



MEETING RECORD
Landmark Preservation Commission
Tuesday, October 6, 2015

C. Jordy recused himself and left the meeting

#488-15 2329 Eliot Street (a.k.a. 2323 W. 23rd Ave)

Description: Public Hearing on Landmark Preservation of Structure

Charles Jordy announced a conflict of interest and removed himself from the meeting room.

Chair Goldstein opened the public hearing.

Staff Report by Barbara Stocklin-Steely, Principal Planner

Presentation by Applicants, Jerry Olson, 2195 Decatur St., and Robert Caskey, 2321 Clay St., on behalf of John Bancroft (the remaining co-applicant)

Summary:

- 270 Residents living within four miles of the property at 2329 Eliot St., signed the petitions of support submitted for the record.
- The number of unpaid volunteers in attendance shows support for the designation.
- On the afternoon of May 28th, 2015 Adams Development was granted a Certificate of Non-historic status on the property. We filed the designation application on May 28th, 2015 in the last few hours of the posting period. Mr. Adams then sued CPD for rescinding the Non-historic Status permit. On August 14th, 2015 District Court Judge Bruce Jones ruled in the City's favor and the Landmark designation process continued.
- History Criteria – 2329 Eliot St was the home of attorney William Anderson. Anderson is notable because he shot Tammen and Bonfils over the opportunity to represent Alfred Packer and secure his parole from prison. Packer was later bailed out for \$10,000. This event is important because it has had an impact on our culture. Numerous books and articles have been published. The Adams Mystery Playhouse in Denver is in the process of writing a melodrama play about these events.
- Architecture Criteria – This house is one of the few remaining examples of Queen Anne architecture in the Jefferson Park neighborhood. We toured the house, it is in fairly sound shape from what we observed. The house is a gem in the neighborhood and deserves to be saved.

Presentation by Nathan Adams of Adams Development, 2899 N. South Speer Blvd. representing Owner – Jim Sonnleitner, 2329 Eliot St.

Summary:

- I have worked in Denver for 11 years, personally renovated over 200 homes, lived in Potter Highlands and renovated in Historic Districts, including a Landmark structure
- History Criteria - This is an attempt to preserve for the wrong reasons. The claim that Anderson was Packer's defense attorney is untrue. Anderson never filed any documents or paperwork on Packer's behalf. Landmark staff published their recommendation before receiving our response and before fact checking the applicant's claims. The question is if Anderson's behavior influences society. Landmark ordinance requires that the history criteria be met through an influence on society. The news articles are only evidence that the characters of the time made headlines. This property does not meet the history criteria.
- Architecture Criteria – Applicants have referenced the home as the last Queen Anne home in the neighborhood. Denver and Jefferson Park are not without examples of Queen Anne architecture. Some Queen Anne examples are the Neef house, Bliss house, and multiple houses on Vine Street. This is against Jim's wishes as the home owner. This is not a notable example of Queen Anne.
- Geography Criteria – The staff report indicates that the application does not meet this criteria.

Public Speakers:

	Speaker Name and Affiliation	Summary
1	Amanda Sandoval - On behalf of Councilman Espinoza, Council District 1	Read letter from Councilman into the record, the Councilman has been in contact with the applicant, believes the property merits consideration by the Commission.
2	Dennis Gallagher – 5097 Meade St.	In favor, the City gave land to this developer and what has the developer offered in return for the land. The exchange of land should benefit the tax payers.
3	Marie Edgar – 3532 W 39 th Ave	In favor, property meets history criteria.
4	Betty Luce – 2660 Meade St	In favor, neighborhood context is being lost, house contributes to the current context.
5	Anita Lynch, 227 S. Lincoln St	In favor, there is no real Queen Anne style, therefore the property does not fail to meet said style.
6	Jan Stice – 3843 Vallejo St	In favor, opposition to designation is based on greed. Preservation can provide variety in Denver neighborhoods.
7	Marie Benedia – 3284 Osceola St	In favor, northwest Denver is losing the historic fabric of neighborhoods.
8	Mark Barnhouse – 3324 W 34 th Ave	In favor, preservation should not be reserved only for very expensive and elaborate homes.
9	Pat Defa – 2979 Raleigh St	In favor, read letter from Jude Aiello into the record, property meets the designation criteria.
10	Roy Loehr – 3535 Bryant St	In favor, property meets the designation criteria.
11	John Collins – 3067 S. Rosemary St	Opposed, property does not meet the designation criteria.
12	Jacalyn Youngblood – 2975 Irving	In favor, property meets the history criteria.
13	Jerry Moline – 2975 Irving	In favor, the RNO meetings were stacked by the developer.
14	Annie Levinsky – Historic Denver, Inc., 1420 N. Ogden St.	In favor, property meets the designation criteria.
15	Andre Couvillion – Developer representative* – 2899 N South Speer Blvd.	Opposed, neighborhood is designated as an area of change and the Zoning Code points to the City Council as the decision making body, not the Landmark Preservation Commission.
16	Matthew Rork –1801 California St.	Opposed, designation process that negates the rights of property owners is wrong. Represented property owner and developer in the past.
17	Michael Ayre - 2115 Robb St., Lakewood, CO	Opposed, infringes on owner’s property rights.
18	David Berton – Owner representative* - 2899 N South Speer Blvd.	Opposed, designation infringes on owner’s property rights.
19	Keith Painter – 3224 W. Fairview Pl.	Opposed, the city staff and Historic Denver are corrupt.
20	Jared Seidenberg – 6825 E Tennessee Ave	Opposed, property does not meet designation criteria.
21	Marcia Zayas – Developer representative* 2899 N South Speer Blvd.	Opposed, property does not meet designation criteria.
22	Lisa Porter - Developer representative* 2899 N South Speer Blvd.	Opposed, property does not meet designation criteria.
23	Kevin Wulfkuhler – representing Ricardo Rodriguez,* 3338 Utica St	Opposed, property owner is opposed.
24	Jesse Rolla - Developer representative*, 2899 N South Speer Blvd.	Opposed, it is easy to vilify developers but they provide a needed service.

25	Jillian Crandall - Developer representative*, 2899 N South Speer Blvd.	Opposed, property does not meet designation criteria.
26	James Dejuilio – 4485 Decatur St	Opposed, designation infringes on owner’s property rights.
27	Shawn Bookout - Developer representative*, 2899 N South Speer Blvd.	Opposed, designation is based on anti-growth sentiment, not preservation.
28	Travis Sperr – 10200 W 44 th Ave. Wheat Ridge, CO	Opposed, designation infringes on owner’s property rights.
29	Nick Garcia – 1739 Irving St.	Opposed, designation infringes on owner’s property rights. Operates business on adjacent property; reached parking agreement with Adams Development.
30	Jim Langley – 3506 Newland St, Wheat Ridge, CO	Opposed, read a letter on behalf of Donna Sandin, designation infringes on owner’s property rights.
31	Jae Edwards – Developer representative*, 2899 N South Speer Blvd.	Opposed, property does not meet criteria, this process should be a last resort.
32	Kevin Amolsch – 10200 W. 44 th Ave., Wheat Ridge, CO	Opposed, higher density housing is needed.
33	Justin Archuleta – Developer representative*, 2899 N South Speer Blvd.	Opposed, property does not meet designation criteria.
34	Linda Kukulski Miller – Representing anonymous member of community, 2899 N South Speer Blvd.	Opposed, read anonymous letter from community member stating that designation was not the best use of the property.
35	Joan M. Balduc – 3033 Yates St	In favor, read letters from Betty Jaramillo stating that property deserves preservation and Gail Wheeler stating that the so many homes are being destroyed and the home should be preserved. The Commission is responsible for protecting heritage of the community.

** Developer representative. These are individuals associated with Adams Development.

Motion by S. Elfenbein: I move to recommend landmark designation of a structure for application #488-15, the William W. Anderson House, 2329 Eliot Street, to City Council based on History criterion (1)c. and Architecture criterion (2)a., and further recommend that the application be modified to incorporate supplemental information in the June 25th, 2015, addendum and to omit references to History Criterion (1)a., citing as finding of fact for this recommendation, the application form, as amended, public testimony and the October 6th, 2015 staff report.

Second by: A. Christman

Amendment offered by M. Goldstein that the addendum cited was from June 25th, 2015.

Amendment accepted by S. Elfenbein and A. Christman.

Vote: 6 in favor, 1 opposed (D. Walter), 1 recused (C. Jordy), motion carries.

Meeting took a short break

Chair Goldstein closed the public hearing.

C. Jordy returned to the meeting