

Date: 11/4/2015
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

Re: BR15-0768
Approves the designation of 2329 Eliot Street (a.k.a. 2323 W. 23rd Avenue) as an individual structure for preservation in Council District 1.

Dear City Councilmembers:

On November 16th, you will be deliberating on BR15-0768, a bill that would approve designating 2329 Eliot St. as an individual structure for preservation in Council District 1. Approving this hostile designation would be a grave mistake. It would send a message to anti-development groups that City Council approves the taking of property rights as a weapon to be wielded in the debate about Denver's growth.

The simple facts about this debate are as follows:

- Jim Sonnleitner has owned and lived in 2329 Eliot St. for 26 years.
- Jim's constitutional rights protect his ability to use his property any way he wants so long as such use conforms to appropriate municipal zoning codes.
- Anti-Development parties are on record as supporting the use of Hostile Historic Designation to slow, stall, and prevent development.
- The arguments for Landmark Designation have been tenuous and shaky at best. The Landmark Commission Chair is on record as doubting the validity of many of the arguments for designation. His concerns were dismissed by historians on the Commission who admitted the necessary ordinance requirements were met by "tenuous" connections and "interesting" stories but failed to prove Landmark Ordinance requirements were truly met. The bar for Landmark Designation is set low to encourage owner-supported designation, but has not been raised (or even strictly enforced) for this hostile application. Approval has been given to support preservation regardless of the many valid arguments against. Even at the Neighborhood and Planning meeting, Landmark Staff was uncertain of the accuracy of claims used to justify designation and could not confidently answer Councilmembers' questions.
- NO REGARD for Jim Sonnleitner has been given throughout this entire process.
- Jim would lose hundreds of thousands of dollars, an economic hardship that would greatly diminish his retirement prospects, if his home is designated a landmark against his wishes. This takings of property rights would be devastating to Jim.

For these reasons, I urge City Council to dismiss this Hostile Designation and to protect Jim's property rights. Save historic designation for truly worthy structures and send a message that spot zoning and hostile designations are not an appropriate method to debate Denver's growth.

Concerned Denver Resident,

Signature: _____



Name: _____

Jacob Huebert

Address: _____

2034 S. High St.
Denver, CO 80210

Date: 10-4-2015
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Signature: 

Name: Luke Benz

Address: 2034 S High St
Denver, CO 80210

Date: ~~10~~ - 5 - 2015
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Concerned Denyer Resident,

Signature:  _____

Name: MICHAEL HUGHES _____

Address: 2034 S Holly St.
Denver, CO 80210



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Denver, CO 80202

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Concerned Denver Resident,

Signature: 

Rick Blank

Construction Mgr
2899 N. Speer Blvd, Suite #105
Denver, Colorado 80211
720.626.4670



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

Re: BR15-0768
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Dear City Councilmembers:

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Signature: _____

Neil H Behlmaier

GM | Assoc AIA | NAHB | BSc
2899 N. Speer Blvd, Suite #105
Denver, Colorado 80211

O 720.726.4056

C 303.204.7774

www.cddbuid.com

From: [Justin Archuletta](#)
To: [Stocklin-Steely, Barbara - CPD Planning Services](#); [dencc - City Council](#)
Subject: Update to Petition in opposition to Landmark Designation of 2329 Eliot St.
Date: Wednesday, November 11, 2015 5:38:55 PM
Attachments: [Update on Petition Signers & Comments in Opposition to Landmark Designation of 2329 Eliot St..pdf](#)

Barbara/Legislative Services,

Although this petition was originally included in the materials submitted as part of the homeowner's response to the Application for Landmark Designation that was submitted to the Landmark Preservation Commission, the homeowner has asked that it be resubmitted as additional signatures have since been gathered. City Council should receive notice of the updated count.

Thank you,

Justin Archuletta
On behalf of Jim Sonnleitner



Justin Archuletta, Director of Development
Adams Development, LLC/ Real Estate Denver Team
2899 N. Speer Blvd #101 Denver, CO 80211
Office 303.997.4001 • Cell 303.881.6520
Justin@RealEstateDenverTeam.com
AdamsDevelopmentllc.com • RealEstateDenverTeam.com

From: [Justin Archuletta](#)
To: [Stocklin-Steely, Barbara - CPD Planning Services; dencc - City Council](#)
Subject: RE: 2329 Eliot Street Homeowner Response & Letters of Support
Date: Wednesday, November 11, 2015 4:48:03 PM

Duplicate email with download link and no attachment to ensure receipt.

From: Justin Archuletta
Sent: Wednesday, November 11, 2015 4:45 PM
To: 'Barbara.Stocklin-Steely@denvergov.org'; 'DenCC@denvergov.org'
Subject: 2329 Eliot Street Homeowner Response & Letters of Support

Barbara/Legislative Services,

Attached please find the response from the homeowner of 2329 Eliot St. to the proposed landmark designation of 2329 Eliot Street, #488-15. The homeowner does not own a computer nor does he have an email address so he signed the letter and asked that my office submit on his behalf.

The attached document also includes signed letters of support for the homeowner addressed to City Council.

In the event your email server does not allow receipt of the pdf due to file size issues I have included the below dropbox link that will allow you to access the submission directly:

<https://www.dropbox.com/s/x4vc09q8np67ljx/2329%20Eliot%20Homeowner%27s%20Submission%20%26%20Letters%20of%20Support.pdf?dl=0>

Please advise if you need any additional information from the homeowner regarding this issue.

ADAMS *Justin Archuletta, Director of Development*
DEVELOPMENT, LLC *Adams Development, LLC / Real Estate Denver Team*
2899 N. Speer Blvd #101 Denver, CO 80211
Office 303.997.4001 • Cell 303.881.6520
Justin@RealEstateDenverTeam.com
AdamsDevelopmentllc.com • RealEstateDenverTeam.com



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