic District

Dear Commissioners,

I am writing in support of the application to designate Packard's Hill as an Historic District. I have lived in the adjacent Berkeley neighborhood for 30 years and appreciate Packard's Hill's unique character. I even enjoyed a tour of the area by Paul Cloyd, a professional architectural historian.

I find the local history connected to Packard Hill to be fascinating and significant. It includes stories of talented women: a writer, an artist, a doctor as well as other women-leaders who were property owners, investors and developers. In addition, more than one of Denver's mayors were residents of this distinguished neighborhood.

The integrity of Packard's Hill has been retained, with fine examples of Queen Annes, Cottages, Bungalows and Denver Squares. I feel strongly that Historic Districts in general, and this proposed one in particular, will support neighborhood stability, as well as sustainable growth. It is time for preservation to balance development in North Denver and I believe this designation will protect property values while respecting neighbors and neighborhood character.

A sense of place, a rich local history and an appreciation of significant styles of architecture: these are gifts that will nourish the hearts and minds of Denver residents indefinitely once Packard's Hill receives its designation as an Historic District. I strongly support your approval of this application.

Thank you.

Respectfully,

Marie Giedraitis-Edgar  
3532 West 39<sup>th</sup> Ave  
Denver, CO 80211

## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Patricia Kunkle <patkunkle2@gmail.com>  
**Sent:** Thursday, July 13, 2017 4:07 PM  
**To:** Landmark - Community Planning and Development  
**Cc:** packardhilldenver@gmail.com  
**Subject:** Packard Hill Historic District

I absolutely support the creation of a historic district for my neighborhood . I want to protect the stability, character and uniqueness of the area . I am distressed by all the scrapings and ugly monster boxes going up all around that do not fit in and seem to have one purpose only - maximum Profit to the builder.

. Two have recently gone up behind me and they look like towering tenements.

Sent from my iPhone

## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Patricia Kunkle <patkunkle2@gmail.com>  
**Sent:** Thursday, July 13, 2017 4:40 PM  
**To:** Landmark - Community Planning and Development  
**Cc:** Packard's Hill Neighbors  
**Subject:** Packard's Hill Historic District

I am a resident in the proposed district and absolutely support the designation . I am very interested in preserving the historic homes and the unique character and stability of the area.

Sent from my iPhone

## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Landmark - Community Planning and Development  
**Sent:** Saturday, July 15, 2017 12:46 PM  
**To:** Hahn, Kara L. - CPD PS Landmark Preservation  
**Subject:** Fw: Proposed Historic District, Packard's Hill

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**From:** Jennifer White <jennidub81@gmail.com>  
**Sent:** Friday, July 14, 2017 10:26 AM  
**To:** Landmark - Community Planning and Development  
**Cc:** packardshill.denver@gmail.com  
**Subject:** Proposed Historic District, Packard's Hill

Good morning,

I am writing to express strong support of the proposed historic district in the Packard's Hill area of Denver in West Highlands. My husband and I purchased a home in the proposed district last year. We were immediately drawn to the beautiful architecture and character of this neighborhood and are eager to preserve it. Our 1926 bungalow is just one of many that tell a part of the story of Denver's history.

Thank you for your consideration and time.

Regards,

Jennifer Vasiliotis  
3439 Osceola St

Sent from my iPhone

## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Landmark - Community Planning and Development  
**Sent:** Saturday, July 15, 2017 12:46 PM  
**To:** Hahn, Kara L. - CPD PS Landmark Preservation  
**Subject:** Fw: Please vote to recommend Landmark Designation for Packard's Hill District

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**From:** Joan Bolduc <jbolduc1954@gmail.com>  
**Sent:** Friday, July 14, 2017 12:21 PM  
**To:** Landmark - Community Planning and Development  
**Subject:** Please vote to recommend Landmark Designation for Packard's Hill District

Dear Commissioners,

I am a longtime West Highland neighborhood resident. I am writing to you in support of Denver landmark status for the Packard's Hill Historic District. I believe it is important to preserve the architecture, history and charm of this West Highland neighborhood.

The style and craftsmanship of the architecture and the history contained within these homes are what makes this neighborhood special. Packard's Hill's architecture tells the story of West Highland's development from pre-Silver Crash Queen Ann mansions to humble middle class bungalows and classic cottages built with access to Denver's streetcar system. Each of these homes has it's own rich history of the people who lived in them and made this neighborhood their home. The front porches that invite neighborly contact, the walkable tree lined streets, the rhythm of the streetscape are all things that make this district worthy of protection.

Our North Denver neighborhoods are experiencing an unprecedented number of demolitions and the cohesiveness of our historic neighborhoods are threatened. Packard's Hill's homes were built with construction techniques, quality of materials and attention to detail that are rarely found in new construction today. It is unconscionable to continue to allow these homes to be scrapped, sent to the landfill to be replaced by particle board and stucco. We are losing the very things that make our historic neighborhoods special; the sense of place and shared history.

Please vote to recommend landmark designation for the Packard's Hill District.

Thank you.

Sincerely,

Joan M. Bolduc  
3033 Yates  
Denver, CO 80212

## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Landmark - Community Planning and Development  
**Sent:** Saturday, July 15, 2017 12:48 PM  
**To:** Hahn, Kara L. - CPD PS Landmark Preservation  
**Subject:** Fw: Please Support Packard's Hill HD

**From:** Amy Cole <amycole@comcast.net>  
**Sent:** Friday, July 14, 2017 5:04 PM  
**To:** District 1 Comments; Landmark - Community Planning and Development  
**Cc:** packardshill.denver@gmail.com  
**Subject:** Please Support Packard's Hill HD

Dear Councilman Espinoza and LPC members:

I am writing to express my support for the designation of Packard's Hill Historic District. The district, supported by many neighbors and West Highlands residents like me, contains an impressive collection of late-19th and early-20th century homes associated with a range of notable Denverites who helped to expand our city to the west. Its structures remain largely intact and tell the story of our city's development more than 100 years ago.

Having worked in the historic preservation field for more than 20 years, I am a strong believer in the power of local historic districts and their ability to preserve important historic places, support retention of neighborhood character while allowing sensitive infill and alterations, provide stability and protect property values.

Though my own 1909 home is not yet included in one of our 52 districts, perhaps some day it will be, as we continue to identify and protect our special places for the next 50 years and beyond.

Thanks for your consideration and I hope you will vote "yes" for Packard's Hill.

Sincerely,  
Amy Cole  
3255 West 29th Ave.  
Denver, CO 80211

Sent from my iPhone

## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Julie Anne Moore <moorelocations@comcast.net>  
**Sent:** Sunday, July 16, 2017 9:04 AM  
**To:** Landmark - Community Planning and Development  
**Cc:** packardhill.denver@gmail.com  
**Subject:** Packard Hill Historic Neighborhood

Hello,

I have been a resident at 3285 Newton St. for 23 years. I was attracted to this neighborhood for it's character and charm of the homes here.

I feel strongly about protecting the history of the Packard Hill area.

Thank you for your consideration,

Julie Anne Moore  
Location Scout/Manager  
Earth and Sky Location Company  
303-880-0589

## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Sheila Olson <sheila.olson@gmail.com>  
**Sent:** Sunday, July 16, 2017 9:42 AM  
**To:** Landmark - Community Planning and Development  
**Cc:** packardhill.denver@gmail.com  
**Subject:** Packards Hill Historic Designation

Dear Councilman Espinoza,

I am writing in support of the historic district Packard's Hill.

I live in the Ghost District and was very active in the work for the historic designation of this district. I can honestly say that I see myself as a steward in helping to preserve the past by taking care of my older home.

Recently we had a very successful new construction project completed using the Historic Design Guidelines in the 3400 block of West Hayward Place. These homes are beautifully compatible with the other homes on the block and were even sold during construction before going on the market.

I love my old house and all the other ones around me.

I have lived in this house for 28 years . When I moved in there was at least one HUD home every other block. Like minded people who saw the beauty of this neighborhood began to move in and take care of their homes. Recently I see what is happening to many of the areas around our district. I have walked these streets and slowly watched brick houses one after house another torn down only to be replaced with mostly cheap construction and high prices. I call it the forgotten side of Denver.

It shocked me to read that Denver has 52 neighborhoods that have landmark designation and only 4 of them are in Northwest Denver.

So much is already gone in so many areas that it is time to act and make this little enclave Packards Hill number 5.

Sincerely,  
Sheila Olson

**Sheila Olson**  
Independent Consultant  
Tel: 3039415083  
Email: [sheila.olson@gmail.com](mailto:sheila.olson@gmail.com)





## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Marie Benedix <marie.benedix@gmail.com>  
**Sent:** Sunday, July 16, 2017 6:53 PM  
**To:** Landmark - Community Planning and Development  
**Cc:** packardhill.denver@gmail.com  
**Subject:** Please support Packard's Hill designation

Dear Landmark Preservation Commission,

Thank you for your important work preserving the places that make Denver special.

I am a property owner and resident of the proposed historic district, and I urge you to recommend its designation as a landmark.

The integrity of this unique place in West Highland is extremely high - 82% - when you walk through it you see whole blocks of intact, original homes, many of which with fascinating history. Three Denver Mayors lived here, or touched the area in some way, and it contains one of four remaining structures by renowned Denver architect at the time, William Quayle.

Most importantly, as a woman, I feel connected to the stories of many, many women who expanded their roles and opportunities in society while based in this area. Women invested in plots of lands, made decisions for the homes when they were constructed, expanded their professional opportunities (two women doctors, an artist, a writer, a stage actress to name the most prominent) and were active in groups that influenced local society. They also flexed their political muscle, as could be seen when the annexation of the Town of Highlands to Denver was delayed by two years, thanks to women voters.

I feel a sense of pride that this happened in our area, and that - in addition to more practical arguments around character, property values and adaptability - causes me to ask you to please support this designation.

Thank you for your time and consideration,

Marie Benedix  
3284 Osceola St.

## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Michelle Murphy <missmichelleleigh@gmail.com>  
**Sent:** Sunday, July 16, 2017 9:27 PM  
**To:** Landmark - Community Planning and Development  
**Cc:** packardshill.denver@gmail.com; Josh Meyer  
**Subject:** Packards Hill - Historic Designation

To whom it may concern:

We own our home located at 3280 Osceola St. Denver CO 80212 and are in support of the historic district for Packards Hill.

We love our neighborhood for the unique character. Our home was built in 1908 and holds a special charm to us. The other homes in the neighborhood were built around the same period and it gives us all a sense of community, preservation and link to the past. While we appreciate growth and innovation our community brings a special meaning to the history of this area in Denver.

We would love to see the historic charm preserved in the neighborhood with a Packards Hill historic designation.

In support,

Josh and Michelle Meyer

## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Ira Selkowitz <iselkowitz@comcast.net>  
**Sent:** Sunday, July 16, 2017 9:54 PM  
**To:** Landmark - Community Planning and Development  
**Cc:** packardshill.denver@gmail.com  
**Subject:** Packard's Hill Historic District application

Dear Landmark Preservation Commission Members:

We own the house at 3343 Osceola Street within the boundaries of the proposed Packard's Hill Historic District and are writing to express our support for the historic district application. As with other supporters, we are not anti-development, but rather pro-sensible development. The following more specifically summarizes the reasons for our support:

- An impetus for this designation effort is that the vast majority of properties in the proposed Packard's Hill Historic District have retained their historic integrity, We don't want to see the sort of incompatible development that destroys the character and feel of where we live.
- The proposed Packard's Hill Historic District is significant for its late 19<sup>th</sup> and early 20<sup>th</sup> century architecture and its relationship to trends in urban planning (moving away from the congestion of the city to a "streetcar suburb"). While other historic districts share that historic background, **the proposed Packard's Hill Historic District is also exceptionally significant for its strong association with Denver women's history and reflects the influence of women in real estate development, property ownership and architecture.**
- Despite our ever-increasing ability to interact with each other through the Internet, smart phones, texting, Facebook, Twitter, etc., many people feel disconnected and yearn for more traditional means of connecting with others in person. **The preservation of historic structures and landscapes adds to a community's character and provides a sense of place for the community.** People naturally gravitate to unique areas to get away from the "sameness" of everyday life. Many of these people may not consciously be seeking a "historic" experience; rather, they are seeking a place that makes an area different from others. Historic buildings and landscapes are a large part of what makes Denver different from Dallas, Chicago different from San Francisco, and Baltimore different from Annapolis.
- **Historic preservation is also "green."** By re-using existing building stock and materials from prior construction, there is less development pressure on open space and natural resources. Transportation costs, energy usage, and fuel consumption related to construction are diminished because much of the building materials are already on site. Yet, even with this re-use of labor from the past, **historic preservation projects create many jobs, benefitting the local community.** Technological advances allow historic buildings to be as energy efficient as new construction without destroying a historic building's integrity.

Thank you for considering our comments.

Ira C. Selkowitz and Carmen P. Osorio  
Owners of 3343 Osceola Street, Denver, CO 80212

## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Trevor Greco <trevgreco@gmail.com>  
**Sent:** Sunday, July 16, 2017 10:24 PM  
**To:** Landmark - Community Planning and Development  
**Cc:** Packard Hill  
**Subject:** Packard's Hill Historic Designation - Please Support

Dear Landmark Preservation Commission,

I am a resident within the proposed boundary of the Packard's Hill District. I fully support the designation of this new historic district and trust you will come to the same conclusion that I have after thorough review of the materials available. This historic designation will add value to Denver by protecting an important neighborhood within Denver that helped shape Denver to what it is today. Of special note includes my neighborhood having housed at least three mayors of Denver and numerous prominent women that had significant impacts to Denver. In addition, the character of the neighborhood is largely intact with over 80% of our homes contributing to the criteria of the historic neighborhood designation.

I feel your designation of my neighborhood is a meaningful way to celebrate the historic beginnings of Denver, while still allowing significant improvements to our homes, including significant size increases to the structures to allow for the changing demographics and family needs and desires for homes sizes. In addition, sustainability is an important principle that guides many of my daily decisions. The encouragement of adaptive reuse is paramount to reducing our impacts to our society and world and is something that should be encouraged at all times. The historic district guidelines closely aligns with my beliefs on this matter.

Thank you for your service and your consideration of Packard's Hill,

Trevor Greco  
3284 Osceola Street  
[trevgreco@gmail.com](mailto:trevgreco@gmail.com)

## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Rene Galindo <rene.galindo@yahoo.com>  
**Sent:** Sunday, July 16, 2017 11:10 PM  
**To:** Landmark - Community Planning and Development  
**Cc:** Packard's Hill Neighbors  
**Subject:** Packard's Hill Historic Designation

July 16, 2017

We are Rene Galindo and Jan Galindo. We live on [3279 Osceola St.](#) Our house was built in 1890 and we have lived in this home for 27 years. We have remained in our home across these many years because we value its historic character and the neighborhood feel of the surrounding area. Even though we could have sold our house for a sizable profit, we have not moved because our neighborhood represents many of the best features of old established Denver neighborhoods. Across the 27 years in our home, we have seen many changes. Among the changes that concern us the most are the scrape-offs that destroy older homes and replace them with new structures that do not reflect the different styles of architecture typically found in North Denver. The historic nature of our neighborhood is undermined by these new scrape-offs. I support the historic designation of the Packard's Hill area because it will help maintain the character of our neighborhood that I deeply value. I have seen entire blocks of North Denver that have been scraped off and that have modern structures that do not fit in with the historic character of the neighborhood. Those streets no longer look like they are in North Denver. The older homes in our area are a visible reminder of its history. It is important to have historic designation for our area because once older homes are destroyed, they can never be replaced. Our historic neighborhood will never be the same without historic designation.

Rene Galindo  
Jan Galindo

## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** jackieyoungblood@comcast.net  
**Sent:** Monday, July 17, 2017 12:37 AM  
**To:** Landmark - Community Planning and Development  
**Cc:** Espinoza, Rafael G. - CC City Council Elected; Sandoval, Amanda P. - CC City Council District 01; Volpe-Beasley, Gina J. - CC City Council Central Office; packardshill.denver@gmail.com  
**Subject:** Fwd: Packard Hill

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**From:** "jackieyoungblood" <jackieyoungblood@comcast.net>  
**To:** "jackieyoungblood" <jackieyoungblood@comcast.net>  
**Sent:** Monday, July 17, 2017 12:27:02 AM  
**Subject:** Packard Hill

July 17, 2017

Landmark Preservation Commission [landmark@denvergov.org](mailto:landmark@denvergov.org)

Dear LPC:

I am writing in support of the Packard Hill Historic District designation.

We moved to Northwest Denver in 1998 from Lakewood, Colorado. We lived at 3722 Meade Street. Since 2000 we have lived at 2975 Irving. We moved here because it was walkable, the bus route to downtown, and we loved the beautiful old homes. It was a community with a history that we were missing in the suburbs of Green Mountain.

We have attended meetings and the walking tours offered by Packard Hill historians. I have read the history of Packard Hill and have found it to be very impressive. I especially enjoyed reading the political history of Packard Hill and the three mayors: Speer, Mills, and Stapleton.

We live in the Ghost Historic District. I am proud to have been a part of that. I am also grateful that we were designated a historic district in 2010. It is much more difficult to designate districts now. That is unfortunate.

We are pleased that so many young families are moving into the neighborhood. In 2000, we saw very few. We are not pleased with the condos/townhouses/apartments, and added traffic in too small traffic lanes. Density can be rough if you are a pedestrian, bicyclist, or driver. I was hit by a car while walking the dog.

Daily while commuting through our neighborhoods, we are detoured by road construction. Anxious and frustrated drivers drive aggressively. I am for improvement. But, when a water main has broken for a 3rd time causing damage to a new business that I frequent, where is the developer? Infrastructure issues. When I drive through Jefferson Park, I no longer recognize it. It also was rich in history. It needed to be nurtured, preserved and protected. What will Jefferson Park look like in the future?

What will Packard Hill look like in the future without your help? Please preserve it.

Sincerely,

Jacalyn Youngblood  
2975 Irving St.  
Denver, CO 80211

cc:[packardhill.denver@gmail.com](mailto:packardhill.denver@gmail.com)  
[Rafael.espinoza@denvergov.org](mailto:Rafael.espinoza@denvergov.org);  
[Amanda.sandoval@denvergov.org](mailto:Amanda.sandoval@denvergov.org)  
[gina.volpe@denvergov.org](mailto:gina.volpe@denvergov.org)

## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Tom Quinn <quinntom1@me.com>  
**Sent:** Monday, July 17, 2017 5:56 AM  
**To:** Landmark - Community Planning and Development  
**Subject:** Packards Hill Historic District

Hi - I am writing to support the nomination of the Packard's Hill area to become a Denver historic district.

This area retains much of its historic character and is a real asset to West Highland, where I live, and to Denver overall. Packard's Hill is notably the home of the Cox Gargoyle House, the Mary Ford House and other stately homes, including The Apostles – a block of Queen Anne homes that remain largely unaffected by significant changes that are taking place in northwest Denver. The proposed historic district will help owners preserve the character of the historic character of their homes and the neighborhood by allowing them to take advantage of state tax credits for maintenance.

The integrity of this area is especially valuable because northwest Denver has experienced accelerated development pressure in Denver since 2010 - more so than other areas of the city. We are losing our historic homes at an alarming rate and that makes it especially important that the City recognizes and supports preservation of the fine historic homes in Packard's Hill.

Historic districts promote sustainability. Preserving and rehabilitating historic houses instead of scraping them greatly decreases waste resulting from demolition. The Design Guidelines support responsible growth and are being used with considerable success in two areas immediately adjacent to Packard's Hill – the Allen M. Ghost and Wolff Place Historic Districts.

I believe the proposed historic district will preserve the best aspects of our neighborhood while allowing reasonable change, and ask your support by recommending designation of Packard's Hill as a historic district to Denver City Council.

Tom Quinn  
3249 W. Fairview Place, Unit 106  
Denver, CO 80211



## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Bob <bobmccorm@gmail.com>  
**Sent:** Monday, July 17, 2017 9:20 AM  
**To:** Landmark - Community Planning and Development  
**Cc:** packardshill.denver@gmail.com  
**Subject:** Packard's Hill H.D.

Sherri and I live at 3319 Meade and we wanted you to know that we are supporters of our neighborhood be designated as one of Denver's historic districts.

Sherri Moore & Bob McCormick

## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Jaime Jacob <jagr2627@yahoo.com>  
**Sent:** Monday, July 17, 2017 5:12 PM  
**To:** Hahn, Kara L. - CPD PS Landmark Preservation  
**Subject:** Support of Packard's Hill Historic District designation

Dear Landmark Preservation Commission,

Please approve the proposed Packard's Hill Historic District designation. We've lost so many historical structures in the past few years. It's important to keep what we still have. It makes sense from an economic perspective as well, since these buildings with character are in high demand by consumers.

Sincerely,

Jaime Jacob

## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** John Monahan <[john.monahan@heincpa.com](mailto:john.monahan@heincpa.com)>  
**Sent:** Monday, July 17, 2017 6:02 PM  
**To:** Landmark - Community Planning and Development  
**Cc:** [packardhill.denver@gmail.com](mailto:packardhill.denver@gmail.com)  
**Subject:** Nomination for Packard's Hill Historic District

Dear Landmark Preservation Commission,

I am very much in favor and completely support Packard's Hill nomination for designation as a historic district.

John Monahan

Tax Partner

Hein & Associates LLP

Direct 303-226-7013

Cell 303-898-6790

Fax 303-298-8118

[john.monahan@heincpa.com](mailto:john.monahan@heincpa.com)

[www.heincpa.com](http://www.heincpa.com)



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## Hahn, Kara L. - CPD PS Landmark Preservation

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**From:** Sarah MCCARTHY <fairhillso@msn.com>  
**Sent:** Tuesday, July 18, 2017 7:37 AM  
**To:** Landmark - Community Planning and Development; Hahn, Kara L. - CPD PS Landmark Preservation  
**Subject:** Support of nomination of Packard's Hill District

Dear Commissioners:

I am writing in support of the nomination of "Packard's Hill" as a Denver Landmark Historic District. I believe this area meets the criteria for history and architecture as outlined in Denver's ordinance and demonstrated in the nomination. Many of Packard's Hill early residents were women who played an influential and direct role in this area's development, property ownership, architecture, and character. Women were investors and developers, buying and trading parcels of land in Packard's Hill and/or participating in the construction and sale of houses. As noted in the nomination, too often the importance of women's role in the development of Denver goes unacknowledged. Historical records show that a large portion of Packard's Hill early property owners' names on land titles were women using their names, not their husband's.

The proposed historic district is architecturally significant given the owner-driven preservation of many late 19<sup>th</sup>- and early-20<sup>th</sup>Century homes that embody the distinguishing characteristics of several of the nation's most popular architectural styles and house types, including Queen Anne, Bungalow, and Classic Cottage. One acclaimed master architect, William Quayle, who designed in Denver from 1880 to 1900, is credited with a magnificent 1886 design of The Webber/Mills/Ford House, 3825 West 32nd Avenue.

As noted in the nomination, Quayle was responsible for dozens of Denver's largest and most important buildings, including twenty-five schools, churches, office and apartment buildings, department stores, and some of its finer residences of the 19<sup>th</sup> Century. Quayle, who lived in northwest Denver, also designed the Highlands Town Hall and the original Ashland/North Denver High School. Of his Denver designs, historical records indicate only four remain standing. Thus, the Webber/Mills/Ford House represents an important distinguishing standing example of the exemplary work of this acclaimed local architect.

For these reasons, I strongly encourage your recommendation of Packard's Hill nomination to City Council for designation as a Denver Landmark Historic District. Please do not hesitate to contact me with any questions you might have about this important nomination. Thank you.

Sarah McCarthy  
Fairhill & Co.  
c: 303.204.8722

3249 W. Fairview Place, Unit 106  
Denver, CO 80211  
July 12, 2017

Denver Landmark Preservation Commission  
201 W. Colfax Ave.  
Department 205  
Denver, CO 80202

RE: Packard's Hill Historic District Nomination

Dear Commissioners:

I am writing to express my support for the nomination of the Packard's Hill area to become a Denver historic district.

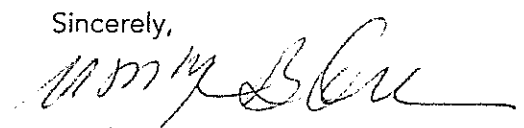
This lovely area retains much of its historic character. It is notably the home of the Cox Gargoyle House, the Mary Ford House and other stately homes, including The Apostles – a block of Queen Anne homes that remain largely unaffected by significant changes that are taking place in West Highland and northwest Denver. The proposed historic district will help owners preserve the character of the historic character of their homes and the neighborhood by allowing them to take advantage of state tax credits for maintenance.

The integrity of this area is especially valuable because northwest Denver has experienced much of the development pressure in Denver since 2010. About one-third of permits issued in the City (excluding Stapleton) for residential building demolition, new residential construction, and permission to demolish historic buildings were issued in just one of the City's 11 districts: Council District-1. We are losing our historic homes at an alarming rate and that makes it especially important that the City recognizes and supports preservation of the fine historic homes in Packard's Hill.

Historic districts promote sustainability. Preserving and rehabilitating historic houses instead of scraping them greatly decreases waste resulting from demolition. The Design Guidelines support responsible growth and are being used with considerable success in two areas immediately adjacent to Packard's Hill – the Allen M. Ghost and Wolff Place Historic Districts.

I believe the proposed historic district will preserve the best aspects of our neighborhood, permit reasonable change, and decrease the wasteful and unsustainable destruction of historic homes. I ask your support by recommending designation of Packard's Hill as a historic district to Denver City Council.

Sincerely,



Marilyn B. Quinn



9 July 2017

Denver Landmark Preservation Commission  
201 W. Colfax Ave.  
Department 205  
Denver, CO 80202

RE: Packard's Hill Historic District Nomination

Dear Commissioners:

The West Highland Neighborhood Association (WHNA) is a Denver registered neighborhood organization (RNO). WHNA was formed in 1994 for the area of Denver bounded by Federal Boulevard, West 38th Avenue, Sheridan Boulevard and West 29th Avenue. WHNA's purpose as stated in our bylaws is to preserve the past, improve the present and plan for the future of our neighborhood.

We are writing to express WHNA's full support of the Packard's Hill Historic District nomination.

A high percentage (over 80%) of historic houses within the proposed district remain at or near their original condition. The proposed historic district will preserve the character of the houses and the neighborhood that attracted our residents in the first place, while permitting reasonable change.

The integrity of the Packard's Hill area is all the more valuable because northwest Denver has experienced much of the development pressure in Denver since 2010. We are losing our historic homes at an alarming rate. In 2015, 44.3% of the Certificates of non-Historic Structure that were issued in the City were in Council District-1; in 2016 it was 44.0%; and so far in 2017 it is 52.5%. When the nomination process was started the losses were beginning to be visible, but now it is clear how critical it is to preserve the fine historic homes in Packard's Hill.

The historic district will preserve the diversity of built environment in our neighborhood. The variety of historic house styles in this neighborhood includes Queen Anne, Denver Square, Bungalow, Classic Cottage, Terrace House and English Norman cottages.

The proposed historic district will promote sustainability. Preserving and rehabilitating historic houses instead of scraping them greatly decreases the waste resulting from scrape-offs. And it avoids the resulting loss of the embodied energy of the existing historic houses.

The designation will also allow residents access to tax incentives for repair and renovation while they preserve the historic character of their homes. Your guidelines facilitate appropriate design of additions and new infill construction projects, and help ensure that future changes are compatible and support the character of the neighborhood. Historic district designation is a responsible method of allowing change while preserving the desirable features of the Packard's Hill area.



Our historic homes provide a crucial link to our past. Construction of the contributing houses in our neighborhood began in the 1880s and extended through the Silver Crash of 1893, World War I, the Great Depression, and the prelude to World War II. These major events impacted the size and architectural styles of the homes; the neighborhood tells a story. The proposed historic district will help maintain the important link to the past provided by our built environment and will guide responsible development that will form the next chapters in that story.

We believe the proposed historic district will preserve the best aspects of our neighborhood, permit reasonable change, and decrease the wasteful and unsustainable replacement of historic homes.

We ask that you support WHNA's purposes by recommending designation of Packard's Hill as a historic district to Denver's City Council.

Sincerely,

A handwritten signature in cursive script, appearing to read "Marilyn B. Quinn".

Marilyn B. Quinn, Co-Chairperson, WHNA Design and Preservation Committee

A handwritten signature in cursive script, appearing to read "Paul C. Cloyd".

Paul C. Cloyd, Co-Chairperson, WHNA Design and Preservation Committee

cc: Jackie Youngblood, President, WHNA  
Trevor Greco, Vice President, WHNA