

November 11, 2015

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

Re: Historic Designation of My Home

Dear City Councilmembers,

I am the property owner of 2329 Eliot Street, the property that comes before you on November 16th for historic designation against my will. Please don't allow a small group of neighbors to take away my property rights. Over forty years ago, before Jefferson Park and the Highlands neighborhoods were fancy places to live, I scraped together a little money and bought a house at 2331 Eliot Street. I ran my small company and was an active neighbor. After 13 thirteen years of living in the neighborhood, I purchased and moved to 2329 Eliot Street. I still live in this house today, my neighbors call it Jim's house. For the 40 years I have lived here, I have seen many changes. Meanwhile, I worked hard at an honest job as a roofer so that I could pay my mortgage. It wasn't easy, but I never gave up because I really believed that my home was mine as long as I obeyed the law, paid my taxes, and paid my mortgage on time. I think it is fair to say that most homeowners in this city and across America believe the same way. Protection of our life, liberty, and property are our basic rights under the Constitution.

I am forced to come before you on November 16th because a few people think that they have more rights to my house than I do. They have nominated my house to be a historic landmark against my will which will substantially limit my property rights under the existing laws. The irony is that they (and nearly every other Denver homeowner) enjoy the very same property rights that they are trying to take away from me. This letter is to tell you that I am completely against this designation, and I respectfully ask you to do the right thing and vote against it!

Their position is that they get to make the decision about what I do with my property because my house is more important to the community than it is to me. They provide two reasons. First, they say it is an example of important architecture and second, it was home to an important historic person. Until a few months ago, none of these individuals ever cared about how my home looked. In 27 years, no one approached me to ask if I wanted my house to be historic or offered to help me fix it up or even suggest that I do. No one cared about the architecture of my house until I entered into a contract with a developer that planned to tear it down and replace it with a new building.

At the LPC hearing, the Commissioners agreed that my house was no special example of Queen Anne architecture. They said that it is an ordinary "vernacular" example. Well, there are ordinary examples of Queen Anne architecture all over Denver that are in much better shape than mine. Does that mean that all of their "vernacular" houses should be designated historic against their will too? The truth is that they care about the architecture of my house because they don't like what is being proposed, and they are misusing the historic designation process to stop that development. Their dislike for development should not take priority over my property rights.

Second, the historic significance of my house is highly disputed. My home is said to be special because my home was rented by a man who attempted to murder two individuals who once had great influence over society. If you read that backwards, it's a heck of a stretch to say that two important people who never even visited my home somehow make it special. There are likely thousands of homes that were owned or rented by people who were in some way connected to someone that did something special. Those types of loose and indirect connections are just not strong enough to justify taking owners' property rights away. I have heard people now call my house the "Anderson house." I have never heard of Anderson and again, my house is called Jim's house.

I don't think that historic preservation is a bad thing in certain cases. Maybe there are times when houses are more important to the community than they are to the home owner. I don't think it even matters whether they are big or small or expensive or not. None of us can argue that Abe Lincoln's little cabin was not worthy of historic preservation. When it is very, very clear that the architecture and the history of a building are so unique and so important that they cannot be replaced, they should be preserved. But the LPC themselves called my house ordinary and a man whose only brief notoriety came from criminal action is no Abe Lincoln (or to be Denver specific- no Molly Brown).

There is no reason presented that the community's interest in my house is more important than mine. I would encourage you to do the right thing for me and the future of Denver homeowners. Vote no on designating my property historic.

Sincerely,

James Sonnleitner



Date: 11/6/15
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:

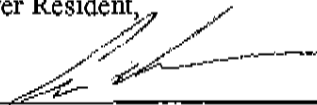
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The simple facts about this debate are as follows:

- 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: Aaron Meir

Address: 3922 W 26th Ave
Denver, CO 80212

November 8, 2015
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

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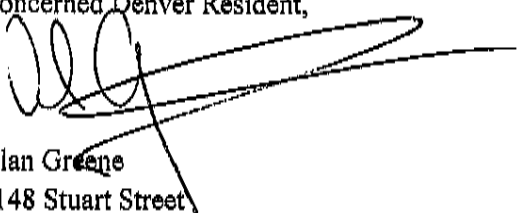
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Concerned Denver Resident,



Alan Greene
4148 Stuart Street
Denver, CO 80212

Date: 11/4/15
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

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Concerned Denver Resident,

Signature: _____

Name: _____

Address: _____

Alex Hanser

2931 W. 25th Ave. #101

Denver, CO 80211

Date: 11/04/2015
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

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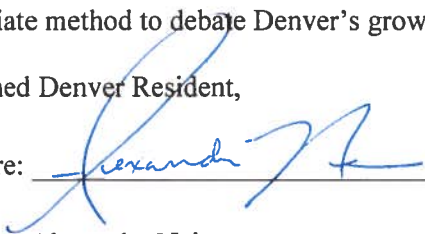
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Concerned Denver Resident,

Signature: _____



Name: Alexander Neir

Address: 2145 Eliot St.
Denver, CO, 80211

Date: 11-9-15

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

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Concerned Denver Resident,

Signature: 

Name: Andrew Kemler

Address: 4117 W. 30th Ave
Denver, CO
80212

Date: November 6, 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.

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Concerned Denver Resident,

Signature: 

Name: _____ Apex Real Estate Solutions _____

Address: _____ 1562-64 Perry Street _____
_____ Denver, CO 80204 _____

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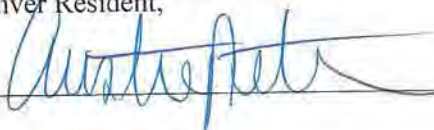
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Concerned Denver Resident,

Signature: 

Name: _____ Austin Peterson _____

Address: _____ 1565 Tennyson Street _____
_____ Denver, CO 80204 _____

Date: _____

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Denver, CO 80202

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Concerned Denver Resident,

Signature: Beatriz Badillo

Name: Beatriz Badillo

Address: 3055 S. Venable St
Denver CO 80237
Apt E. 201

Date: 11/4/15
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1437 Bannock St., Rm. 451
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Concerned Denver Resident,

Signature: 

Name: Beau Chadwick

Address: 3245 S. Newland St.
Denver, CO 80227

November 8, 2015
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

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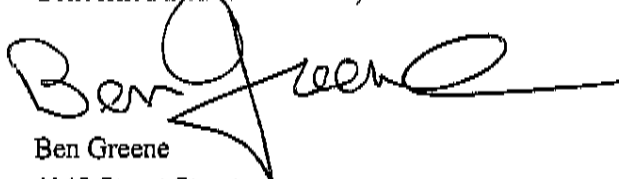
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Ben Greene
4148 Stuart Street
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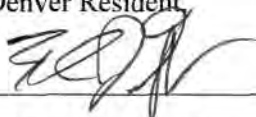
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Concerned Denver Resident

Signature: 

Name: Brendan Gustafson

Address: 637 S. Sherman St.
Denver, CO 80209

Date: 11-06-2015
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.
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- 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: Brian Morrison

Address: 1551 King St.
Denver, CO 80204

Date: 11/4/15

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.

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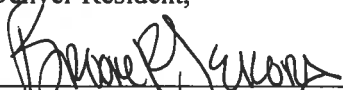
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Concerned Denver Resident,

Signature: 

Name: BROOKE R. SEKORA

Address: 534 N Pearl St. #205
DENVER, CO 80203

Date: 11/10/15
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

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Concerned Denver Resident,

Signature: 

Name: Bryan Waters

Address: 6000 E Evans Ave 3-215
Denver, CO 80222

Date: November 5, 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.

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Concerned Denver Resident,

Signature:  11.5.15

Name: Charles Santaularia

Address: 3339 Raleigh Street
Denver, CO 80212

Date: 11/10/15
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.

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Concerned Denver Resident,

Signature: 

Name: Chris Sublette

Address: 1590 S. Fillmore St.
Denver CO 80210

November 10, 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,

Please let me begin by stating I am a fifteen-year resident of Denver, and for the past five years, I have been a resident of the Jefferson Park neighborhood. There has been a substantial amount of growth in the neighborhood in the last five years and I am proud to say I have been a part of it. I volunteer, and contribute monetarily, to my Registered Neighborhood Organization, Jefferson Park United Neighbors (JPUN).

On November 16th, you will be deliberating on BR15-0768, a bill that would approve designating 2329 Eliot Street, Denver, CO 80211, as an individual structure for preservation in Denver's Council District 1. Approving this hostile designation would deny a long time resident of Jefferson Park, Jim Sonnleitner, of his property rights. In addition, it would send a message to anti-development groups that the Denver City Council approves the taking of an individual's property owner's rights as a tool to be used against development in the debate regarding Denver's rapid growth at the end of one of the country's greatest recessions.

Simple facts regarding this debate:

- Jim Sonnleitner has owned and lived in 2329 Eliot Street 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.
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- There has been zero regard to Jim's wishes throughout this entire process. Although Jim has been a resident of Jefferson Park for decades, he was unable to vote at the September 2015 (JPUN) General Membership meeting to support his ownership rights. Unfortunately, Jim had failed to fill out the appropriate paperwork in the amount of time JPUN requires in order for a neighbor to currently vote on any issue that the JPUN General Membership brings to a vote.
- Jim could lose hundreds of thousands of dollars, an economic hardship that could greatly diminish his retirement prospects, if his home is designated a landmark against his wishes. This taking of property rights could be devastating to Jim.

I attended the September 8, 2015 meeting of the JPUN general membership, and the eligible voting members present at that meeting, with the exception of all JPUN board members present who chose to abstain, voted to **NOT** support the hostile historic designation of the property at 2329 Eliot Street, Denver, CO 80211. I was one of those registered and approved members that voted to **NOT** support this hostile historic designation. The details of this meeting have yet to be posted in the "Meeting Minutes" section on the JPUN website (jpun.org).

Historic designation has its place, such as the LoDo area in downtown Denver. John Olson, Director of Preservation Programs of Historic Denver, likened this one house to LoDo at the General Membership of JPUN on June 9, 2015. In my opinion, one house with questionable historic designation, within an area with less than historic housing stock, hardly compares to a LoDo. And I would agree with the questions from Councilwoman Mary Beth Susman posed regarding the loosely construed argument that an attorney representing a cannibal, and that the attorney attempted to murder employees of the Denver Post, is truly glorifying murderers. From the Denver Post Editorial posted on November 6, 2015. Councilwoman Susman, "I can't imagine dedicating or using that as a reason for creating a historic structure for places (those shooters) may have lived,"

I strongly urge City Council to vote **against** this hostile designation. Most importantly to protect Jim's property rights, but to also send a strong message the four individuals, and those that may follow, that filing hostile historic designation applications are not to be taken lightly. One thinly veiled attempt to deter development in a neighborhood in which these four individuals reside, and currently reap the benefits of neighborhood growth (a new coffee shop, bars, salons, restaurants, etc.) does not go unnoticed.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Daniel Bailey', with a large, stylized flourish extending upwards and to the right.

Daniel Bailey
2650 West Front View Crescent Drive, Unit 301
Denver, CO 80211
dbailey.den@gmail.com

Date: 11-9-15
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.

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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: Danielle Adams

Name: Danielle Adams

Address: 2719 W. 28th Ave
Denver, CO 80211

Date: 11/5/2015
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

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Concerned Denver Resident,

Signature:

Name:

Address:

601 SW Frontage Rd
Fort Collins, CO 80504
Deluss Czyszczon

Date: 11-10-2015

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

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Concerned Resident,

Signature: _____

Name: _____

Address: _____

David
David Crandall
2930 Uinta Street
Suite 400
Denver, CO 80211

Date: 11/4/15
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

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Concerned Denver Resident,

Signature: David Burcham

Name: David Burcham

Address: 3837 Utica Street
Denver, CO 80212

Date: 11/10/15
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

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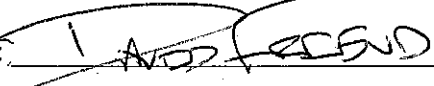
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Concerned Denver Resident,

Signature: 

Name: DAVID FRIEND

Address: 2811 KRAMERICA ST
DENVER, CO
80207

November 6, 2015
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

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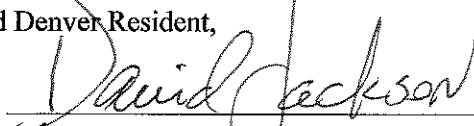
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Concerned Denver Resident,

Signature:



Name:

David Jackson

Address:

1606 S. Cook ST
DENVER, CO 80210

November 6, 2015
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

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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.
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- 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: Deborah L Mangham

Address:

954 Irving St.
Denver, CO 80204

Date: 11-6-15

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.

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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: D.J. ZEHACKER

Address: 631 MADISON ST.
DENVER, CO 80206



November 4, 2015

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

Re: BR15-0768
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Concerned Developer,

A handwritten signature in blue ink that reads "Donald W. Caster".

Donald W. Caster
Sagebrush Companies
1936 W 33rd Ave
Denver, CO 80211

Date: 11/10/15
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.

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Concerned Denver Resident,

Signature:  _____

Name: ERIC WINS _____

Address: 6000 E Evans Ave 3-215
Denver, CO 80222

Date: 1/4/15
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.

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Concerned Denver Resident,

Signature: Gary Schultz

Name: Gary Schultz

Address: 2762 S. Otis St.
Denver, CO.
80227

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

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Concerned Denver Resident,

Signature: _____

Name: _____

Address: _____

Jacob Huebert
2034 S. High St.
Denver, CO 80210

Date: 11/6/15
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

Re: BR15-0768

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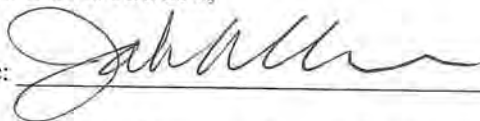
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Concerned Denver Resident,

Signature:



Name:

John A. Edwards

Address:

2741 W. 28th Ave
Denver, CO 80211

Date: 11/6/15
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

Re: BR15-0768
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Concerned Denver Resident,

Signature: 

Name: James Langley

Address: 2964 S. Akron St
Denver, CO. 80231

Jason G. Sudowski
2111 Eliot St
Denver, CO 80211

November 9, 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.

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Moreover, as a new resident to Jefferson Park, one of the reasons I moved to Jefferson Park is because it seems to be in the midst of an amazing transformation. I live merely a few minutes from the property in question and I walk by it several times a week. Indeed, on my walks I have taken note of the fact that there is nothing evidently remarkable about the structure at 2329 Eliot Street. Additionally, I have noticed substantial amounts of development happening

on 2100, 2200, 2400 and 2600 blocks of Eliot Street. I support this development and any other development that complies with existing zoning. I do not support this current hostile historic designation process and I am deeply concerned that if it is allowed to proceed, landowners and developers will face significant amounts of uncertainty about their ability to move forward with legally permitted uses of their property in the future. Such uncertainty will be a very negative thing for all of Denver.

Sincerely,

A handwritten signature in black ink, consisting of several loops and a horizontal stroke at the bottom.

Jason G. Sudowski

Date: 11/10/15
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

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Concerned Denver Resident,

Signature: 

Name: Jennifer Morrison

Address: 4995 Osceola St
Denver 80212

Date: 11/4/15
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

Re: BR15-0768
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Concerned Denver Resident,

Signature: 

Name: Jesse Rolfe

Address: 2899 N. Speer Blvd #101
Denver, CO 80211

Date: 11/10/15
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

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Concerned Resident,

Signature: _____

Name: _____

Address: _____

Jillian Crandall
2899 N. Speer #101
Denver, CO 80211

November 4, 2015
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

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Concerned Denver Resident,



Jim Ferguson
1101 S Elizabeth Street
Denver, CO 80210

Date: November 5, 2015
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

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The simple facts about this debate are as follows:

- Jim Sonnleitner has owned and lived in 2329 Eliot St. for 26 years. His constitutional rights protect his ability to use his property the way he wants so long as it conforms to appropriate municipal zoning codes.
- Changing an existing structure to a level of "Historic" significance when it didn't exist during the Owner's many years of ownership, including throughout all the years of the previous Owners, seems highly unethical.
- 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: James Keavney / KSA Architecture LLC

Address: 4900 W. 29th Ave.
Denver, CO 80212

Date: November, 6 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.

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Concerned Denver Resident

Signature:  _____

Name: Joe Bellio

Address: 1335 Logan Street
Denver, CO 80210

Date: 11/6/15
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

Re: BR15-0768
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Concerned Denver Resident,

Signature: 

Name: JOHN B. COLLINS

Address: 3067 S. ROSEMARY ST
DENVER, CO 80231

Date: 11-10-15
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.

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Concerned Denver Resident,

Signature: 

Name: Joseph M. BELLIO

Address: 1335 S. Logan St
DENVER CO 80210

Date: 11/05/2015

Denver City Council

1437 Bannock St., Rm. 451

Denver, CO 80202

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Concerned Denver Resident,

Signature: 

Name: Joseph D Capra

Address: 2300 Raleigh St.

Denver CO. 80212

Date: November, 6 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.

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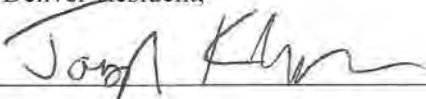
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Concerned Denver Resident,

Signature:  _____

Name: Joseph Klopfenstein

Address: 336 Grant Street #501
Denver, CO 80202

Date: 11/4/15
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.

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Concerned Denver Resident,

Signature: 

Name: JUSTW ARCHULETTA

Address: 1599 W. Berkeley Pl
Denver CO 80221

Date: 11/5/2015
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

Re: BR15-0768
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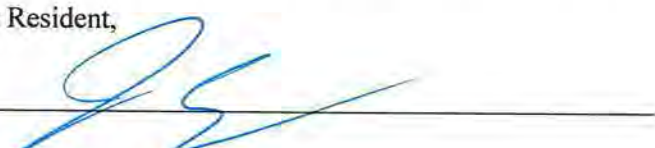
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Concerned Denver Resident,

Signature: _____



Name: Justin Cooper

Address: 3801 W 23rd Ave
Denver, CO 80211

Date:11/10/15
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

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Concerned Resident,

Signature: Kaleigh Nitz

Name: Kaleigh Nitz

Address: 2899 N. Speer Blvd
Denver, CO
80211

Date: 11-6-15
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

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Concerned Denver Resident,

Signature: Karla Adelt

Name: Karla Adelt

Address: 4562 Clay St.
Denver, CO
80211

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.

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Concerned Denver Resident,

Signature: 

Name: Karla Ferguson

Address: 1101 S Elizabeth St
Denver, CO 80210

September 8, 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.

City Councilmembers:

I understand that 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. I wanted to write this brief letter sharing my concerns with approving this hostile designation. I believe this will send a clear message that the city of Denver is not concerned with it's citizens individual property rights and it would send a message to anti-development groups that the city approves of using historic designation as a weapon against growth.

I understand the need for historic preservation and I am for it in the right situations. The problem I see is that this house has not been directly involved with any historic event. The fact that a guy who was renting the house at the time of being involved in a shooting is not enough to give the house this designation. I question that this hostile designation is being used for its intended purpose.

Denver is a thriving and growing city. I have read that the city expects a million people to migrate in over the next decade. Where are all those people going to live? They city is on the right tract creating higher density areas to help house the growing population. I can see developers pull out of the city to do projects in surrounding areas if there are concerns about anti-growth groups stopping their projects. Money for the city as well as much needed housing will be lost.

I urge City Council to dismiss this Hostile Designation and to protect it's citizens 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.

A concerned Denver property owner,



Kevin Amolsch

Date: 11/6/15
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

Re: BR15-0768
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Concerned Denver Resident,

Signature: 

Name: Kevin Wulfekuhler

Address: 3338 Utica St.
Denver, CO 80212

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

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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 Resident,

Signature: Kim Bright

Name: Kim Bright

Address: 10200 W 44th Ave
Suite 220
Whorl Ridge 80033

Date: __11/6/15
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:

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Concerned Denver Resident,

Signature: Kyle Ballew

Name: Kyle Ballew

Address: 2639 York St
 Denver, Co.
 80205

Date: 11/4/15
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

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Concerned Denver Resident,

Signature: Linda Kukulski Miller

Name: Linda Kukulski Miller

Address: 2899 N. Speer Blvd, #101
Denver, CO
80211

Date: 11/6/15
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

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Concerned Denver Resident,

Signature: _____

Name: LUKAS MAURICIO VIAL

Address: 460 S. FRANKLIN ST.
DENVER, CO 80209

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

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Concerned Denver Resident,

Signature: 

Name: Luke Benz

Address: 2034 S High St
Denver, CO 80210

Date: 11/4/15

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

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Concerned Denver Resident,

Signature: Marcia Zayas

Name: Marcia Zayas

Address: 1125 Washington St. #605
Denver, CO 80203

Date: 11/5
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

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Concerned Denver Resident,

Signature: 

Name: Matt Berg

Address: 1055 Larimer St # 205
Denver 80203

Date: 11/6/15
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

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Concerned Denver Resident,

Signature:  _____

Name: MATT HILL

Address: 5095 W 52nd Ave
Denver, CO 80242

Date: 11/11/15
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

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Concerned Denver Resident,

Signature: Melissa Logan

Name: Melissa Logan

Address: 2955 Valley Dr. Apt. 12
Denver, CO 80211

Date: 11/9/15
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

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Concerned Denver Resident,

Signature: 

Name: Meredith Kemler

Address: 4117 W. 30th Ave
Denver CO 80212

November 11, 2015

Re: BR15-0768 (Hostile historic application for 2329 Eliot Street)

Denver City Council
1437 Bannock Street, Room 451
Denver, CO 80202

Dear City Councilmembers:

At the Neighborhood and Planning Committee meeting on October 28th, there was a discussion about the hostile historic application for 2329 Eliot Street. Like the majority of my neighbors in Jefferson Park, I do not support this designation and believe it is being used solely as a political tool to delay or prevent new development that is currently allowed by code. During the committee, Councilman Brooks asked a question about if there was support from any Registered Neighborhood Organizations. CPD staff was not able to answer that question, but I can share some additional information.

I live in Jefferson Park, approximately 4 blocks away from the property on 2329 Eliot Street. I own my home, I am an active General Member of Jefferson Park United Neighbors (JPUN) and I attend their meetings on a regular basis. I donate to this organization and volunteer my time when asked.

On October 25th, the General Members were officially told in an email that months ago the JPUN Board had adopted a neutral position on this issue because it pits 2 neighbors against each other. The Board has been reluctant to share this viewpoint publicly, I believe, because there is one Board member who strongly disagrees with the Board's sound decision and has made this issue into a personal crusade against the developer. (He and the District 1 Councilman are 2 of the 4 people who filed the application.) He has written numerous editorials, appeared on TV and presented to the Landmark Commission supporting the hostile historic application. You may have seen some of these communications, but don't be misled. He does not represent the Board or General Membership of JPUN (although because he is still a standing Board member, this is no doubt confusing to those of you who are interested in this issue).

At the September General Meeting of JPUN members, a vote was finally taken against the wishes of this particular Board member. The vote was 9 against the hostile application, 7 that were neutral (all Board members) and 0 that were in favor of the hostile application. The few people that have spoken out after that meeting, who are in favor of the hostile application, claim that the developer turned out more people who were opposed than those who supported. This may be true, but keep in mind that these were all official JPUN members (registered and approved in advance according to the current bylaws) and that no one in attendance supported the hostile application.

On November 16th, I encourage you to vote "no" on this hostile historic application. If the RNO that represents this particular property (JPUN) cannot support it, how can anyone else? Feel free to contact me if you have any other questions. Thanks for your time.

Sincerely,



Mike Blake
2650 W. Front View Crescent Dr. #301
Denver, CO 80211
mblake940@gmail.com

Date: 10-5-2015
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.

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Concerned Denyer Resident,

Signature: 

Name: Michael Hughes

Address: 2034 S. Holly St.
Denver, CO 80210

Date: Nov. 6, 2015
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

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Concerned Denver Resident,

Signature: 

Name: Michael L Mangham

Address: 954 Irving St.
Denver, CO
80204

November 10, 2015

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

Re: BR15-0768

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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. In our opinion, approving this hostile designation would be a grave mistake. It would send a message to anti-development groups that Denver City Council approves the taking of property rights as a weapon to be wielded in the debate about Denver's future growth.

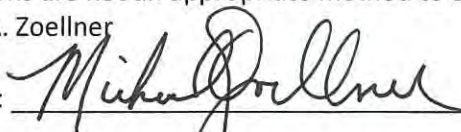
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- The bar for Landmark Designation is set low to encourage owner-supported designation, but has not historically been raised (or even strictly enforced) for this type of hostile application. Approval in this case has been given to support preservation 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 Sonleitner 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 taking of property rights would be devastating to Jim and he should be compensated for this.

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

Michael A. Zoellner

Signature: _____



Address: 1600 Glenarm Place
Denver, Co 8022

Date: 11/6/15
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.
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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: Michael Zakhem

Address: 2729 W. 21ST AVE.
DENVER CO 80211



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 I.

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 I. 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.

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- Jim Sonneleitner has owned and lived in 2329 Eliot St. for 26 years.
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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: _____

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

November 5, 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:

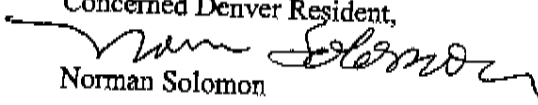
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For these reasons, I urge City Council to dismiss this Hostile Designation and to protect Jim's property rights. Save historic designation for truly worthy structures and send a message that spot zoning and hostile designations are not an appropriate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

Concerned Denver Resident,


Norman Solomon

PO Box 101766

Denver, CO 80250-1766

Date: 11/4/15
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.

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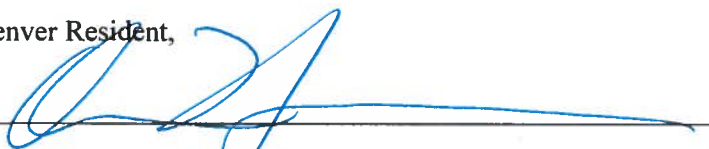
For these reasons, I urge City Council to dismiss this Hostile Designation and to protect Jim's property rights. Save historic designation for truly worthy structures and send a message that spot zoning and hostile designations are not an appropriate method to debate Denver's growth.

Concerned Denver Resident,

Signature: _____

Name: _____

Address: _____


OWEN FITZSIMON
2901 W 25th Street
DENVER, CO 80211

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:

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Concerned Denver Resident,

Signature: Paul Ko

Name: Paul Ko

Address: PKO, LLC
2899 N. Speer Blvd
Denver, CO 80211

Date: 11/5/15
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.

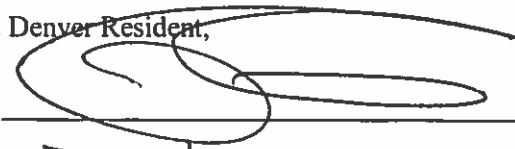
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For these reasons, I urge City Council to dismiss this Hostile Designation and to protect Jim's property rights. Save historic designation for truly worthy structures and send a message that spot zoning and hostile designations are not an appropriate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

Concerned Denver Resident,
Signature: 
Name: PETER HAUSER
Address: 3423 W. 16TH AVE
DENVER CO 80204

Date: 11/5/15
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.

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Concerned Denver Resident,

Signature:  _____

Name: PETER HASEC

Address: 3429 W. 16th Ave
DENVER CO 80204

Date: 11/6/15

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:

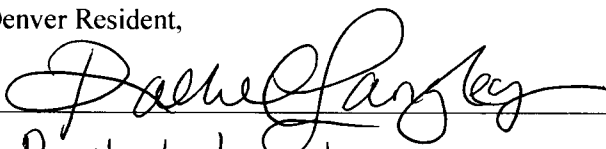
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Concerned Denver Resident,

Signature: 

Name: Rachel Langley

Address: 2964 S. Akron St
Denver CO 80231

Date: 11/06/2015
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:

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Concerned Denver Resident,

Signature: 

Name: Randy Devenport

Address: Property Rescue Service LLC
P.O. Box 2423
Pueblo, Colorado 81004



Date: 11/4/15
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.

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Concerned Denver Resident,

Signature: 

Rick Blank

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

November 8, 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.

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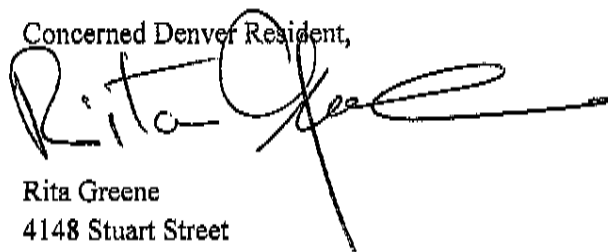
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Concerned Denver Resident,



Rita Greene
4148 Stuart Street
Denver, CO 80212

Date: 11/4/15
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.

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Concerned Denver Resident,

Signature: 

Name: Ryan Hayden

Address: 4900 S Ulster St
Apt 14-203
Denver, CO 80237

Date: 11-3-15
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.

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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: Samir Bootcut

Name: Samir Bootcut

Address: 1185 S Madison street
Denver CO 80210

Date: 11/8/15

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:

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Concerned Denver Resident,

Signature: 

Name: Sarah Hauser

Address: 3423 W. 16th Avenue
Denver, Co 80204

Date: 11/04/2015
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

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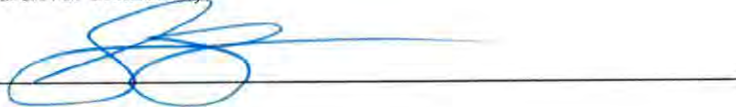
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Concerned Denver Resident,

Signature: 

Name: Scott Lander

Address: 278 S. Jasmine Street
Denver, CO 80224

Date: 11/4/15
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

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Concerned Denver Resident,

Signature: Shawn Borkent

Name: Shawn Borkent

Address: 2733, 2737, 2741
W 28th Ave Denver
80211

Date: 11/4/15
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

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Concerned Denver Resident,

Signature: Shelby Hall

Name: Shelby Hall

Address: 2762 S. Otis St.
Denver, CO.
80227.

Date: 11/5/15

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

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Concerned Denver Resident,

Signature: _____

Name: _____

Address: _____


Tyler Moore
3441 Tejon St
Denver, CO 80211

November 11, 2015

Re: Historic Designation of 2329 Eliot St.

Att: Denver City Council

To whom it may concern,

As a longtime resident, real estate investor and owner of multiple properties in the County of Denver, I am deeply troubled by the proposed "hostile" historic designation for the property located at 2329 Eliot St. I ask you to carefully consider the broader context as you weigh your decision.

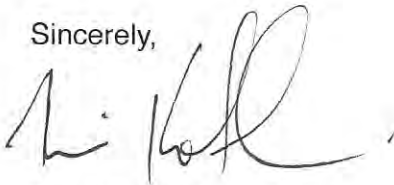
The owner, James Sonnleitner, purchased the property in 1973 and has been in title for over 40 years. He has paid the property taxes, ridden the ups and downs of the Denver real estate market and has chosen this moment to sell.

"Historic" should not be in the eye of the beholder. More concrete criteria should exist and certainly overlaying those criteria should be the wishes of the owner. In this case, he has owned the property for close to a third of its life.

A historic designation, against the desire of the property owner strips the owner of his property rights. If this property is historic, why was it only designated as such at the 11th hour by a small group opposed to renewal in the neighborhood? The Jefferson Park neighborhood has been in a trajectory of change for five years and yet nobody nominated the property for historic designation during that time.

Your task is not easy but I respectfully encourage you to strongly consider the role of property rights in your decision.

Sincerely,

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

Tim Kotowski
1324 S. Gaylord St.
Denver, CO 80210

Date: 11/15
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

Re: BR15-0768
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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 Property Owner,

Signature: 

Name: Travis Speer

Address: 9720 Independence way
Westminster, CO 80021

Date: 11/10/15
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

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Concerned Denver Resident,

Signature: 

Name: Tom Keefe

Address: 2038 Meade St
Denver Co
80211

Date: 11/5/15
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

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Concerned Denver Resident,

Signature: Ty Mumford

Name: Ty Mumford

Address: 1780 S Bellaire St
Denver, Co 80222

Date: 11/6/15

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

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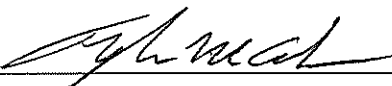
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Concerned Denver Resident,

Signature: 

Name: TYLER ADAMS

Address: 1357 GARFIELD ST
DENVER, CO
80206

Date: 11/04/15

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

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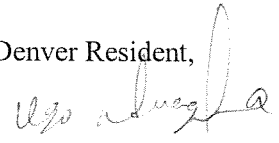
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Concerned Denver Resident,

Signature: 

Name: UGO NDUAGUIBA

Address: 3335 W 18th Ave
Denver, Co 80204

November 6, 2015
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

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Concerned Denver Resident,

Signature: 

Name: Vera Robinson

Address: 1540 S. Yates St.
Denver, CO 80219

November 6, 2015
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

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- 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: WILLIAM JACKSON

Address: 4698 E. MEXICO AVE
DENVER, CO 80222

Date: 11/4/15

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 Sonneitner 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.
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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: Zach Smith _____

Address: 2629 W Main St, Suite 105 _____
Littleton, CO 80120 _____

Date: 11/11/15
Denver City Council
1437 Bannock St., Rm. 451
Denver, CO 80202

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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: Kristen Dufour

Address: 263 Grant St.
Denver, CO 80203



Matthew S. Rork
(303) 894-4433
mrork@fwlaw.com

Memorandum

TO: Denver City Council
FROM: Matthew S. Rork
DATE: October 30, 2015
RE: Application for Hostile Historic Landmark Designation of 2329 Eliot Street and Notice of Continued Objection and Demand for Recusal of City Councilmember Espinoza regarding -- BR15-0768

This Memorandum is being submitted to the Denver City Council on behalf of my clients -- the property owner of 2329 Eliot Street, Jim Sonnleitner, and Adams Development, LLC.

The purpose of this Memorandum is to provide notice to the City Council of my clients' continued objection to any participation by Councilmember Espinoza in either considering, lobbying for, or voting on the hostile historic landmark designation application for the structure located at 2329 Eliot Street (the "Property"). The application, via BR15-0768, is currently scheduled for a first reading by the City Council on November 9th, and a second reading, public hearing, and vote on November 16, 2015. The basis for this continued objection is as follows.

Mr. Sonnleitner is the owner of the Property and currently resides there. Mr. Sonnleitner is under contract with Adams Development to sell the Property. Upon closing, Adams Development plans on tearing down the old dilapidated home on the Property in order to develop the Property into residential, for sale townhomes. Consequently, the contract between Adams Development and Mr. Sonnleitner is conditional on the Property not being designated as a historic landmark against Mr. Sonnleitner's wishes which would prohibit any demolition of the structure.

Recently, an application to designate the Property as historic against Mr. Sonnleitner's wishes was filed against the Property. Councilmember Espinoza is one of the applicants for the hostile historic landmark designation of the Property and took the lead role in getting it submitted. The application was considered by the Neighborhoods and Planning Committee of the Denver City Council (the "NPC") on October 28, 2015. At that time, and after much deliberation, Councilmember Espinoza, who sits as the Vice Chair of the NPC, recused himself from the meeting and voting on any recommendation to forward the application to the full City Council.

Councilmember Espinoza lives in the Jefferson Park neighborhood approximately 4 blocks away from the Property. Prior to being elected to City Council, Councilmember Espinoza was a

member of a registered neighborhood organization that has generally been opposed to dense development within the Jefferson Park neighborhood. Councilmember Espinoza has also been quoted by numerous news outlets as generally being opposed to dense development within the confines of Jefferson Park and ran for election based on that platform.

According to testimony at the recent Landmark Preservation Commission (“LPC”) hearing on Councilmember Espinoza’s application, Councilmember Espinoza was involved in the initial hostile designation application submitted by Mr. Garcia. Mr. Garcia testified that it was Councilmember Espinoza who recommended that Mr. Garcia use the landmark historic designation process to halt Adams Development’s plans for acquiring and developing the Property into townhomes. Following this advice, Mr. Garcia filed an application for hostile landmark designation of the Property. However, Mr. Garcia was able to reach an agreement with Adams Development for additional parking for his adjacent property units and Mr. Garcia subsequently withdrew his application. When Councilmember Espinoza was advised of this withdrawal, he took immediate action to get his own application for hostile historic designation of the Property on file with the LPC staff.

However, as the deadline for accepting applications posted by the LPC had passed, the LPC had already issued a Certificate of Non-Historic Status for the Property. The issuance of a Certificate of Non-Historic Status allows the owner to develop his or her property for a period of five (5) years without being subjected to any future landmark designation efforts. Despite the issuance of the Certificate of Non-Historic Status for the Property, Councilmember Espinoza was able to contact LPC staff and gain access to the City’s Webb Building, after regular business hours, so that he could file his own application with the LPC. Councilmember Espinoza signed the application and paid the entire application fee himself. The next day, Councilmember Espinoza contacted the LPC staff and demanded that the Certificate of Non-Historic Status for the Property be rescinded. Following the LPC’s consultation with the City Attorney’s Office, the Certificate of Non-Historic Status for the Property was rescinded by the LPC and Councilmember Espinoza’s hostile designation application for the Property was then approved by the LPC staff and scheduled for public hearing before the LPC.

At the LPC’s public hearing, Councilmember Espinoza had a staff member read into the record a letter of support. After an approximately 3 ½ hour hearing, the LPC voted to forward Councilmember Espinoza’s application on to the NPC. Prior to the NPC considering the application, Councilmember Espinoza recused himself from the proceedings.

In this regard, shortly before the NPC meeting, Councilmember Espinoza emailed the other members of the NPC stating as follows – *“Admittedly it took me an inordinate amount of time to ascertain the very real ramifications of me participating as a Councilmember on the Landmark Designation Application before us today ... Because this application was submitted on May 28th, prior to my swearing in on July 20th, in order to preserve this integrity of the Council’s decisions, I find it necessary to recuse myself from Council on matters related to this Landmark Application.”*

My clients applaud Councilmember Espinoza for his decision to recuse himself from the NPC proceedings. Given the fact that he was the applicant and primary driving force behind getting the Certificate of Non-Historic status rescinded for the Property, his decision to recuse himself was both appropriate and required under Colorado law. Nevertheless, in an abundance of caution, my clients are restating their objections to any continued participation by Councilmember Espinoza in either lobbying for, considering, or voting on BR15-0768 at the upcoming meetings.

The City Council is a quasi-judicial body because, among other things, it considers and votes on matters that affect the property rights of its constituents. The City Council is obligated “to be fundamentally fair to the individual in the resolution of a legal dispute involving governmental action that threatens to deprive an individual of a significant property interest.” *Lawley v. Dep’t of Higher Educ.*, 36 P.3d 1239 (Colo. 2001).

When, as here, a proceeding is quasi-judicial in nature, members of the City Council are to be treated as the equivalent of judges. *Wells v. Del Norte Sch. Dist. C-7*, 753 P.2d 770 (Colo.App. 1987). In this regard, C.R.C.P. 97 provides that a judge **shall** be disqualified in a case in which he or she is interested or prejudiced or “is so related or connected with any party or his attorney as to render it improper for he or she to sit on the ...proceeding.” Additionally, a judge should avoid “impropriety and the appearance of impropriety in all [his or her] activities,” C.J.C. Canon 2, and should “disqualify [himself or herself] in a proceeding in which [his or her] impartiality might be reasonably questioned,” C.J.C. Canon 3(C)(1). *See also Smith v. Beckman*, 683 P.2d 1214 (Colo.App. 1984).

Consequently, “[e]ven though the judge or board member may be convinced of his or her own impartiality, it is the duty of the tribunal to eliminate all reasonable doubt that a trial or hearing by a fair and impartial council may have been denied.” *Zoline v. Telluride Lodge Ass’n*, 732 P.2d 635 (Colo. 1987).

The application of the above referenced legal principles has routinely required recusal when opinions have been expressed related to matters that might come before them. For example, a judge’s previous expressions of opinion about the facts relating to the issues in the case before the court are grounds for disqualification. *Johnson v. District Court In and For Jefferson County*, 674 P.2d 952 (Colo. 1984). Similarly, a judge’s prior involvement in the subject matter of the dispute is also grounds for disqualification. *Martinez v. Casey*, 178 Colo. 62, 495 P.2d 216 (1972); *Wood Bros. Homes, Inc. v. City of Fort Collins*, 670 P.2d 9 (Colo. App. 1983).

Finally, it is an abuse of discretion when the member refuses to withdraw from the case when the appearance of impropriety exists. *Venard v. Dept. of Corrections*, 72 P.3d (Colo.App. 2003).

Consequently, it was entirely proper for Councilmember Espinoza to recuse himself from considering his own application at the NPC. For the same reasons, it would also be improper for Councilmember Espinoza, going forward, to consider, lobby for, or vote on his own application at the City Council hearing of this matter. In this regard, Councilmember Espinoza should

October 30, 2015

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continue to recuse himself in order to protect the integrity of the process and should not lobby for his own application with the other members of the City Council. We trust that Councilmember Espinoza will continue to abide by his prior decision to recuse accordingly.

Do not support attempts to designate a homeowner's property historic against their wishes.

Adams Development, LLC



The Hostile application for landmark designation of Jim's property is an underhanded attempt at furthering an anti-development and political agenda. Jim's property rights are being violated and the retirement he has been looking forward to after years of hard labor as a roofer is in jeopardy as a result of the application which Jim vehemently objects to. Signing this petition shows your support for Jim, and tells the City and County of Denver Landmark Preservation Committee they should not support Hostile attempts at designating a homeowner's property historic against their wishes.

LETTER TO


Landmark Preservation Office - City and County of Denver

Do not support attempts to designate a homeowner's property historic against their wishes.

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479 needed to reach 1,000


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Add a personal message (optional)





Landmark Preservation Office - City and County of Denver: Do not support attempts to designate a homeowner's property historic against their wishes.

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Name	City	State	Postal Code	Country	Signed On
Jillian Crandall				United States	7/9/2015
Lisa Porter	Littleton	Colorado	80127	United States	7/9/2015
Mike Blake	Denver	Colorado	80211	United States	7/14/2015
Nathan Adams	Denver	Colorado	80211	United States	7/14/2015
Kevin Wulfekuhler	Denver	Colorado	80212	United States	7/14/2015
Jesse Rolla	Englewood	Colorado	80112	United States	7/21/2015
Shawn Bookout	Denver	Colorado	80211	United States	7/21/2015
Geoff Levy	Charlotte	North Caro	28277	United States	7/21/2015
David Mann	Arvada	Colorado	80004	United States	7/21/2015
Kelly Kievit	Kansas City	Missouri	64111	United States	7/21/2015
Steven Sharp	Brighton	Colorado	80602	United States	7/21/2015
Michelle Rork	Littleton	Colorado	80126	United States	7/21/2015
Michael MacGregor	Denver	Colorado	80209	United States	7/21/2015
David Friend	Denver	Colorado	80207	United States	7/21/2015
Joe Bellio	Denver	Colorado	80210	United States	7/21/2015
Orrin Burns	Englewood	Colorado	80110	United States	7/21/2015
John Collins, AIA	Denver	Colorado	80231	United States	7/21/2015
Richard Klatt	Littleton	Colorado	80127	United States	7/21/2015
Chris angelovic	Boulder	Colorado	80301	United States	7/22/2015
George Hanlon	Denver	Colorado	80204	United States	7/22/2015
Tyler Adams	Denver	Colorado	80206	United States	7/22/2015
Matt Nockels	Denver	Colorado	80231	United States	7/22/2015
Ryan Diebold	Arvada	Colorado	80005	United States	7/22/2015
Jon Fulton	Marina del Rey	California	90292	United States	7/22/2015
Mark Adams	Mesa	Arizona	85212	United States	7/22/2015
Gary Tackett	Parker	Colorado	80134	United States	7/22/2015
Dj Zehnacker	Denver	Colorado	80216	United States	7/22/2015
Brian Farivar	Denver	Colorado	80233	United States	7/22/2015
Glen Zahorka	Englewood	Colorado	80112	United States	7/22/2015
constance aqbramson	greenwood village	Colorado	80121	United States	7/22/2015
Jaafar Riazi	Evergreen	Colorado	80439	United States	7/22/2015
Meredith Kemler	Denver	Colorado	80212	United States	7/22/2015
Allan Brandt	Castle Rock	Colorado	80108	United States	7/22/2015
Deborah Tucker	Littleton	Colorado	80128	United States	7/22/2015

Ken Moore	Fairbanks	Alaska	99709	United States	7/22/2015
Michael Steiner	Littleton	Colorado	80127	United States	7/22/2015
Francie Palmer	Denver	Colorado	80209	United States	7/22/2015
Jim Keller	Hepler	Kansas	66746	United States	7/22/2015
Linda Kukulski Miller	Denver	Colorado	80211	United States	7/22/2015
Joseph Silvernail	Parker	Colorado	80134	United States	7/22/2015
Michael Zabawa	Strasburg	Colorado	80136	United States	7/22/2015
Charles Craft	Golden	Colorado	80401	United States	7/22/2015
Shirley Zabawa	Denver	Colorado	80260	United States	7/22/2015
David Portmann	Castle Rock	Colorado	80104	United States	7/22/2015
Kathleen Pollock	Elizabeth	Colorado	80107	United States	7/22/2015
Ryan Hunter	Denver	Colorado	80202	United States	7/22/2015
Peter Musser	Golden	Colorado	80401	United States	7/22/2015
Irene Hinst	Denver	Colorado	80212	United States	7/22/2015
Arend Accola	Denver	Colorado	80222	United States	7/22/2015
andrew kemler	Denver	Colorado	80212	United States	7/22/2015
Melissa Logan	Wheat Ridge	Colorado	80033	United States	7/22/2015
Justin Cooper	Denver	Colorado	80211	United States	7/22/2015
Kevin Amolsch	Wheat Ridge	Colorado	80033	United States	7/22/2015
Travis Sperr	Wheat Ridge	Colorado	80033	United States	7/22/2015
Michael Hartman	Aurora	Colorado	80016	United States	7/22/2015
Peyton Fullerton	Denver	Colorado	80238	United States	7/22/2015
Jerry Amend	Strasburg	Colorado	80136	United States	7/22/2015
Arvid Hanson	Littleton	Colorado	80130	United States	7/22/2015
Joe Massey	Denver	Colorado	80210	United States	7/22/2015
John Edmiston	Lone Tree	Colorado	80124	United States	7/22/2015
Jeannie Staker	Mead	Colorado	80542	United States	7/22/2015
Jeff Carter	Monument	Colorado	80132	United States	7/22/2015
TOM MOSMAN	Somerset	Wisconsin	54025	United States	7/22/2015
Dave Neuman	Broomfield	Colorado	80020	United States	7/22/2015
Larry Besack	Greeley	Colorado	80634	United States	7/22/2015
Jesse Raya	Aurora	Colorado	80013	United States	7/22/2015
Brian Anderson	Denver	Colorado	80228	United States	7/22/2015
Marc Saunders	Aurora	Colorado	80016	United States	7/22/2015
Robin Curtis	Windsor	Colorado	80550	United States	7/22/2015

Sheryl Laskie	Fort Collins	Colorado	80525	United States	7/22/2015
Mike Kruse	Aurora	Colorado	80016	United States	7/22/2015
Chris Roelfson	Littleton	Colorado	80123	United States	7/22/2015
Kim Bright	Wheat Ridge	Colorado	80033	United States	7/22/2015
Kevon Maas	Minneapolis	Minnesota	55412	United States	7/22/2015
mark mcgroarty	Granby	Colorado	80446	United States	7/22/2015
Fernando Alcantara Soto	Troy	Michigan	48084	United States	7/22/2015
steven sapourn	Boulder	Colorado	80302	United States	7/22/2015
Troy McCauley	Castle Rock	Colorado	80109	United States	7/22/2015
Rudy Klucik	Leadville	Colorado	80461	United States	7/22/2015
Calvin Newton	Colorado Springs	Colorado	80901	United States	7/22/2015
William Neaves	Manitou Springs	Colorado	80829	United States	7/22/2015
Brandon Scholten	Denver	Colorado	80218	United States	7/22/2015
Nick Reaves	Denver	Colorado	80237	United States	7/22/2015
Jared Seidenberg	Denver	Colorado	80224	United States	7/22/2015
Eric Howell	Lakewood	Colorado	80227	United States	7/22/2015
Sharon Blanding	Colorado Springs	Colorado	80935	United States	7/22/2015
DAVID BODEWIN	Colorado Springs	Colorado	80908	United States	7/22/2015
Art Momper	Littleton	Colorado	80129	United States	7/22/2015
jeff pinkerton	Denver	Colorado	80211	United States	7/22/2015
Mike Mooney	Littleton	Colorado	80127	United States	7/22/2015
Michael Fallis	Castle Rock	Colorado	80109	United States	7/22/2015
Jeffrey Smith	Longmont	Colorado	80501	United States	7/22/2015
Andrea Trout	Colorado Springs	Colorado	80907	United States	7/22/2015
Austin Samber	Sterling	Colorado	80751	United States	7/22/2015
Josh Torrez	Arvada	Colorado	80004	United States	7/22/2015
steve yang	Aurora	Colorado	80012	United States	7/22/2015
Lucy Butcher	Colorado Springs	Colorado	80923	United States	7/22/2015
Joseph Sutton	Littleton	Colorado	80126	United States	7/22/2015
Michelle Yarber	Cheyenne	Wyoming	82009	United States	7/22/2015
Tyson Harrop	Colorado Springs	Colorado	80922	United States	7/22/2015
Danelle Reed	Colorado Springs	Colorado	80919	United States	7/22/2015
Vern Robinson	Denver	Colorado	80235	United States	7/22/2015
Doug Nutt	Greenwood Village	Colorado	80111	United States	7/22/2015
Todd Short	Boulder	Colorado	80302	United States	7/22/2015

Jarred Curry	Laramie	Wyoming	82071	United States	7/22/2015
mark tiaht	Fort Collins	Colorado	80524	United States	7/22/2015
Mark Walker	Longmont	Colorado	80504	United States	7/22/2015
Dennis Schaffhausen	Cottage Grove	Minnesota	55016	United States	7/22/2015
Melanie Bradford	Littleton	Colorado	80161	United States	7/22/2015
Kaleigh Nitz	Denver	Colorado	80210	United States	7/22/2015
Bruce Broussely	Littleton	Colorado	80122	United States	7/22/2015
Marc Donovan	Englewood	Colorado	80111	United States	7/22/2015
Justin Archuletta	Denver	Colorado	80221	United States	7/22/2015
Bryan Otteson	Denver	Colorado	80214	United States	7/22/2015
Ryan Hayden	Denver	Colorado	80237	United States	7/22/2015
Larry Schreiner	Arvada	Colorado	80004	United States	7/22/2015
Dan Duke	Evergreen	Colorado	80439	United States	7/22/2015
Lionel Smith	Denver	Colorado	80237	United States	7/22/2015
Natalia Morimitsu	Denver	Colorado	80237	United States	7/22/2015
Stanley Calixte	Tampa	Florida	33602	United States	7/22/2015
Dale Lutz	Idledale	Colorado	80453	United States	7/22/2015
Joan Amend	Strasburg	Colorado	80136	United States	7/22/2015
Kenneth Crouse	Aurora	Colorado	80046	United States	7/22/2015
Ken Soule	Englewood	Colorado	80111	United States	7/22/2015
James Korpall	Denver	Colorado	80231	United States	7/22/2015
Kevin Tatum	Aurora	Colorado	80016	United States	7/22/2015
Scott Ignatius	Colorado Springs	Colorado	80922	United States	7/22/2015
Mont McAllister	Wheat Ridge	Colorado	80033	United States	7/22/2015
Mesha Robertson	Menlo Park	California	94025	United States	7/22/2015
Yu Mark Vang	Saint Paul	Minnesota	55109	United States	7/22/2015
Lisa Porter	Littleton	Colorado	80127	United States	7/22/2015
Jessica Kelly	Littleton	Colorado	80121	United States	7/22/2015
Vanessa Rolla	Englewood	Colorado	80112	United States	7/22/2015
Chanan Dayan	Denver	Colorado	80222	United States	7/22/2015
Bjoern Mannsfeld	Denver	Colorado	80205	United States	7/22/2015
Thomas Ahrens	Aurora	Colorado	80010	United States	7/22/2015
Brad Teets	Denver	Colorado	80210	United States	7/22/2015
June Schlesinger	Denver	Colorado	80212	United States	7/22/2015
Steve nisenoff	Monument	Colorado	80132	United States	7/22/2015

Jerry Downer	Littleton	Colorado	80122	United States	7/22/2015
Steve Erickson	Pagosa Springs	Colorado	81147	United States	7/22/2015
Kaylee Krom	Denver	Colorado	80246	United States	7/22/2015
Paul Bonacquisti	Denver	Colorado	80211	United States	7/22/2015
Danielle Adams	Englewood	Colorado	80113	United States	7/22/2015
Robert Moore	Elizabeth	Colorado	80107	United States	7/22/2015
Katie Ross	Denver	Colorado	80204	United States	7/22/2015
ryan davis	Castle Rock	Colorado	80108	United States	7/22/2015
P A Koscielski	Colorado Springs	Colorado	80903	United States	7/22/2015
jim ferguson	Denver	Colorado	80210	United States	7/22/2015
Donna Welschmeyer	Arvada	Colorado	80004	United States	7/22/2015
Ann Hershfeldt	Denver	Colorado	80211	United States	7/22/2015
Ray Villanueba Villanueba	Golden	Colorado	80401	United States	7/22/2015
Paul Schierholz	Colorado Springs	Colorado	80960	United States	7/22/2015
Kelli Mehmen	Littleton	Colorado	80122	United States	7/22/2015
Charles Gardner	Aurora	Colorado	80015	United States	7/22/2015
Eric Morrissette	Aurora	Colorado	80046	United States	7/22/2015
Shannon Ervin	Castle Rock	Colorado	80109	United States	7/22/2015
John Ganzar	Littleton	Colorado	80123	United States	7/22/2015
Lee Melcer	Golden	Colorado	80403	United States	7/22/2015
Jonathan Ortner	Denver	Colorado	80237	United States	7/22/2015
Lloyd Wentworth	Denver	Colorado	80218	United States	7/22/2015
Zachary Harsh	Arvada	Colorado	80003	United States	7/22/2015
Chris Harp	Walnut Creek	California	94598	United States	7/22/2015
Kelly Feagler	Denver	Colorado	80222	United States	7/22/2015
Brad Podhajsky	Denver	Colorado	80237	United States	7/22/2015
Mario Padilla	Denver	Colorado	80247	United States	7/22/2015
matt folkerds	Minneapolis	Minnesota	55446	United States	7/22/2015
Arnold Knight	Denver	Colorado	80218	United States	7/22/2015
Martin Baca IV	Parker	Colorado	80134	United States	7/22/2015
Todd Harrington	Minneapolis	Minnesota	55403	United States	7/22/2015
Michael Day Day	Aurora	Colorado	80014	United States	7/22/2015
Ray Amolsch	Denver	Colorado	80234	United States	7/22/2015
Cathy Heckman	Berthoud	Colorado	80513	United States	7/22/2015
Paul Kloster	Savage	Minnesota	55378	United States	7/22/2015

Joy Schalders-Burton	Lone Tree	Colorado	80124	United States	7/22/2015
Gavin Higashi	Henderson	Colorado	80640	United States	7/22/2015
Hugh Munoz	Aurora	Colorado	80017	United States	7/22/2015
Jeremiah Donahue	Fort Collins	Colorado	80528	United States	7/22/2015
Jeri Groves	Evergreen	Colorado	80439	United States	7/22/2015
steve jacobson	Golden	Colorado	80401	United States	7/22/2015
Matthew Meldrum	Denver	Colorado	80211	United States	7/22/2015
Richard MacLeay	Aurora	Colorado	80018	United States	7/22/2015
Therese Blackwell	Denver	Colorado	80222	United States	7/22/2015
Karen McCauley	Castle Rock	Colorado	80109	United States	7/22/2015
Steven Oakes	Pueblo	Colorado	81001	United States	7/22/2015
Cynthia Sherman	Longmont	Colorado	80504	United States	7/22/2015
Walter Clemens	Colorado Springs	Colorado	80923	United States	7/22/2015
Oscar Medrano	Denver	Colorado	80239	United States	7/22/2015
Fuck Haters	Arvada	Colorado	80001	United States	7/22/2015
Jeff Wilson	Denver	Colorado	80231	United States	7/22/2015
Greg Curlee	Littleton	Colorado	80122	United States	7/22/2015
EDWARD YUE	Aurora	Colorado	80015	United States	7/22/2015
Jack Oechsler	Denver	Colorado	80218	United States	7/22/2015
Mitzie Gibbs	Lone Tree	Colorado	80124	United States	7/22/2015
aletha gargiulo	Colorado Springs	Colorado	80921	United States	7/22/2015
Greg Day	Englewood	Colorado	80111	United States	7/22/2015
Timothy Raines	Aurora	Colorado	80019	United States	7/22/2015
Keith Pietrasiewicz	Boulder	Colorado	80301	United States	7/22/2015
Susan Riggins	Loveland	Colorado	80538	United States	7/22/2015
Roger Kifer	Fort Collins	Colorado	80525	United States	7/22/2015
Heather Schleider	Fullerton	California	92831	United States	7/23/2015
Joyce Stearley	Benson	North Caro	27504	United States	7/23/2015
norm solomon	Denver	Colorado	80250	United States	7/23/2015
Rhonda Schriener	Aurora	Colorado	80018	United States	7/23/2015
Derek Mc reynolds	Arvada	Colorado	80003	United States	7/23/2015
Norm Te Slaa	Denver	Colorado	80228	United States	7/23/2015
Albert Bolton	Westminster	Colorado	80030	United States	7/23/2015
Ruth Delin	Littleton	Colorado	80123	United States	7/23/2015
Theresa Giuntini	Derwood	Maryland	20855	United States	7/23/2015

Patrick Litke	Golden	Colorado	80401	United States	7/23/2015
Jim Van Valkenburg	Golden	Colorado	80403	United States	7/23/2015
Joseph Capra	Denver	Colorado	80212	United States	7/23/2015
Cassy Kicklighter Poole	Denver	Colorado	80210	United States	7/23/2015
Stacy Neir	Denver	Colorado	80238	United States	7/23/2015
Steven Kinghorn	Littleton	Colorado	80120	United States	7/23/2015
Robert Mesenbrink	Arvada	Colorado	80005	United States	7/23/2015
Greg Eckler	Denver	Colorado	80238	United States	7/23/2015
Ernest Adams	Aurora	Colorado	80042-0841	United States	7/23/2015
Carmen Dettloff	Bellevue	Washington	98006	United States	7/23/2015
Leon Harrell	Littleton	Colorado	80126	United States	7/23/2015
Kathy Valdez	Palisade	Colorado	81526	United States	7/23/2015
Ryan Finch	Denver	Colorado	80237	United States	7/23/2015
Peter Hauser	Denver	Colorado	80204	United States	7/23/2015
Shannon Vanderploeg	Denver	Colorado	80214	United States	7/23/2015
Tim Jaramillo	Denver	Colorado	80209	United States	7/23/2015
Justin Wood	Lafayette	Colorado	80026	United States	7/23/2015
Patrick Henry	Denver	Colorado	80209	United States	7/23/2015
Austin Schmidt	Denver	Colorado	80211	United States	7/23/2015
Brian Morrison	Golden	Colorado	80401	United States	7/23/2015
Amy Brawand	Castle Rock	Colorado	80108	United States	7/23/2015
cedric williams	Denver	Colorado	80222	United States	7/23/2015
Audrey Girard	Erie	Colorado	80516	United States	7/23/2015
Leif Houkom	Aurora	Colorado	80016	United States	7/23/2015
Gary Schulz	Denver	Colorado	80221	United States	7/23/2015
Ben Greene	Denver	Colorado	80212	United States	7/23/2015
Bill Hart	Denver	Colorado	80222	United States	7/23/2015
daniel Martin	Eden Prairie	Minnesota	55346	United States	7/23/2015
Daniel Lagerborg	Littleton	Colorado	80120	United States	7/23/2015
Nate Reed	Denver	Colorado	80228	United States	7/23/2015
Allen Ward	Littleton	Colorado	80122	United States	7/23/2015
Douglas Bainbridge	Aurora	Colorado	80015	United States	7/23/2015
Charles Moore	Denver	Colorado	80212	United States	7/23/2015
Eric alvarez	Denver	Colorado	80230	United States	7/23/2015
Cynthia Lizarraga	Littleton	Colorado	80122	United States	7/23/2015

Jules DeVigne	Denver	Colorado	80209	United States	7/23/2015
Richard Vaccaro	Denver	Colorado	80227	United States	7/23/2015
Matt Swartzendruber	Broomfield	Colorado	80020	United States	7/23/2015
jerome depner	Colorado Springs	Colorado	80911	United States	7/23/2015
Joe Hornstein	Denver	Colorado	80203	United States	7/23/2015
Sarah Hauser	Denver	Colorado	80204	United States	7/23/2015
Abbey Howell	New York	New York	10012	United States	7/23/2015
Grant Horton	Aurora	Colorado	80013	United States	7/23/2015
Andre Couvillion	Denver	Colorado	80211	United States	7/23/2015
Erin OBrien	Centennial	Colorado	80122	United States	7/23/2015
jonathan williams	Cocoa	Florida	32926	United States	7/23/2015
Donald Caster	Denver	Colorado	80211	United States	7/23/2015
Rachael Meir	Denver	Colorado	80212	United States	7/23/2015
Natalia Hampton	Denver	Colorado	80228	United States	7/23/2015
Dean May	Golden	Colorado	80401	United States	7/23/2015
Patrick McCleary	Boulder	Colorado	80305	United States	7/23/2015
Cindy Jenkins	Denver	Colorado	80228	United States	7/23/2015
Brian Dodds	Denver	Colorado	80202	United States	7/23/2015
Mark Rotolo	Englewood	Colorado	80113	United States	7/23/2015
Alan Greene	Denver	Colorado	80212	United States	7/23/2015
Jake Schucker	Denver	Colorado	80227	United States	7/23/2015
Evan Harris	Englewood	Colorado	80113	United States	7/23/2015
Mike Klein	New York	New York	10012	United States	7/23/2015
Patrick Brodie	Evans	Colorado	80620	United States	7/23/2015
Karl Franklin	Denver	Colorado	80216	United States	7/23/2015
Megan Reed	Denver	Colorado	80228	United States	7/23/2015
Nathan Harris	Castle Rock	Colorado	80109	United States	7/23/2015
Matt Jones	Denver	Colorado	80210	United States	7/23/2015
Mark Vonderheid	Denver	Colorado	80214	United States	7/23/2015
Frank Archuleta	Aurora	Colorado	80010	United States	7/23/2015
joseph subialka	Monument	Colorado	80132	United States	7/23/2015
Kristin Kollmann	Denver	Colorado	80223	United States	7/23/2015
Daniel Richardson	Denver	Colorado	80204	United States	7/23/2015
mark carpenter	Longmont	Colorado	80503	United States	7/23/2015
Tava Zahorka	Aurora	Colorado	80015	United States	7/23/2015

Becky Shook-Wotzka	Fort Collins	Colorado	80525	United States	7/23/2015
Darcie Cox	Englewood	Colorado	80111	United States	7/23/2015
Rick Blank	Littleton	Colorado	80123	United States	7/23/2015
shelby hall	Denver	Colorado	80221	United States	7/23/2015
Alex Neir	Denver	Colorado	80211	United States	7/23/2015
Danny Lee	Pueblo	Colorado	81007	United States	7/23/2015
Michael Kemble	Indian Hills	Colorado	80454	United States	7/23/2015
Gary Nordstrom	Larkspur	Colorado	80118	United States	7/23/2015
Daniel Bailey	Denver	Colorado	80211	United States	7/24/2015
James DeJulio	Denver	Colorado	80211	United States	7/24/2015
Chad Fabre	Erie	Colorado	80516	United States	7/24/2015
Dawn Barnett	Denver	Colorado	80211	United States	7/24/2015
Joe Nelson	Littleton	Colorado	80127	United States	7/24/2015
Shannon Zimmerman	Zimmerman	Minnesota	55398	United States	7/24/2015
Garrick Barnett	Denver	Colorado	80211	United States	7/24/2015
Lauri Nitz	Aurora	Colorado	80014	United States	7/24/2015
Jim Rainey	Colorado Springs	Colorado	80970	United States	7/24/2015
Nick Garcia	Denver	Colorado	80211	United States	7/24/2015
Anne Shirer	Littleton	Colorado	80129	United States	7/24/2015
Angela Steiner	Castle Rock	Colorado	80108	United States	7/24/2015
Paul Ko	Denver	Colorado	80211	United States	7/24/2015
James Langley	Denver	Colorado	80202	United States	7/24/2015
Aline Antypas Dukeman	Colorado Springs	Colorado	80920	United States	7/25/2015
bruce scott	Denver	Colorado	80223	United States	7/25/2015
Audrey Earnshaw	Erie	Colorado	80516	United States	7/25/2015
Scott Cunningham	Denver	Colorado	80237	United States	7/25/2015
Rich Adelt	Denver	Colorado	80212	United States	7/25/2015
Deborah Lee Mangham	Denver	Colorado	80226	United States	7/25/2015
matthew skipp	Arvada	Colorado	80003	United States	7/25/2015
Gosia Kung	Denver	Colorado	80201	United States	7/26/2015
Sandra thompson	Denver	Colorado	80211	United States	7/26/2015
fred fischer	Colorado Springs	Colorado	80906	United States	7/26/2015
Roger Sherman	Denver	Colorado	80206	United States	7/26/2015
Tanya Hodder	Castle Rock	Colorado	80104	United States	7/26/2015
Daniel Lazzari	Wheat Ridge	Colorado	80033	United States	7/26/2015

Joe Simmons	Denver	Colorado	89209	United States	7/27/2015
Trent Hubbard	Denver	Colorado	80215	United States	7/27/2015
Jay Peterson	Denver	Colorado	80220	United States	7/27/2015
Daren Schmidt	Denver	Colorado	80211	United States	7/27/2015
jordan meylan	Denver	Colorado	80224	United States	7/27/2015
Scott Craft	Denver	Colorado	80205	United States	7/27/2015
Leigh Fodor	Englewood	Colorado	80113	United States	7/27/2015
Randy Dzaman	Littleton	Colorado	80128	United States	7/28/2015
Wayne Tucker	Denver	Colorado	80235	United States	7/28/2015
Greg Barbera	Denver	Colorado	80211	United States	7/29/2015
Robert Biggers	Denver	Colorado	80212	United States	7/30/2015
Steve Kruper	Denver	Colorado	80220	United States	7/30/2015
Andrew Hawley	Brighton	Colorado	80602	United States	7/31/2015
John Booth	Golden	Colorado	80401	United States	7/31/2015
Tabitha Fernandez	Denver	Colorado	80215	United States	7/31/2015
Donovan Reese	Phoenix	Arizona	85020	United States	8/2/2015
Jackie Pacheco	Parker	Colorado	80134	United States	8/4/2015
Cindy Diebold	Arvada	Colorado	80005	United States	8/5/2015
Brett Kelly	Littleton	Colorado	80121	United States	8/5/2015
Robert Cliff	Denver	Colorado	80227	United States	8/5/2015
amy smith	Englewood	Colorado	80111	United States	8/5/2015
Jennifer Stroud	Brookline	Massachus	2446	United States	8/6/2015
Tony Cavalier	Arvada	Colorado	80003	United States	8/14/2015
Tom Schilling	Denver	Colorado	80203	United States	8/19/2015
Joseph Partoll	Castle Rock	Colorado	80108	United States	8/29/2015
ken chang	Denver	Colorado	80211	United States	9/3/2015
Loc Nguyen	Denver	Colorado	80236	United States	9/3/2015
Thuan Tran	Denver	Colorado	80211	United States	9/3/2015
Rebekah Brock	Denver	Colorado	80210	United States	9/4/2015
Tammy Kispert	Denver	Colorado	80211	United States	9/4/2015
Erik Sunde	Denver	Colorado	80211	United States	9/4/2015
Amy Woolridge	Denver	Colorado	80211	United States	9/4/2015
Mandy Pinkston	Denver	Colorado	80211	United States	9/4/2015
Judy McWilliams	Denver	Colorado	80211	United States	9/4/2015
Heidi Olivera	Denver	Colorado	80212	United States	9/4/2015

Aron Yacobucci	Denver	Colorado	80211	United States	9/4/2015
Michael Dioguardi	Denver	Colorado	80212	United States	9/4/2015
Garrett Fitzgerald	Denver	Colorado	80211	United States	9/4/2015
Deana Miller	Denver	Colorado	80211	United States	9/4/2015
Rick Parsons	Denver	Colorado	80212	United States	9/4/2015
Steven Eagleburger	Denver	Colorado	80211	United States	9/4/2015
frank stossel	denver	Colorado	80212	United States	9/5/2015
Aaron Hackl	Denver	Colorado	80202	United States	9/5/2015
Jim Applegate	Denver	Colorado	80211	United States	9/5/2015
Michelle Lynch	Denver	Colorado	80211	United States	9/5/2015
Dmitrii Zavorotny	Denver	Colorado	80238	United States	9/5/2015
Pauline Bargell	Denver	Colorado	80211	United States	9/5/2015
Jennifer Caballero	Denver	Colorado	80214	United States	9/5/2015
Matthew Bargell	Denver	Colorado	80211	United States	9/5/2015
Brian Lynch	Denver	Colorado	80211	United States	9/5/2015
millie turner	denver	Colorado	80211	United States	9/5/2015
Louis Olivera	Denver	Colorado	80212	United States	9/5/2015
Jenny Macleod	Denver	Colorado	80212	United States	9/5/2015
Derek winston	Denver	Colorado	80212	United States	9/5/2015
Chris Eddy	Denver	Colorado	80211	United States	9/5/2015
Tiffany Graves	Denver	Colorado	80211	United States	9/5/2015
Edward Armijo	Denver	Colorado	80212	United States	9/5/2015
Chris Coates	Denver	Colorado	80212	United States	9/5/2015
Tammy Trujillo	Denver	Colorado	80211	United States	9/5/2015
Daniel Markofsky	Denver	Colorado	80211	United States	9/5/2015
Jann Griffiths	Denver	Colorado	80211	United States	9/5/2015
Lovedy Barbatelli	Denver	Colorado	80212	United States	9/5/2015
William Swanson	Denver	Colorado	80211	United States	9/5/2015
Gregory Weiss	Denver	Colorado	80211	United States	9/5/2015
Mike Rinner	Aurora	Colorado	80015	United States	9/5/2015
Steve Cederle	Denver	Colorado	80211	United States	9/5/2015
Gary Gregg	Denver	Colorado	80211	United States	9/5/2015
Matthew provenzano	Denver	Colorado	80211	United States	9/5/2015
Sharon Kratze	Denver	Colorado	80220	United States	9/5/2015
Aaron Pilcher	Macomb	Michigan	48042	United States	9/5/2015

Kevin McClintock	Denver	Colorado	80211	United States	9/5/2015
Susan Clark	Denver	Colorado	80212	United States	9/5/2015
Mariel Little	Denver	Colorado	80211	United States	9/5/2015
Kristina Wolff	Denver	Colorado	80204	United States	9/5/2015
Mark Herzfeld	Golden	Colorado	80401	United States	9/5/2015
John Adams	Denver	Colorado	80212	United States	9/5/2015
Melissa McHugh	Denver	Colorado	80211	United States	9/5/2015
Gordon Johnston	Denver	Colorado	80211	United States	9/5/2015
Cormac McHugh	Denver	Colorado	80211	United States	9/5/2015
Angela Erker	Fort Collins	Colorado	80525	United States	9/5/2015
Robb Holland	Denver	Colorado	80211	United States	9/6/2015
Gretchen Carter	Denver	Colorado	80212	United States	9/6/2015
James Herron	Denver	Colorado	80211	United States	9/6/2015
Tiffany Hoerr	Denver	Colorado	80211	United States	9/6/2015
Lisa Bakeman	Denver	Colorado	80221	United States	9/6/2015
Kraig Hamady	Denver	Colorado	80203	United States	9/6/2015
Jan Martin	Denver	Colorado	80211	United States	9/6/2015
Jeff Soeder	Denver	Colorado	80212	United States	9/6/2015
Richard Lubthisophon	Aurora	Colorado	80015	United States	9/6/2015
Jason Bollhoefner	Denver	Colorado	80212	United States	9/7/2015
David Farmar	Denver	Colorado	80211	United States	9/7/2015
Anna-Lisa Farmar	Denver	Colorado	80211	United States	9/7/2015
Ann yacobucci	Denver	Colorado	80211	United States	9/7/2015
Tamara Hoehn	Denver	Colorado	80212	United States	9/7/2015
Natasha Iannerd	Denver	Colorado	80211	United States	9/7/2015
Schume Navarro	Aurora	Colorado	80015	United States	9/7/2015
Jenni Mullins	Denver	Colorado	80211	United States	9/7/2015
Jaclyn Agy	Denver	Colorado	80221	United States	9/7/2015
Tinker Ford	Denver	Colorado	80212	United States	9/7/2015
Henry Smith	Denver	Colorado	80211	United States	9/7/2015
Matthew Reilly	Denver	Colorado	80211	United States	9/7/2015
Janet Richardson	Denver	Colorado	80212	United States	9/8/2015
Chad Wise	Denver	Colorado	80211	United States	9/8/2015
Benjamin Cornish	Denver	Colorado	80211	United States	9/8/2015
David Nellis	Denver	Colorado	80211	United States	9/8/2015

Amanda Ogden	Denver	Colorado	80211	United States	9/8/2015
Scott Nelson	Denver	Colorado	80201	United States	9/8/2015
Cheryl Patrick	Denver	Colorado	80211	United States	9/8/2015
Paula DiMarzio	Denver	Colorado	80212	United States	9/9/2015
Laura Pilcher	Englewood	Colorado	80113	United States	9/9/2015
Susan Pacek	Denver	Colorado	80211	United States	9/9/2015
Leah Curtsinger	Denver	Colorado	80211	United States	9/9/2015
Rebecca DeVries	Denver	Colorado	80211	United States	9/10/2015
Ruth Dameron	Denver	Colorado	80211	United States	9/10/2015
kevin kemble	Denver	Colorado	80211	United States	9/10/2015
Lindsay Chervenak	Denver	Colorado	80211	United States	9/10/2015
Lloy Bishop	Denver	Colorado	80212	United States	9/10/2015
Jordan Sprague	Denver	Colorado	80211	United States	9/10/2015
Lea Tolen	Denver	Colorado	80209	United States	9/10/2015
Elaine St Louis	Denver	Colorado	80210	United States	9/10/2015
Sundari Kraft	Denver	Colorado	80212	United States	9/10/2015
Kathleen Gengenbach	Denver	Colorado	80212	United States	9/10/2015
Andrew Robeson	Denver	Colorado	80211	United States	9/11/2015
Stephen Parker	Denver	Colorado	80211	United States	9/12/2015
Eunice Kim	Denver	Colorado	80212	United States	9/12/2015
Donavon Paschall	Denver	Colorado	80205	United States	9/13/2015
Teresa Hott	Denver	Colorado	80212	United States	9/13/2015
Loraine Yalch	Denver	Colorado	80211	United States	9/14/2015
Jeff Johnson	Littleton	Colorado	80128	United States	9/14/2015
Laban Matthews	Denver	Colorado	80205	United States	9/15/2015
Michael McAtee	Denver	Colorado	80210	United States	9/16/2015
Lisa Boswell	Denver	Colorado	80212	United States	9/17/2015
Diana Lopez	Wheat Ridge	Colorado	80033	United States	9/17/2015
Joanna Rybak	Denver	Colorado	80211	United States	9/20/2015
Brad Disner	Denver	Colorado	80226	United States	9/21/2015
Dave Pagano	Denver	Colorado	80212	United States	9/21/2015
Jeff Cook jeff_cook@ymail.com	Denver	Colorado	80238	United States	9/22/2015
Jeffrey Veronie	Denver	Colorado	80212	United States	9/22/2015
Jennifer Pagano	Denver	Colorado	80212	United States	9/22/2015
David Crandall	Aurora	Colorado	80013	United States	9/22/2015

Aaron Yost	Littleton	Colorado	80120	United States	9/22/2015
Ricardo Rodriguez	Altamonte Springs	Florida	32701	United States	9/22/2015
Tyler Keefe	Denver	Colorado	80211	United States	9/22/2015
Jennifer Morrison	Denver	Colorado	80212	United States	9/22/2015
Meghan Kiernan	Denver	Colorado	80211	United States	9/22/2015
Jennifer Morrison	Golden	Colorado	80401	United States	9/23/2015
Sarah Garratt	Denver	Colorado	80210	United States	9/23/2015
Pete Bellande	Denver	Colorado	80211	United States	9/23/2015
Christa Smith	Golden	Colorado	80401	United States	9/23/2015
Nancy Levine	Denver	Colorado	80212	United States	9/23/2015
Dan Obarski	Denver	Colorado	80206	United States	9/23/2015
Joni Wilfekuhler	Storm Lake	Iowa	50588	United States	9/23/2015
Debra Harris	Englewood	Colorado	80150	United States	9/24/2015
Adrian Benham	Castle Rock	Colorado	80108	United States	9/24/2015
Ryan Barrett	Denver	Colorado	80211	United States	9/24/2015
Sean Sedita	Denver	Colorado	80211	United States	9/24/2015
jean motzer	denver	Colorado	80212	United States	9/24/2015
Wendy Barrett	Denver	Colorado	80211	United States	9/24/2015
Paul Kennedy	Denver	Colorado	80211	United States	9/25/2015
Jesse Truman	Broomfield	Colorado	80023	United States	9/28/2015
Nathan Erickson	Denver	Colorado	80211	United States	9/28/2015
Misty Molis	Denver	Colorado	80211	United States	9/28/2015
Sean Topping	Denver	Colorado	80211	United States	9/29/2015
Ethan Andrews	Lafayette	Colorado	80026	United States	9/29/2015
Jordan Mattson	Denver	Colorado	80211	United States	10/1/2015
Heather Reed	Denver	Colorado	80212	United States	10/1/2015
Sam Nelson	Denver	Colorado	80218	United States	10/1/2015
Greg Rafert	Denver	Colorado	80212	United States	10/1/2015
John Skrabec	Denver	Colorado	80211	United States	10/1/2015
Scott Raber	Denver	Colorado	80211	United States	10/1/2015
Robert Hahn	Denver	Colorado	80212	United States	10/1/2015
Bill Rickman	Wheat Ridge	Colorado	80033	United States	10/2/2015
Frank Ciccone	Denver	Colorado	80211	United States	10/2/2015
Todd Rinaldi	Denver	Colorado	80211	United States	10/2/2015
Whitney Barnett	Denver	Colorado	80212	United States	10/2/2015

josh frank	Denver	Colorado	80211	United States	10/2/2015
Thomas Young	Arvada	Colorado	80005	United States	10/2/2015
Rebecca Knapp	Denver	Colorado	80211	United States	10/2/2015
Andrew Wermuth	Denver	Colorado	80211	United States	10/2/2015
Evelyn Firman	Denver	Colorado	80211	United States	10/3/2015
jeff murphy	Denver	Colorado	80211	United States	10/3/2015
Seth Willey	Denver	Colorado	80207	United States	10/3/2015
Brian Rodeno	Denver	Colorado	80220	United States	10/3/2015
Amber Karsian	Denver	Colorado	80211	United States	10/3/2015
Deanna Bonnell	Denver	Colorado	80201	United States	10/3/2015
Mollie Crow	Denver	Colorado	80211	United States	10/3/2015
Niles Emerick	Denver	Colorado	80204	United States	10/3/2015
Victoria Macaskill	Denver	Colorado	80211	United States	10/3/2015
Abby Williams	Denver	Colorado	80212	United States	10/3/2015
Nicholas Romanyshyn	Denver	Colorado	80211	United States	10/3/2015
dave neely	Golden	Colorado	80401	United States	10/5/2015
Charles Orwiler	Denver	Colorado	80211	United States	10/5/2015
Sheri currier	Castle Rock	Colorado	80104	United States	10/6/2015
William Sonnleitner	Parker	Colorado	80138	United States	10/6/2015
Juanita Chacon	Denver	Colorado	80212	United States	10/6/2015
Leah Massey	Denver	Colorado	80211	United States	10/6/2015
Jeffrey Cullinane	Denver	Colorado	80205	United States	10/6/2015
David Ness	Denver	Colorado	80223	United States	10/6/2015
Chris Sonnleitner	Aurora	Colorado	80013	United States	10/9/2015
Patricia Sonnleitner	Aurora	Colorado	80013	United States	10/9/2015
Ashley Ammon	Aurora	Colorado	80013	United States	10/9/2015
Arlene Sonnleitner	Aurora	Colorado	80015	United States	10/9/2015
Julie Clark	Aurora	Colorado	80017	United States	10/9/2015
Scott Moore	Englewood	Colorado	80110	United States	10/9/2015
Austin Johnson	Denver	Colorado	80212	United States	10/18/2015
Kelly Smith	Denver	Colorado	80211	United States	10/30/2015
Nick Florek	Denver	Colorado	80211	United States	11/9/2015

Name	City	State	Zip	SignedOn	Comment
Nathan Adams	Denver	CO	80211	7/14/2015	I believe Jim's property rights should be preserved.
kevin wulfekuhler	Storm Lake	IA	50588	7/14/2015	I support Jim!
Jesse Rolla	Englewood	CO	80112	7/21/2015	Hostile historic designations are an abuse of power and Jim is a victim of this abuse.
Shawn Bookout	Denver	CO	80211	7/21/2015	I believe that a hostile historic designation of a property by a none owner is an over step of our government.
Geoff Levy	Charlotte	NC	28277	7/21/2015	Property rights belong to the owner of the property - not a committee.
John Collins, AIA	Denver	CO	80231	7/21/2015	Simply because a structure is old does not automatically entitle it to landmark designation. Designating a structure as a landmark without funding the designation amounts to a taking of the owner's rights and money.
Tyler Adams	Denver	CO	80206	7/22/2015	I support the rights of any home owner and would want support if something like this was happening to me.
Mark Adams	Mesa	AZ	85212	7/22/2015	I feel his right's are being violated.
Glen Zahorka	Englewood	CO	80112	7/22/2015	I believe that this action is unconstitutional. If it is not, it should be. The people behind this action are unconscionable, they should be willing to allow others to reduce their property value by the same amount they are causing Jim's to devalue.
Allan Brandt	Castle Rock	CO	80108	7/22/2015	I support the rights of property owners!
Deborah Tucker	Littleton	CO	80128	7/22/2015	Since the government wants to "help" Jim and the neighborhood, why don't they simply donate the \$400,000 to Jim to allow him to renovate the property and then let him sell it and keep all the profits. If not, they should stay out of his business! It's his house and he should be able to decide what's best for him.
Michael Steiner	Littleton	CO	80127	7/22/2015	I would hate to think others would be able to control the use of my property.
Charles Craft	Golden	CO	80401	7/22/2015	First is the fact that a few people are taking away the economic benefits of Jim's ownership without paying him. Second, this area is being improved significantly by the redevelopment of run down properties such as Jim's. Third, I have known the developer for many years and seen first hand his projects - all of which have been tastefully in conformance with the rebirth of the areas involved.
Shirley Zabawa	Denver	CO	80260	7/22/2015	The government should not interfere with a homeowner's rights to sell and profit from PRIVATE property.
david portmann	castle rock	CO	80104	7/22/2015	I support a homeowner to sell his home.

					I'm signing because I would remind the City and County of Denver Landmark Preservation Committee of our basic Constitutional rights "We hold these truths to be self-evident, that all men are created equal, that they are endowed by their Creator with certain unalienable Rights, that among these are Life, Liberty and the pursuit of Happiness. —"
Irene Hinst	Denver	CO	80212	7/22/2015	This is America, folks. Let's not forget why our Ancestors came here.
Kevin Amolsch	Wheat Ridge	CO	80033	7/22/2015	Too much Government! Let people live their life!
Travis Sperr	Wheat Ridge	CO	80033	7/22/2015	I am signing because it is the property owners decision to do with their property as they choose. The site has been zoned accordingly for the proposed development. Jim has a large financial stake at risk, being taken away from him by people that have no interest in the property.
Brian Anderson	Lakewood	CO	80228	7/22/2015	I support individual property rights. If the Historical Society wants to have the say in the property, they should buy it.
mark mcgroarty	Granby	CO	80446	7/22/2015	VOTE FOR TRUMP
William Neaves	Manitou Springs	CO	80829	7/22/2015	As a property owner, contractor, investor, and a former military officer. (defender of the U.S. Constitution), I find this kind of interference by local government into an individuals property rights to be concerning. Perhaps the city should convince taxpayers to pay the same price to Jim and take on the expense of repairs. See how that goes over with the voters.
Nick Reaves	Denver	CO	80237	7/22/2015	Individual's properties rights need to be respected. The Landmark Preservation's attempt to designate Jim's property against his will is a clear abuse of government power. If the Landmark Preservation Office is set on making this property a landmark, then they should purchase it at fair market value
jared seidenberg	denver	CO	80238-308	7/22/2015	Let the market work for a better denver
Sharon Blanding	Colorado Springs	CO	80935	7/22/2015	Another prime example of government completely out of control. By any definition, this is outright theft and immoral, no different from someone pointing a gun at your head and demanding you give up what you own.
DAVID BODEWIN	Colorado Springs	CO	80908	7/22/2015	I AM A STRONG BELIEVER IN OWNER PROPERTY RIGHTS
Art Momper	Littleton	CO	80129	7/22/2015	Government needs to stay out of private property transactions
Michael Fallis	Castle Rock	CO	80109	7/22/2015	We have the right to sell our property to whoever whenever
Jeffrey Smith	Longmont	CO	80501	7/22/2015	If the City and County want to designate the PRIVATE PROPERTY as "historical", then the City and County MUST BUY IT AT MARKET VALUE through condemnation proceedings.
A Trout	Colorado Springs	CO	80920-416	7/22/2015	Historic designations of unsafe property are ridiculous and inappropriate. Make a reasonable decision and allow this man his private property rights.
mark tihart	Fort Collins	CO	80524	7/22/2015	This isn't right.

Mark Walker	Longmont	CO	80504	7/22/2015	As a resident of Colorado, I am deeply concerned that someone's property rights are being violated. Every property owner has the same bundle of rights to possess, control, enjoy, exclude and disposition the property as they choose. This man's rights cannot and should not be allowed to be taken away by the choosing of a politician and three other Denver residents with a different agenda. If someone wants to stop the development, they should give Jim a higher offer to purchase the property. Then, they will possess the bundle of rights to do whatever they want with the property. Get your hands off Jim's money!
Kaleigh Nitz	Denver	CO	80210	7/22/2015	I believe Jim deserves to retire without this hostile, historic designation, taking a toll on his financial future. This is a desperate act for attention by the councilman, against the developer, and Jim should not be put in such a difficult situation when it is his property and thus his right to sell.
Marc Donovan	Englewood	CO	80111	7/22/2015	Hands off Jim's retirement money!
Justin Archuletta	Denver	CO	80221	7/22/2015	Property rights should be left to the owner and Historic Designation should not be used simply as a tool to prevent development, but offered as an option for owners that want it. It should never be forced upon an owner.
Ryan Hayden	Denver	CO	80237	7/22/2015	This law is ridiculous. No one should have the right to designate YOUR home a landmark and jeopardize how you are entitled to live in, manage, or sell it.
Lionel Smith	Denver	CO	80237	7/22/2015	Every homeowner has the right to sell or redevelop they're property as they see fit. I sign this to help make sure our rights as homeowners and investors are upheld.
Stanley Calixte	Tampa	FL	33602	7/22/2015	I'm signing this petition because I support Jim.
Scott Ignatius	Colorado Springs	CO	80922	7/22/2015	Get the government out of our lives.
Mont McAllister	Wheat Ridge	CO	80033	7/22/2015	When a home is in the condition this home is in, the historic designations should not be a factor. If the politicians want the property, pay Jim what he wants. Then the property is yours to do what ever you want.
Yu Mark Vang	Saint Paul	MN	55109	7/22/2015	I'm signing this petition because I support Jim.
Jessica Kelly	Littleton	CO	80121	7/22/2015	I am support in Homeowner rights.
Vanessa Rolla	Englewood	CO	80112	7/22/2015	I believe the owner of this property should have the rights to do what they wish with it.
June Schlesinger	Denver	CO	80212	7/22/2015	Our current councilman and his "friends" should not abuse their power in such a way as to dictate a private citizen's right to sell their personal property and retire in comfort.
Steven Nisenoff	Monument	CO	80132	7/22/2015	Theres a place for government intervention but taking someones rights without due process is wrong
Jerry Downer	CENTENNIAL	CO	80122	7/22/2015	I support individual liberty

Ryan Davis	Castle Rock	CO	80108	7/22/2015	This hostile action has no valid claim other than furthering political agenda. In addition I think this type of designation in this manner is a violation of the property owners rights.
P A Koscielski	Colorado Springs	CO	80903	7/22/2015	I think it's a down right shame!! That a property owner & tax payer of decades has to go to all this trouble??? Just to be able to do what is his right as an American to do.
Donna Welschmeyer	Arvada	CO	80004	7/22/2015	For the same reason that I am opposed to adverse possession rules, I am opposed to this group being able to dictate what this homeowner does with his property. If this group doesn't want the property to be developed, they should come up with the required \$\$ to purchase it themselves.
Ann Hershfeldt	Denver	CO	80211	7/22/2015	I support a home owner's right to do what they want with their property and do not think government should interfere.
Jonathan Ortner	Denver	CO	80237	7/22/2015	A property owner should be able to determine if they want their home designated as a landmark or not, what happened to property rights in this state and country?
Lloyd Wentworth	Denver	CO	80218	7/22/2015	Lloyd wentworth
Chris Harp	Walnut Creek	CA	94598	7/22/2015	The government is continually overstepping it's authority and people like Jim should have the opportunity to make decisions about their financial futures, within reason, without the consent or interference of government and nonrelated community activists.
Arnold Knight	Denver	CO	80218	7/22/2015	I Care It Could Be Me I Know about Other Unsafe Buildings in Denver-Colorado That Are Being Used for Profit
Paul Kloster	Savage	MN	55378	7/22/2015	It is his property rights! and not the government's
Jeremiah Donahue	Fort Collins	CO	80528	7/22/2015	Government overreach is all to common.
steve jacobson	Golden	CO	80401	7/22/2015	a property owner should have the right over a historic district. The historic district is a group of people (not necessarily elected) with unrealistic powers and should not have the ability to govern like this.
Richard MacLeay	Aurora	CO	80018	7/22/2015	I'm signing this petition because adverse possession and abusive zoning policies of private property is an outrageous abuse of government power.
Cynthia Sherman	Longmont	CO	80504	7/22/2015	I am a property owner.
Walter Clemens	Colorado Springs	CO	80923	7/22/2015	Government is overstepping their limits.
Mitzie Gibbs	Parker	CO	80138	7/22/2015	I believe in this cause!
Susan Riggins	Loveland	CO	80538	7/22/2015	Over stepping the bounds by those that oppose development. If they don't want the property to be developed they should buy it.
Heather Schleider	Fullerton	CA	92831	7/23/2015	Because I believe in this cause!

norm solomon	Denver	CO	80250	7/23/2015	Government is there to protect the citizens rights under the law, not make new laws. You want to do a major Remodel then buy the house. BIGGER the government the smaller the Citizen
Norm Te Slaa	Denver	CO	80228	7/23/2015	Violation of individual, private property rights.
Carmen Dettloff	Bellevue	WA	98006	7/23/2015	Homeowners should have the right to choose if their house will obtain a special designation.
Kathy Valdez	Palisade	CO	81526	7/23/2015	I have worked in the Planning Department before and I know how zoning laws can infringe on property rights. Zoning laws are beneficial for uniformity and safety, but sometimes they can be ludicrous.
Ryan Finch	Denver	CO	80237	7/23/2015	I believe that a person who is the owner of a property that they purchased has the right to have the final say on any type of designation that is proposed for their property. For others to try and dictate to Jim what he should do with his property is wrong in so many ways and goes against his rights as a property owner.
Tim Jaramillo	Denver	CO	80209	7/23/2015	Jim'S RIGHTS
Patrick Henry	Denver	CO	80209	7/23/2015	Because neighborhood zonings can't be changed every time someone is unhappy. Property rights are important to Americans and placing this historic designation is a anti development roudge that doesn't even benefit the greater good of the neighborhood or taxpayer let alone this mans property rights
Austin Schmidt	Denver	CO	80211	7/23/2015	I believe in responsible development and how improves neighborhoods and freedom of a homeowner to sell there own personal property.
daniel Martin	Eden Prairie	MN	55346	7/23/2015	this is wrong!
Allen Ward	Littleton	CO	80122	7/23/2015	A property owner must have the right to demolish their own property and build new without outside intervention.
Matt Swartzendruber	Broomfield	CO	80020	7/23/2015	I'm signing because it makes no sense (historic or not) to have an unsafe building.
Dean May	Golden	CO	80401	7/23/2015	I am a long time Jefferson park owner and I remember how rough and tough it used to be. It is the investors and developers who have improved the neighborhood, just as the original builders and investors and residents did in the late 1800s.
Alan Greene	Denver	CO	80212	7/23/2015	It is unfair to use historic designation status as a weapon against developers when the property in question clearly fit the historic designation criteria. Clearly, this home has outlived it's useful life and the property owner should have the right to sell it to the developer.
Jake Schucker	Denver	CO	80227	7/23/2015	Everyone should have the ability to capitalize on their lifetime of hard work and equity that have accumulated.

Evan Harris	Englewood	CO	80110	7/23/2015	Why is this one building being deemed historic when there are a ton others that have not.
Mark Vonderheid	Denver	CO	80214	7/23/2015	Individual property rights should never be abused for political gain. A property owner that wishes to sell his property has the right to do so. It is a slippery slope to have one opinionated politician attempt to use the "system" to promote an agenda at the expense of individual rights.
Frank Archuleta	Aurora	CO	80010	7/23/2015	I think Jim should be able to choose what he does with his property .
mark carpenter	Longmont	CO	80503	7/23/2015	it's Jim's property - live him alone.
Becky Shook-Wotzka	Fort Collins	CO	80525	7/23/2015	Because homeowner's should have the right to choose to do w/ their property what they want.
Rick Blank	Littleton	CO	80123	7/23/2015	Jim has a right to do what he want`s with his property
shelby hall	Denver	CO	80221	7/23/2015	Jim should be able to do what he wants with his home!
Alex Neir	Denver	CO	80238	7/23/2015	I believe we as property owners should have the right to determine what is the best designation for property we own.
Gary Nordstrom	Larkspur	CO	80118	7/23/2015	let's turn the whole country into a national preserve of some king, right Obama
James De Julio	denver	CO	80211	7/24/2015	Jim, as a property owner has the right to sell his property to who ever he wants to sell it to.No one other than Jim should have the right to designate his home as,historic
Chad Fabre	Erie	CO	80516	7/24/2015	Allow the man to sell his property or beat his current offer!
Shannon Zimmerman	Zimmerman	MN	55398	7/24/2015	Tired of people pushing there opinions on the rest of us . As a home owner you should be able to do what you want with your property even if you plan on trearing it down .
Nick Garcia	Denver	CO	80211	7/24/2015	I'm in complete support of Jim and his property rights
Scott Cunningham	Denver	CO	80237	7/25/2015	It is unjust to use government power to restrict private ownership.
Deborah Lee Mangham	Denver	CO	80226	7/25/2015	I support Jim because of this attempt to violate his property rights.
fred fischer	Colorado Springs	CO	80906	7/26/2015	too much government rolling over hard working people
Daniel Lazzari	Wheat Ridge	CO	80033	7/26/2015	If this house has historic value then the city and county of Denver should beat the current offer and buy the property.
Joe Simmons	Denver	CO	89209	7/27/2015	Personal property rights.
Jay Peterson	Denver	CO	80220	7/27/2015	The city shouldn't step in the way of what an owner wants to do with his home, in this case sell. Perhaps they can restrict what the new owner wants to do in terms of type of architecture and materials used
Scott Craft	Denver	CO	80205	7/27/2015	I think it is absolutely atrocious that Jim's right to be able to sell his house to a developer, who is simply trying to improve the neighborhood (which would in turn raise property values and therefore city tax income), could potentially be infringed upon due to this hostile action brought against his house.
Wayne Tucker	Denver	CO	80235	7/28/2015	Abuse of power by government officials.

Andrew Hawley	Brighton	CO	80602	7/31/2015	He paid for it he has the right to do what he wants to with it gov . trying to control the people again . STOP!!!
Robert Cliff	Denver	CO	80227	8/5/2015	Ah, yes.....more Politicians at...work,..'er...whatever they want to call it.
amy smith	Englewood	CO	80111	8/5/2015	It is his right to do what he wants with his property
Rebekah Brock	Denver	CO	80210	9/4/2015	I believe in the rights of property owners, not a group of individuals who have designs on a property that they've not paid taxes on nor taken care of.
Amy Woolridge	Denver	CO	80211	9/4/2015	I read Jim's article in the NW Denver tribune and support his right to sell his property.
Judy McWilliams	Denver	CO	80211	9/4/2015	Where we choose to live, is an investment. Investments over time should have a monetary end.
Garrett Fitzgerald	Denver	CO	80202	9/4/2015	Historic designation is a nightmare, while the idea is noble, in practice it's misused, mismanaged and misunderstood.
tracey barnes	Denver	CO	80211	9/4/2015	as a long time resident of sunny side I feel like this could happen to me at any time. I support Jim's rights.
frank stossel	denver	CO	80212	9/5/2015	I think it is a crime what a bunch of NIMBY'S have done to this homeowner.
Jim Applegate	Denver	CO	80211	9/5/2015	I believe in individual property rights. If Espinoza & Olson believe this house is so valuable write Jim a check today and capitalize. I am sure he would accept their cash offer of \$1 million. Put your money where your mouth is!
Brian Lynch	Denver	CO	80211	9/5/2015	Historical Zoning should never be used as a spot zoning weapon. I have to assume that 100% of the protesters in favor of a historical designation have already filed to have their homes designated as historic? I also assume that Rafael Espinoza has a historic designation on his home? If not then we are dealing with a tremendous amount of hypocrisy and hubris on their part. Neighbors should never have more property rights over homes & properties they do not own then the actual owners. Would you like to have your home designated as historic without your consent? What if you did not like your neighbor, well hit them with a historic designation the new weapon of choice. This is coming from someone who has restored a home in NW Denver and loves the character of this area. There should be more preservation efforts to restore older homes but this process is highly prejudicial against individual targets and very improper.
Edward Armijo	Denver	CO	80212	9/5/2015	I believe in personal property rights as a homeowner. And small government that doesn't trample those rights.
Chris Coates	Denver	CO	80202	9/5/2015	This whole saga is absurd and I'm tired of it!
Tammy Trujillo	Denver	CO	80211	9/5/2015	No one should have the right to tell another individual what to do with property or personal belongings that they have worked and paid for.

Lovedy Barbatelli	Denver	CO	80212	9/5/2015	It sounds like Jim's opposing neighbors should go reside in Boulder, where a lot of entitled people feel they should be able to control and reek havoc with other peoples rights and ultimately, make other people's business their own. Its like they have nothing else to do, and enjoy seeing people suffer. Let Jim develop his property as HE sees fit.
Mike Rinner	Aurora	CO	80015	9/5/2015	I object to the concept of hostile designations of historic landmarks.
Aaron Pilcher	Macomb	MI	48042	9/5/2015	I believe in property rights - and want to help out a fellow motorcycle rider!
John Adams	Denver	CO	80212	9/5/2015	I too believe in individual rights! If these folks that are attempting the Change believe so strongly in their position maybe they should step up and match the offer. Then they can do what ever they wish.
Melissa Reynolds	Denver	CO	80204	9/5/2015	I strongly believe in a person's property rights.
Gretchen Carter	Denver	CO	80212	9/6/2015	Jim should have the right to sell his property, or perhaps those wanting to designate as a landmark should offer to buy for the same amount as the developer.
James Herron	Denver	CO	80211	9/6/2015	Other people do not have rights to another persons property
Lisa Bakeman	Denver	CO	80221	9/6/2015	This is his home, if he wants to declare it a historical landmark that is one thing but to have that right taken away from him when he has owned the property for over 40 years is ridiculous! If the neighbors want to make their personal property a landmark, more power to them, but they have no right to force that on their neighbor!
Kraig Hamady	Denver	CO	80203	9/6/2015	People should have the right to do with their property as they like. If a neighbor has an issue they should bring it up with the owner and then respect their decision. It is the height of ego to feel that one's opinion is above another when it comes to personal property.
Richard Lubthisophon	Aurora	CO	80015	9/6/2015	Denver is experiencing enormous growth (that will come no matter what the ruling on this case is). The residents need to face the fact that they live in a big city, not a suburb. The other option is more urban sprawl, more pollution, more congestion over an ever increasing land mass.
Jason Bollhoefner	Denver	CO	80212	9/7/2015	... Property rights should be protected and not subject to a minority of neighbors using gimmicks to defraud property owners of their rights.
Schume Navarro	Aurora	CO	80015	9/7/2015	Poor man should chose what to do with his properties

					Believe in peoples rights to their lives and property. This should be only the choice of the owner. Perhaps the people who are trying to stop Jim's desires should have Jim have the right to come into their home and tel them what is allowed in their space and what is not. Just as it is wrong to go into another country and tell them how to live and even kill people to prove a point, It should be not acceptable for others to come into our country and dictate to us their ideas and kill us or our citizens at random.
Tinker Ford	Denver	CO	80212	9/7/2015	
Henry Smith	Denver	CO	80211	9/7/2015	Life long sunnyside resident.
Scott Nelson	Denver	CO	80201	9/8/2015	Funny how they did not care about the historical designation till now
Paula DiMarzio	Denver	CO	80212	9/9/2015	it is Jim's house, he should have the right to do what he wants with it.
Rebecca DeVries	Denver	CO	80211	9/10/2015	For Jim and to make the neighborhood a better place to live.
					I think its his right as a homeowner. I also own a few homes in Lohi and will probably use them to retire too. Im also a plumber and understand where he is coming from. Jeffersron park was a horrible place to live years ago so people need to embrace the changes over there.
kevin kemble	Denver	CO	80211	9/10/2015	
Lindsay Chervenak	Denver	CO	80211	9/10/2015	I beleive Jim should have the right to decide if he wants his property to have the historic designation.
Lloy Bishop	Denver	CO	80212	9/10/2015	I don't think it is right to take something that doesn't belong to you
Elaine St Louis	Denver	CO	80210	9/11/2015	I support Jim's rights
Stephen Parker	Denver	CO	80211	9/12/2015	If you want to save it, buy it.
					Jim should be permitted to do what he wants with his property within the law. It's a basic constitutional right.
Loraine Yalch	Denver	CO	80211	9/14/2015	
Jeff Johnson	Littleton	CO	80128	9/15/2015	You shouldn't be able to change Historical status on a homeowner - unless it is their request. Or it has already been designated.
					I just read about this situation in the North Denver Tribune and I'm so sorry to hear about this story! I fully support Jim. He should be able to sell his property to whomever he wishes. Denver is changing and people need to accept that. This is a sad story for a property owner and I sincerely hope Jim can sell his property to whomever he wants to. Others should not have the right to try to stop this unless they want to pay Jim an amount that will cover his retirement for years to come. If people who want to preserve this property as historic then that is fine with me as long as they pay Jim the same amount (if not more) then the developers are offering. Otherwise, you have no business (and shouldn't have any right) in trying to stop Jim from taking care of himself and his financial needs in his retirement. I'm sorry to hear that you have to deal with this Jim!
Joanna Rybak	Frisco	CO	80443	9/20/2015	
					Landmark Preservation has no right to come in after the fact to designate this home as historic against the will of the homeowner. If Landmark wants to preserve it, then they should buy the home from Jim at market price, then designate it historic.
Jeff Cook jeff_cook@ymail.com	Denver	CO	80238	9/22/2015	

					I've seen firsthand recommendations by Landmark, that were overtly far-reaching, that prevented an owner from demolishing a run-down, inefficient structure. No aspect of this particular structure added value to the property, neighborhood, or historic record to be sure. I believe they lack objectivity and oversight altogether.
Jeffrey Veronie	Denver	CO	80212	9/22/2015	
Ricardo Rodriguez	Denver	CO	80212	9/22/2015	It's the right thing to do.
Sarah Garratt	Denver	CO	80210	9/23/2015	Not every old house is worth saving just because it is old. New development is not a bad thing!
Christa Smith	Golden	CO	80401	9/23/2015	I'm signing because it's wrong to force historic status on someones home against their will. The homeowner should be the only one to make that decision.
joni wulfekuhler	Storm Lake	IA	50588	9/23/2015	Denver will never have big city feel with small properties. Especially run down ones. I feel sorry for Jim not being able to sell.
Jesse Truman	Broomfield	CO	80023	9/28/2015	Its the homeowner decisions. Not his neighbors.
Sean Topping	Denver	CO	80211	9/29/2015	Let him sell it or come up with the money to buy it yourself.
Ethan Andrews	Lafayette	CO	80026	9/29/2015	It doesn't seem right to declare somebody's house a historical landmark all of a sudden without working with them on it.
Jordan Mattson	Denver	CO	80211	10/1/2015	I believe that the home being Jim's property gives him the full and unrestricted right to do so as he pleases. I also believe that the development of more modern housing is the highest and best use of most any property, and should be embraced.
Heather Reed	Denver	CO	80212	10/1/2015	I'm signing because I believe each person should have the right to do what they want with their property (within legal reason). It's his investment and he deserves the right to choose.
Scott Raber	Denver	CO	80211	10/1/2015	While I wish the house can be saved, the deceit of those portraying themselves as saviors is ridiculous. If homes are to me marked as historic, it needs to happen before an offer is made.... well before.

					I lived in NW Denver for over 40 years and still work in Berkeley. Over the past 15 or more years I have witnessed a very small group of malcontents bully citizens and politicians to create and promote unfair and mean spirited property rights. These people have little to no skin in the game and seem to think their longevity in the neighborhood gives them more rights and privileges than the property owners they intend to impact. This shadowy group fronted by various puppet citizen has no right to impact other peoples lives, retirements and financial wellbeing. Now, after the last two District 1 council people who wouldn't quit buy into their insidious methods, they have managed to get a puppet elected to be the face of their causes. The line needs to be drawn in the sand about property rights and its time to stop these people for good. Over the years they have fought Highland Gardens Elitch redevelopment, the development in Highland Square, the development at 38th and Lowell, got unworthy neighborhoods designated "historic districts", forced the small business owners of the Bark Bar out of business and have killed affordable housing by pushing for the downzoning of the entire city. The Jefferson Park house is clearly not a historic structure (see Jeremy Meyer's Post article) and the property owner's rights must be preserved. Just look at how wrong they were about the bank building at 38th and Lowell. Send a clear message to these bullies that they are done in NW Denver.
Bill Rickman	Wheat Ridge	CO	80033	10/2/2015	
Todd Rinaldi	Denver	CO	80211	10/2/2015	The owner has the right to his property.
Whitney barnett	Denver	CO	80212	10/2/2015	I don't believe the desires of a neighborhood should outweigh the rights of the property owner unless they can compensate him equally which you couldn't possibly measure that for sure, and have no desire to make him whole. We purchase real estate to live in but also an investment to better our lives otherwise why not rent? Such a HUGE overreach and costing this homeowner money he should have never had to spend.
josh frank	Denver	CO	80211	10/2/2015	Homeowners rights should be preserved unless it infringes on other homeowners around him (blockage of view, depression of others property values, etc.)
Thomas Young	Arvada.	CO	80005	10/2/2015	Just let him sell the house.
Andrew Wermuth	Denver	CO	80211	10/2/2015	It's becoming clearer by the day that attempts to designate Jim's house a historical landmark are just a cynical ploy at denying him his right to sell for the best price... and to a developer with existing ties to the neighborhood in question. These attempts not only violate the spirit of the law, but it now seems they violate the letter as well.

niles emerick	Denver	CO	80211	10/3/2015	I believe in property rights. It is one of the things that makes us America. This is completely the WRONG way to make your voice heard about discontent with infill development.
Victoria Macaskill	Denver	CO	80211	10/3/2015	your property is your own. Noone should have the power to slap a historical designation against your wishes. It violates your individual freedom and liberties. This is not the function of others.
Charles Orwiler	Denver	CO	80211	10/5/2015	Jim's home is not especially historic. He has the right to manage his asset.
William Sonnleitner	Parker	CO	80138	10/6/2015	my uncle deserves to retire and should be able to sell his house
Juanita Chacon	Denver	CO	80212	10/6/2015	I believe they are trying to take away the owners fundamental rights by using this designation. Only a homeowner should be able to make that determination not neighbors who think they can file a document and have any and all rights to decide who a homeowner can sell to.
Ashley Ammon	Aurora	CO	80013	10/9/2015	Given the suspicious circumstances of the designation of this home as "historical" I do not support.
Scott Moore	Englewood	CO	80110	10/9/2015	I believe in personal property rights.