



DENVER
THE MILE HIGH CITY

2329 Eliot Street

BR 15-0768 - Landmark Designation Application

City Council Public Hearing November 16, 2015

Slide 1

SB-CPS2 Stocklin-Steely, Barbara - CPD Planning Services, 11/16/2015

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

Landmark Preservation Commission Public Hearing:
Rejects Proposal and Terminates Procedure OR
Approves/Modified Proposal and Forwards to City
Council

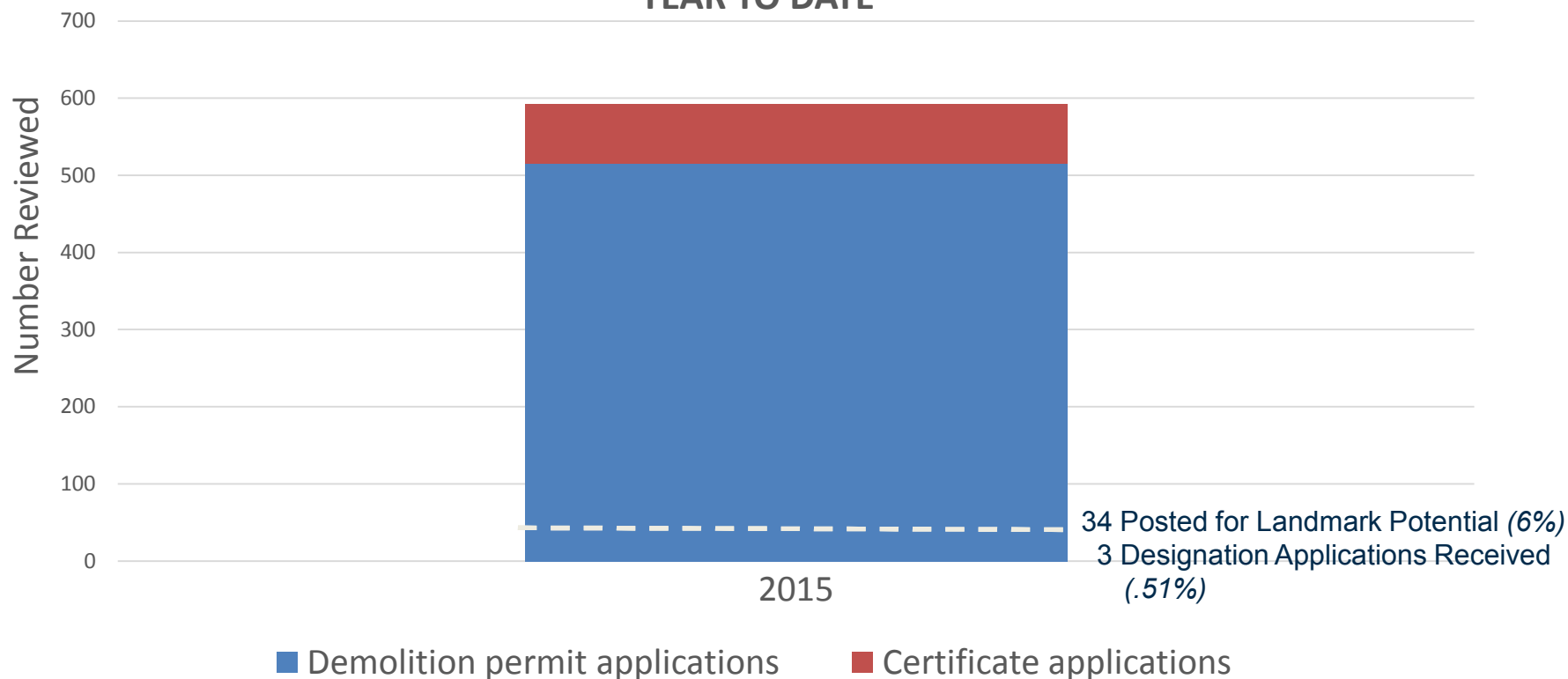
City Council Public Hearing &
Decision

120 Days – Nov. 26, 2015



Demolition & Certificate Applications

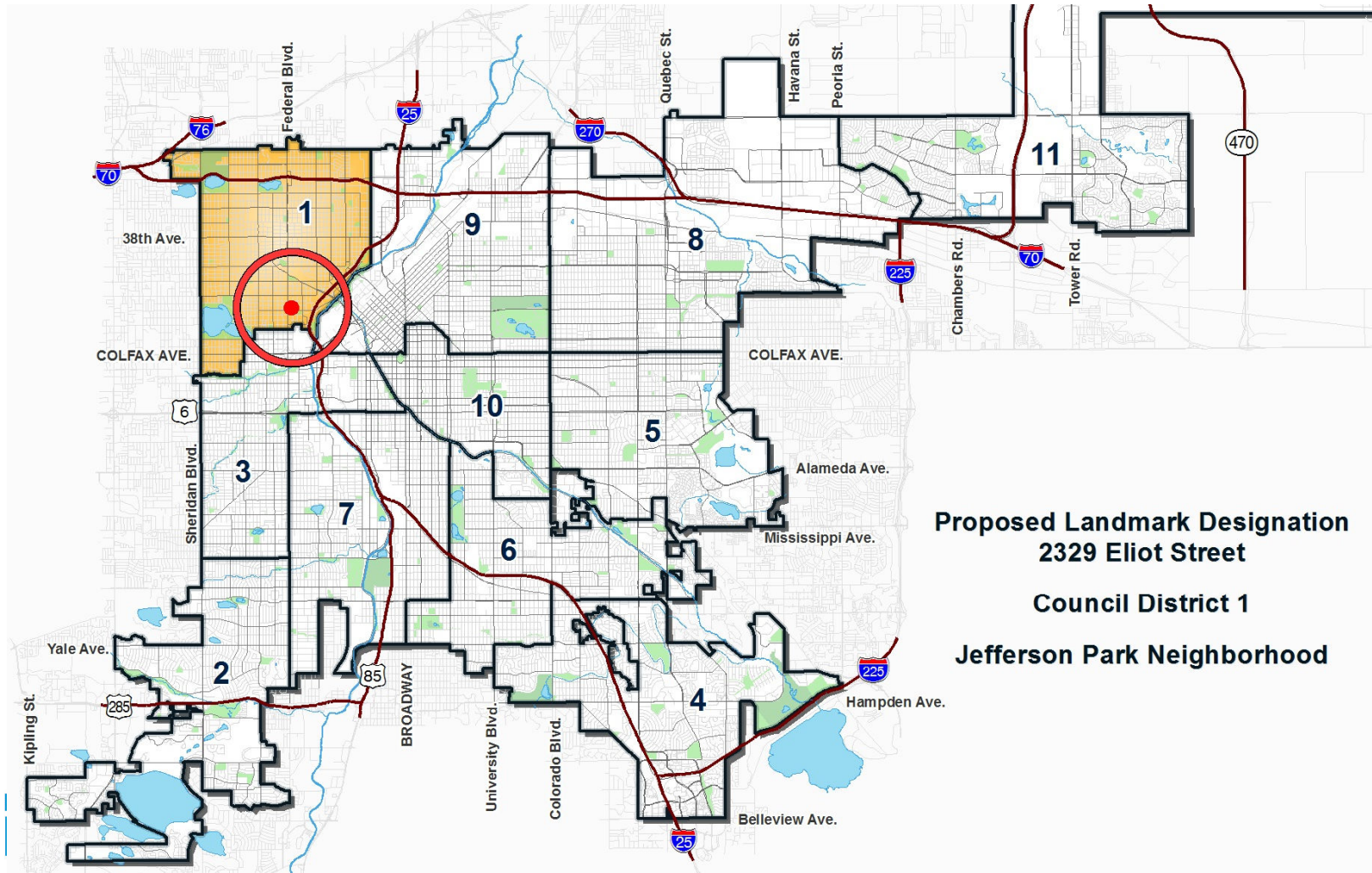
DEMOLITION AND CERTIFICATE OF NON-HISTORIC STATUS REVIEWS YEAR TO DATE





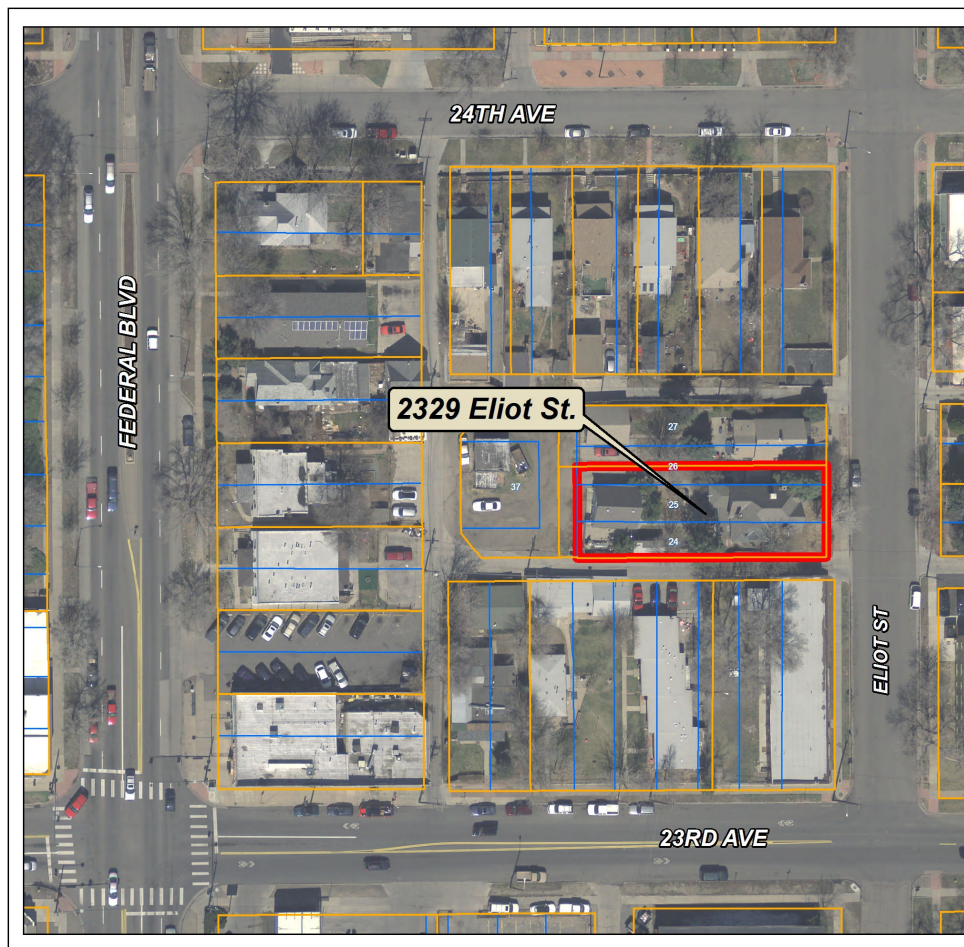
DENVER
THE MILE HIGH CITY

Location Map

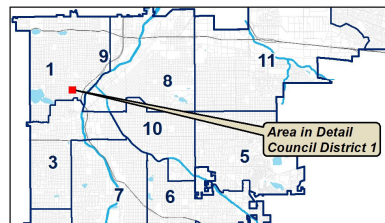
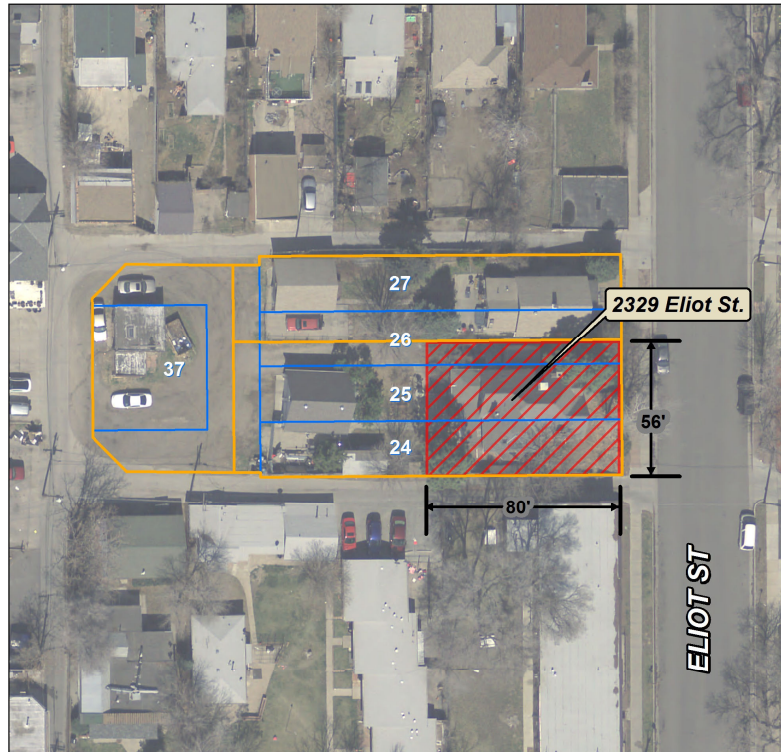


Proposed Landmark Designation
2329 Eliot Street
Council District 1
Jefferson Park Neighborhood


- 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;



Proposed Landmark Designation



W.W. Anderson House 2329 Eliot Street Proposed Landmark Designation

 C.H. Walker's Subdivision of Block 34 Town of Highlands
The Easterly 80' of Lots 24 - 25 and
the Easterly 80' of the Southerly 10 Feet of Lot 26

 Parcels  Lots

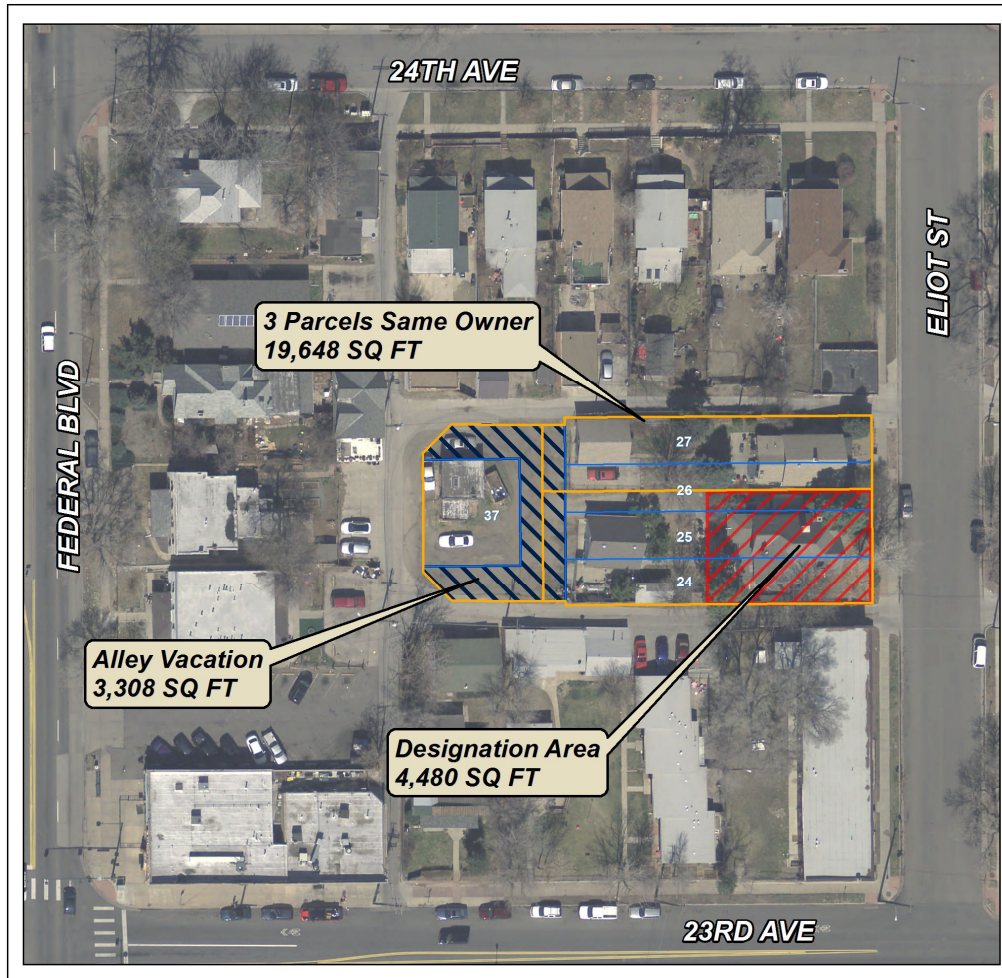


0 25 50 100
Feet

Aerial Photo: 2014 Map Date: 11/10/2015

- 2329 Eliot Street
- Boundary modified by City Council on First Reading
- Property:
 - Block 34, easterly 80' of lots 24 & 25, & easterly 80' of S. 10' of lot 26
 - 4,480 square feet (53% of original designation boundary)

Location & Modified Designation Boundary



- 2329 Eliot Street
- Reduced designation area:
 - 4,480 square feet (53% of original designation boundary)
 - Part of a 19,648 assemblage by property owner
 - Proposed designation area is 23% of land area in this assemblage



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2329 Eliot





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



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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

3. 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

4. City Council Notifications

5. Meeting with Owner's Representative

6. 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



NOTICE OF PUBLIC HEARING
APPLICATION TO DESIGNATE A STRUCTURE FOR
LANDMARK PRESERVATION

Public Hearing will be held on the 15th day of the month of August, 2015, at 10:00 AM in the meeting room of the Planning Board, 1500 W. 10th Avenue, 15th Floor, Denver, Colorado. The purpose of the hearing is to receive public input on the proposed landmark designation of the structure at 2325 13th Street, Denver, Colorado. The Planning Board will make a recommendation to the Board of the Denver Landmark Commission. The Board of the Denver Landmark Commission will make a final decision on the proposed landmark designation. For more information, call 303-733-3300 or visit the website at www.denverlandmark.com.

Application #: 488-15
Address: 2325 13th Street
Legal Description: City of Denver's 14th Ordinance
Date of Public Hearing: August 15, 2015
Meeting Time: 10:00 AM

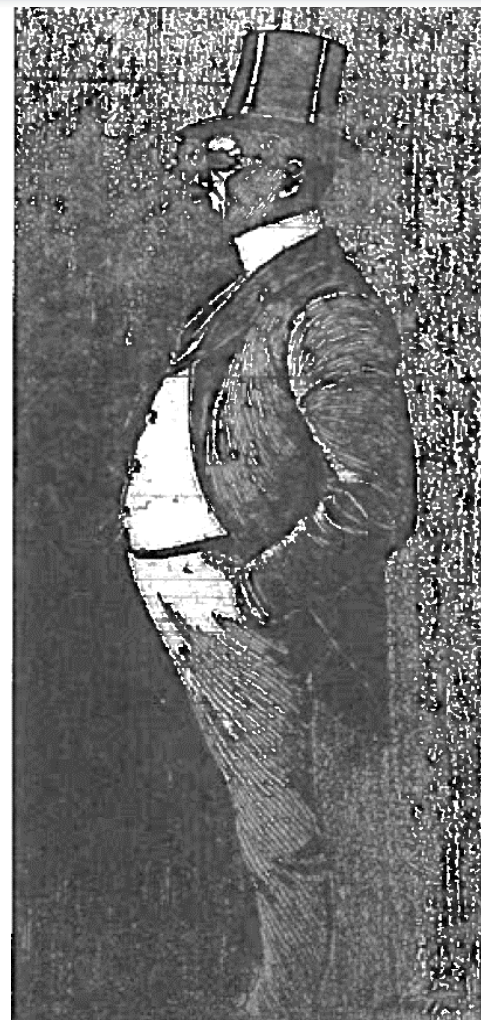
Chapter 30, DRMC - PROPERTY REQUIRED TO:

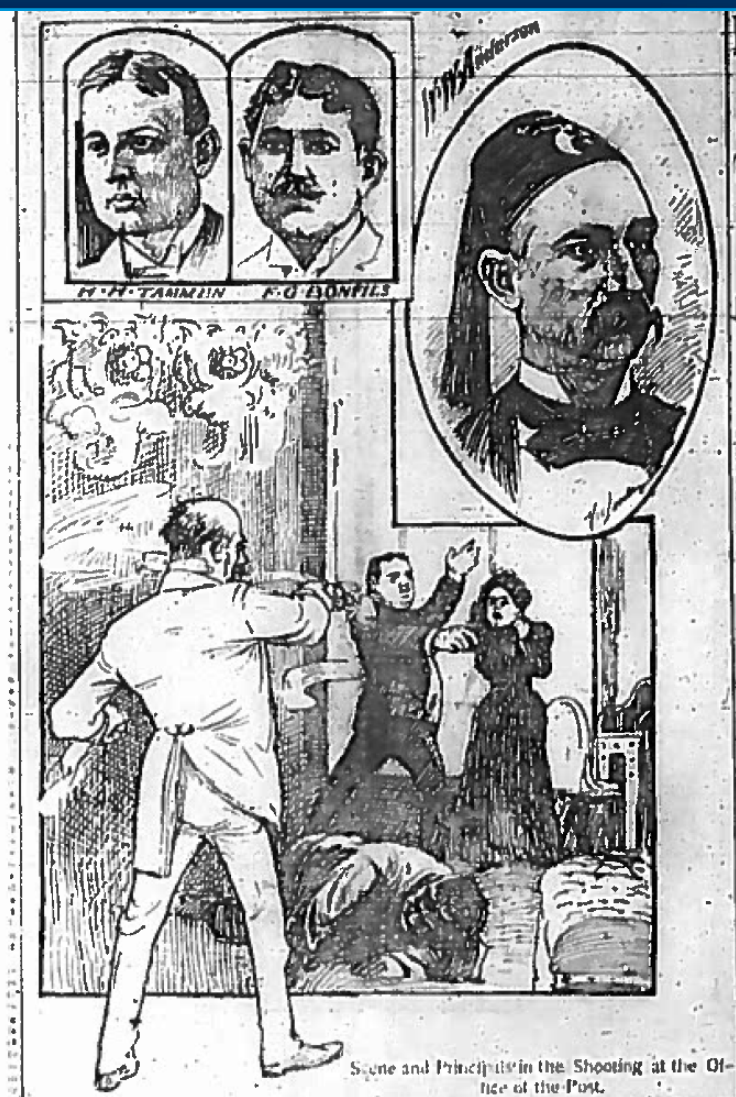
- ② Meet One Designation Criterion in Two or More of the Following Categories:

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
- 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



THE TEMPERATURE.	
Street Temperature	Observations taken
at 7:30 a. m.	at 10 a. m.
at 12 m.	at 3 p. m.
at 6 p. m.	at 9 p. m.
at 10 p. m.	at 11 p. m.

The Denver Times

DENVER AND VICINITY
 Price Ten Cents and Forward Post-
 or Ten Cents

ESTD 1872. LAST EDITION—10 PAGES. DENVER, COLORADO, MONDAY, NOVEMBER 18, 1901.

5 CENTS

CASES AGAINST ANDERSON DROPPED

CHARGED WITH CHILDREN'S DEATHS

St. Louis Health Department Responsible for Seven Lockjaw Cases.

The health department of St. Louis, Mo., is held responsible for seven cases of lockjaw which occurred in that city during the past few months. The cases were reported to the health department by the St. Louis physicians who had treated the patients. The health department has been accused of neglecting to take proper precautions against the disease. The health department has been accused of neglecting to take proper precautions against the disease. The health department has been accused of neglecting to take proper precautions against the disease.

WOMAN ARRESTED FOR FORGERY

Miss Eastwick, Former Philadelphia Society Girl, in English Prison.

Miss Eastwick, a former Philadelphia society girl, is in English prison for forgery. She was arrested in London and is now in the custody of the British authorities. She is accused of forging checks and other documents. She is accused of forging checks and other documents. She is accused of forging checks and other documents.

GOLDEN IS INVESTORS' OUTLOOK

New Gold Treatment Factory Is Still Doing Secret Stunts.

The new gold treatment factory in Golden, Colo., is still doing secret stunts. The factory is accused of using secret methods to produce gold. The factory is accused of using secret methods to produce gold. The factory is accused of using secret methods to produce gold.



MISS FANNIE BURNETT, Elected Superintendent of Schools in Gunnison County, and MRS. MARTHA WILSON, Fremont County's New County Superintendent.

District Attorney Nollees the Two Assault Cases Yet Untried.

Anderson Leaves the Courtroom a Free Man—His Acquittal Sunday.

The last of the two cases against W. B. Anderson for the shooting of James and Harold, alias of the FBI, was nolleed this morning by Assistant District Attorney John H. Smith and there is now no charge against Anderson. He is absolutely a free man, if having been found innocent in three long and hotly-contested trials in this case, and whenever the third case is tried he may win a verdict of acquittal and be set free. The jury in the first trial against Anderson, John H. Smith, and the second, John H. Smith, appeared in the first case and waited patiently for the second trial, which was scheduled on the third day of the trial. Anderson is charged with the shooting of Harold, the Temeron shooting having formed the basis of the first trial. If the court please, in case No. 14,144, said Mr. Smith, "the people against W. B. Anderson, I wish to say that a double case, No. 14,145, was just completed yesterday, the jury returning a verdict of acquittal. The district attorney is advised perfectly convinced of the guilt of the defendant, but the jury thought otherwise. In the case on the board we have to rely on exactly the same facts. We think the case which has been tried because we thought it was the stronger case. In view of the fact that the present case would depend on the same evidence and on both the state and the defense have had a fair trial, we can do nothing else than enter a nolle prosequi in No. 14,145."

IS PUEBLO THUG IN DENVER?

Hoffman Family Has a Startling Experience With Man Who Works Exactly Like the Southern Footpad.

DESPERATE DUEL ON STREET WITH OFFICER

Round of Shots Fired at Close Range.

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





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



- 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. 12 letters of support and 2 letters of opposition received by Oct. 6, 2015 LPC Public Hearing
2. Additional information from the owner received Nov. 11, 2015 includes 89 additional letters of opposition
3. Addition information from applicant received Nov. 16, 2015, includes 53 additional letters of support
4. Petition of support provided by applicants
5. Petition of opposition provided by owners

Slide 30

SB-CPS1

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Stocklin-Steely, Barbara - CPD Planning Services, 10/28/2015

SB-CPS3

Stocklin-Steely, Barbara - CPD Planning Services, 11/16/2015

Denver Landmark Preservation Commission

- 1. Appointed by the Mayor**
- 2. 9 Members:**
 - 2 Members of AIA**
 - 1 Member of ASLA**
 - 2 from Planning Board**
 - 2 from History Colorad**
 - 2 At Large**
- 3. Professionally trained/continuously trained**
- 4. Professionally staffed**





LPC Public Hearing

LPC Public Hearing on 2329 Eliot:

1. 10 minute presentation by applicant
2. 10 minute presentation by owner (delegated)
3. 35 speakers
4. 3 ½ hour public hearing and deliberation

Slide 32

SB-CPS1

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Stocklin-Steely, Barbara - CPD Planning Services, 10/28/2015



LPC Public Hearing

LPC Main Discussion Points:

- Story of Anderson part of the history and mythology of the West;
- Nation was captivated by the Anderson altercation;
- Anderson's association with Bonfil and Tammens, editors of the Denver Post, and events relating to the shooting and trials is important;
- Anderson's association with Alfred Packer is interesting, and significant;
- Few examples of historic Queen Anne homes surviving in Jefferson Park, and this example is intact, has a high degree of integrity, is substantial, with a spectacular setting;
- Not as ornate as high style Queen Anne homes in Denver and U.S. featured in coffee table books, but this is a very representative and prominent example of a middle-class home from the late 19th century in Denver;
- Distinctive example becoming increasingly rare in northwest Denver;

Slide 33

SB-CPS1

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Stocklin-Steely, Barbara - CPD Planning Services, 10/28/2015

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”

Design Guidelines for Denver Landmark Structures & Districts



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

DESIGN AND DEMOLITION REVIEW:

- Required for exterior changes tied to a building permit **ONLY**
- Objective design review process
- No review of work on interiors
- Not frozen in time
- Properties designated “as is” – no improvement requirements
- Demolitions discouraged

**No review of any kind for property
outside of the designation boundary**



Historic Preservation Tax
Credits Available – 20%
rehabilitation expenses



G-MU-3
UO-3 – Historic structure
use overlay district



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