



DENVER
THE MILE HIGH CITY

2329 Eliot Street

Landmark Designation Application

Neighborhoods and Planning Committee
10/28/15

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

Who Can Apply?

- Owner(s) of property
- Manager of CPD
- Member(s) of City Council
- 3 persons who are residents and/or property owners and/or who have a place of business in Denver



How do they work?

- **Proactively** – surveys, grassroots interest or concerns
- **Citywide demolition reviews**
- **Certificates of Non-Historic Status**



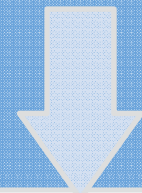


Landmark Designation Process

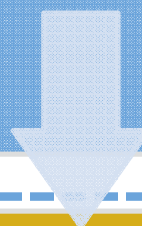
Certificate of Non-Historic Status Application



Landmark Preservation Finding of "Potential for Landmark Designation" Resulted in Posting



Designation Application Received & Deemed Complete



LPC Holds Public Hearing

Within 60 days of public hearing

Rejects Proposal and Terminates Procedure

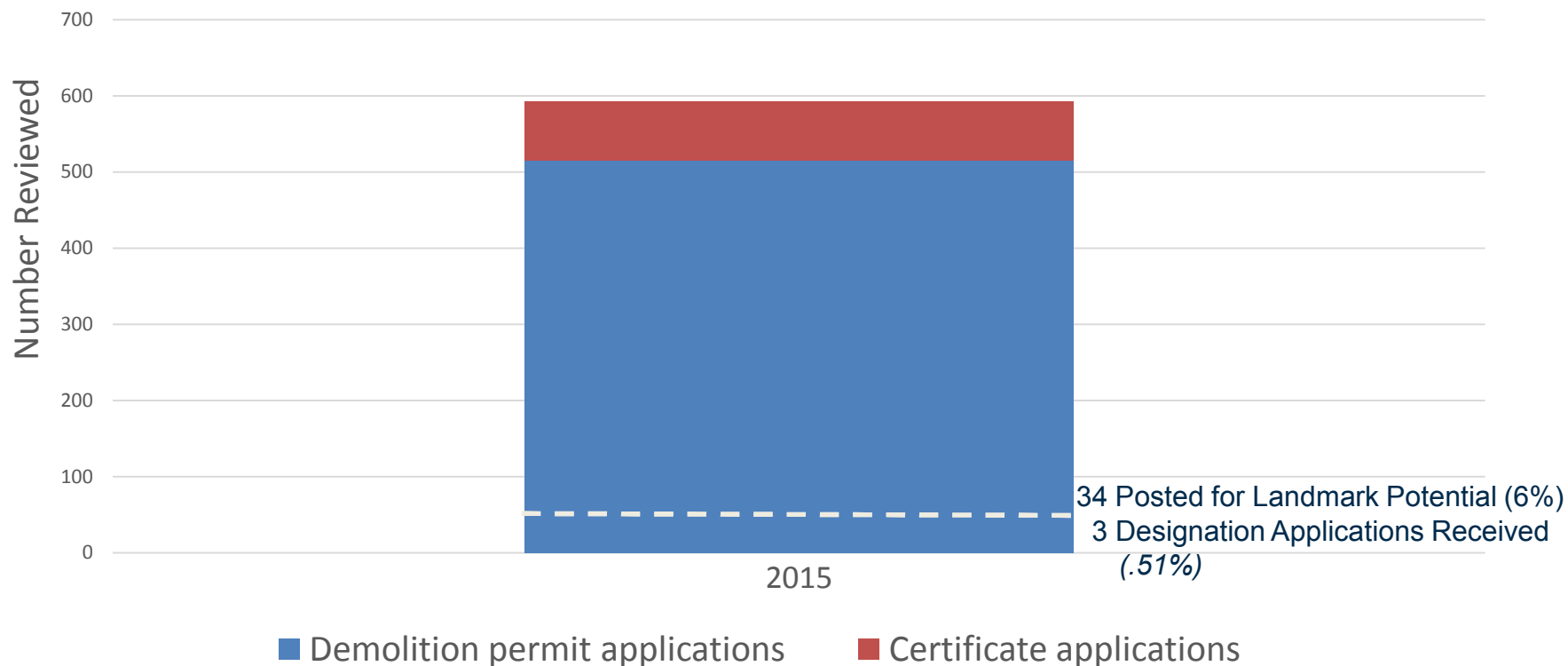
Approves or Modifies Proposal and Forwards to City Council

120 Days – Nov. 26, 2015



Demolition & Certificate Applications

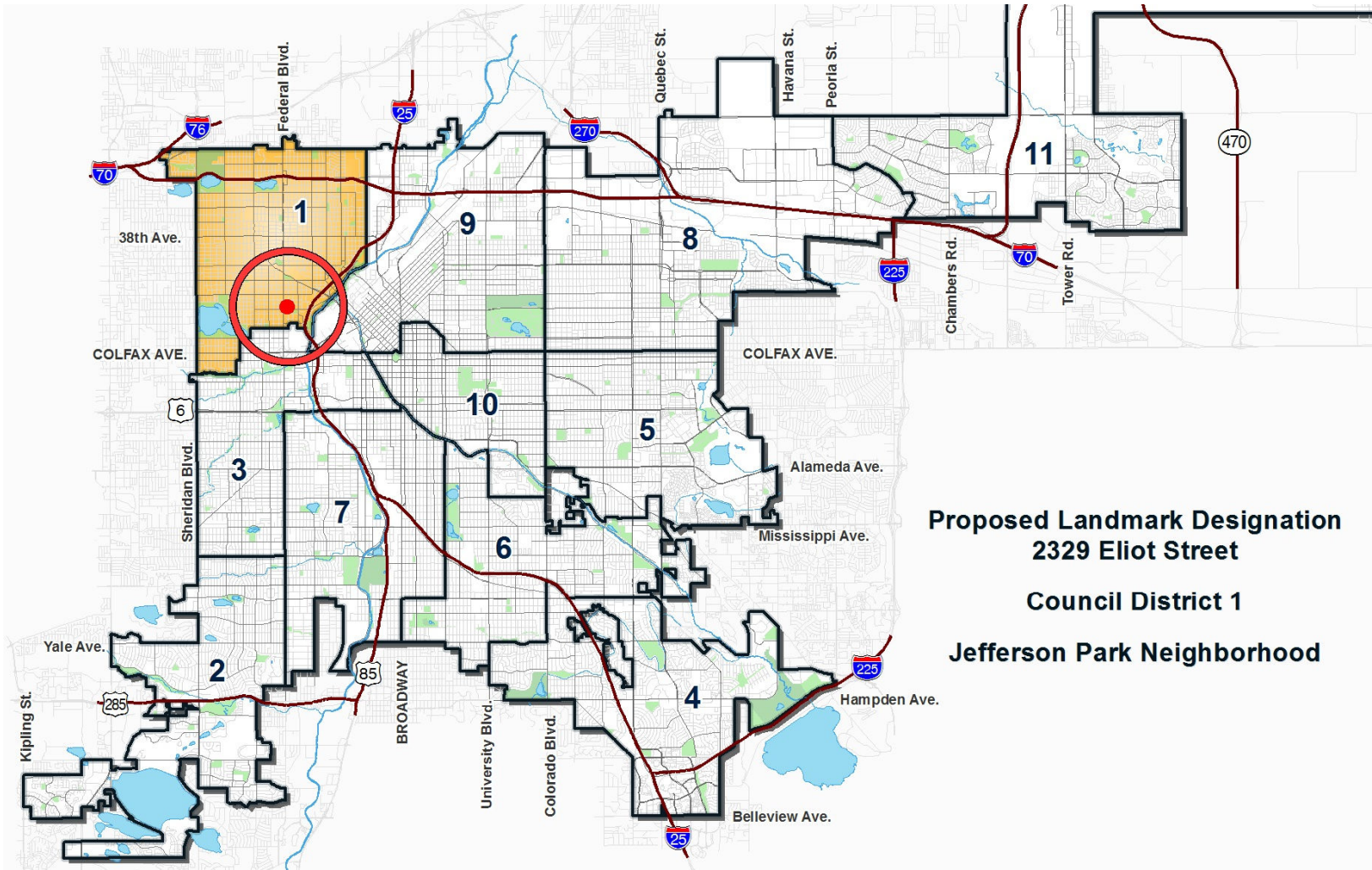
Demolition and Certificate of Non-Historic Status Reviews Year to Date





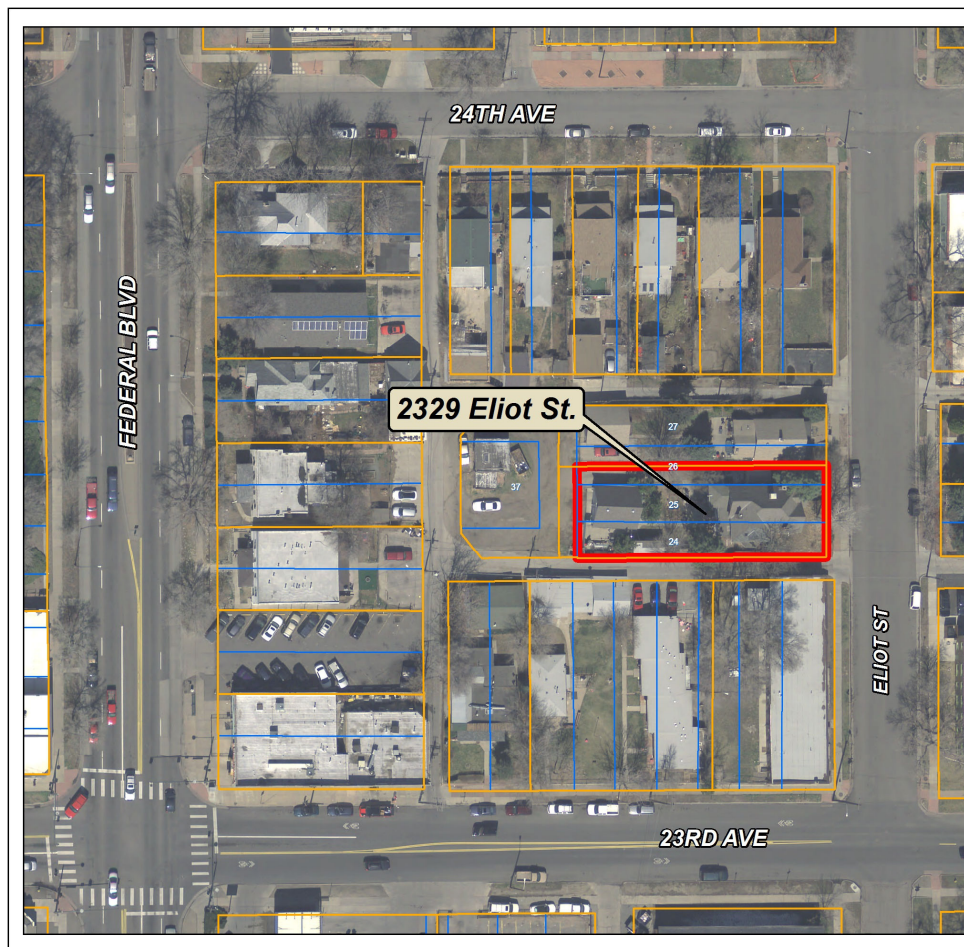
DENVER
THE MILE HIGH CITY

Location Map



**Proposed Landmark Designation
2329 Eliot Street
Council District 1
Jefferson Park Neighborhood**

- 2329 Eliot Street
- Property:
 - Block 34, lots 24 & 25, & S. 10' of lot 26
 - 8,400 square feet
- Applicant: 4 owners
- Property Owner:
James P.
Sonnleitner;



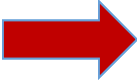
2329 Eliot



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Landmark Designation Process

	Benchmark	Date
1.	Landmark Preservation Commission	10-06-15
 2.	<i>Neighborhood and Planning Subcommittee of City Council</i>	10-28-15
3.	<i>City Council First Reading</i>	11-09-15
4.	<i>City Council Second Reading</i>	11-16-15
5.	<i>Effective Date</i>	11-20-15
6.	<i>Designation Deadline (120 Days)</i>	11-26-15



Landmark Designation Process

LANDMARK PRESERVATION COMMISSION NOTIFICATIONS

1. Posting signage for the LPC Hearing
2. Owner Notifications & Letters
2. Registered Neighborhood Organization Notifications:
Denver Neighborhood Association, Inc.
Denver Urban Resident Association
Federal Boulevard Corridor Improvement Partnership
Inter-Neighborhood Cooperation (INC)
Jefferson Park United Neighbors
3. City Council Notifications
4. Meeting with Owner's Representative
5. Meeting with Designation Applicants



Landmark Designation Application

- **Name:** William W. Anderson House
- **Applicants:** Jerome M. Olson, Jean Bancroft, Robert D. Caskey and Rafael Espinoza (property owners in Denver; all within 1/3 mile of the property)
- **Designate ca. 1888-1890 House as a Landmark Structure**
- **Landmark Criteria (recommended by LPC):**
 - History Criteria C
 - Architecture Criteria A

Chapter 30, DRMC - PROPERTY REQUIRED TO:

- ① Maintain its Historic and Physical Integrity
- ② Meet One Designation Criterion in Two or More of the Following Categories:
 - History
 - Architecture
 - Geography
- ③ Relate to a Historic Context or Theme



Landmark Designation Evaluation

① Maintain its Historic and Physical Integrity

“The ability of a structure...to convey its historic and architectural significance....recognized as belonging to its particular time and place and Denver’s history.”

The seven qualities that... define integrity are:
Location, Setting, Design, Materials,
Workmanship, Feeling and Association

① Maintain its Historic and Physical Integrity

- Largely Intact
- Minor alterations
- Has Integrity





Landmark Designation Evaluation

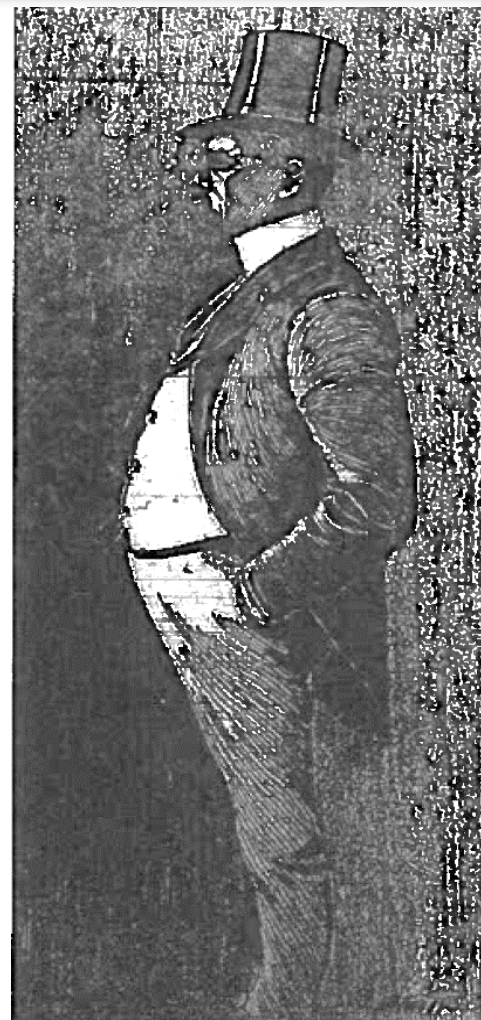
Chapter 30, DRMC - PROPERTY REQUIRED TO:

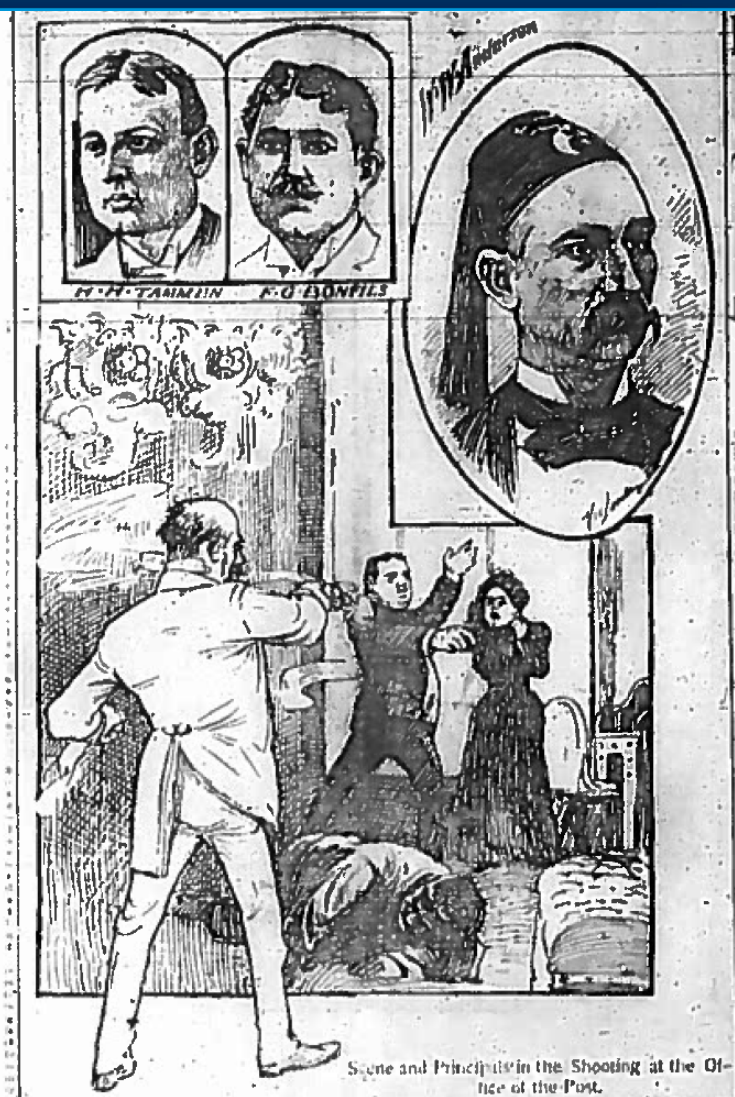
- ② Meet One Designation Criterion in Two or More of the Following Categories:

1. **History – 30 years old, and shall:**

- a. Have direct association with the historical development of the city, state or nation;
- b. Be the site of a significant historic event; or
- c. Have direct & substantial association with a person or group of persons who had influence on society.

- Home of William W. Anderson
- Anderson is associated with Alfred (sometimes “Alferd”) Packer
- Packer was infamous for his sentence of manslaughter (1883 & 1885) for killing and allegedly eating other members of an expedition party travelling between Provo and Breckenridge in early 1874
- Various accounts regarding Anderson’s exact association/relationship with Packer





- January 13, 1900, Anderson shot Henry Tammen and Frederick Bonfils, owners of the Denver Post during an altercation at the Post's office over Anderson's "representation" of Alfred Packer, and the Denver Post's attempts to free Packer and obtain exclusive rights to his story
- The shooting made headlines around the U.S. and was a major event in Denver
- Local stories report Anderson living at 2329 Eliot, confirmed by city directories and U.S. Census data, at the time of the shooting



- The shooting made headlines around the U.S. and was a major saga in Denver
- Anderson was tried in 1900, and twice in 1901, and eventually acquitted of charges.
- Tammen and Bonfils were indicted and convicted of bribery due to jury tampering.
- Packer was paroled in 1901

Have direct & substantial association with a person or group of persons who had influence on society.

Anderson is associated with

- Alfred Packer
- Bonfils and Tammen, editors and owners of the Denver Post
- The events and persons – including related newspaper coverage, trials, acquittals and convictions - were high-profile and influential events





Landmark Designation Evaluation

Chapter 30, DRMC - PROPERTY REQUIRED TO:

② Meet One Designation Criterion in Two or More of the Following Categories:

2. Architecture – design quality and integrity, and:

- a. Embody distinguishing characteristics of an architectural style or type;
- b. Be the significant work of a recognized architect or master builder;
- c. Contain elements of architectural design...which represent a significant innovation
- d. Portray the environment of a group of people or physical development of an area in an era of history characterized by a distinctive architectural style.

Landmark Designation Criteria



- Queen Anne style architecture
- Substantial example, particularly for Jefferson Park neighborhood (2,243 sq. ft)
- Only one designated structure in Jefferson Park (Queree house, 2914 W. 29th Ave)
- Dramatic hilltop location which sets it apart from other Queen Anne homes in the neighborhood
- Assymetrical; multiple materials; decorative brick coursing; original wood



Landmark Designation Evaluation



Landmark Designation Evaluation



- Wooden brackets, bargeboards and trim details
- Half-timbered porch decoration original



Landmark Designation Evaluation

Chapter 30, DRMC - PROPERTY REQUIRED TO:

③ Relate to a Historic Context or Theme

- Late 19th century Victorian architecture in Northwest Denver and Jefferson Park
- Denver journalism history (including the Denver Post involvement with Packer and Anderson, the notorious shootings, trials, acquittal and convictions)

- **Letters and petitions received:**
 1. 4 designation support letters in LPC packet
 2. 6 letters of support and 2 letters of opposition received by 10-5-15 by 5 p.m.
 3. Petition of support provided by applicants
 4. Petition of opposition provided by owners
- **LPC Public Hearing:**
 1. 10 minute presentation by applicant
 2. 10 minute presentation by owner (delegated)
 3. 35 speakers

MEETS DENVER LANDMARK DESIGNATION CRITERIA IN CHAPTER 30 DRMC:

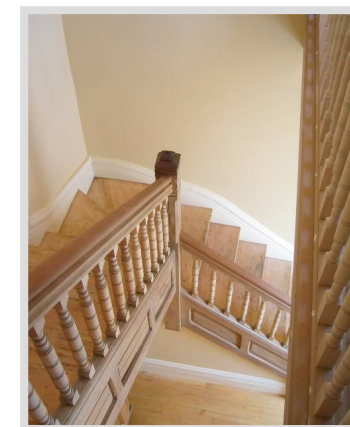
- ① Maintain its Historic and Physical Integrity ✓
- ② Meet One Designation Criterion in Two or More of the Following Categories:
 - History - 1c – direct and substantial association with a person or group of persons who has influence on society ✓
 - Architecture – 2c embody distinguishing characteristics of an architectural style or type ✓
- ③ Relate to a Historic Context or Theme ✓

LPC Vote: 6-1

“To recommend landmark designation based on History criterion 1c and Architecture criterion 2a,” with minor modifications to the application “citing as finding of fact for this recommendation the application form, as amended, public testimony and the October 6, 2015 staff report”

BENEFITS TO PROPERTY OWNER

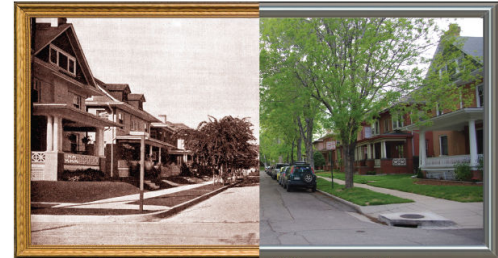
- Property Value Stability; good investment
- Historic Preservation Rehabilitation Tax Credits available; can offset up to 20% of needed interior and exterior repairs up to \$50,000



DESIGN AND DEMOLITION REVIEW :

- Required for exterior changes requiring a permit ONLY: additions, infill, alterations
- Objective design guidelines and design review process
- No paint police
- No review of work on interiors unless owner is pursuing tax credits
- Not frozen in time: encourages adaptive use, infill and additions
- Properties designated “as is”
- Demolitions discouraged; typically not approved unless hardship or life safety issue

Design Guidelines for Denver Landmark Structures & Districts



Colfax Avenue A, Frank S. Snell Subdivision Historic District. Historic photo on left 1911; current photo on right 2014.



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Landmark Designation Impact



Examples of Large Infill Construction on Landmark Designated Properties



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