

2329 Eliot Street (a.k.a 2323 West 23rd Avenue)
Public Comments Received by Landmark Preservation

From: [Stocklin-Steely, Barbara - CPD Planning Services](#)
To: [Hahn, Kara L. - CPD Planning Services](#)
Subject: Fwd: 2329 Eliot St. (Anderson House)
Date: Thursday, September 24, 2015 5:41:56 PM
Attachments: [Living room 2329 Eliot.pdf](#)
[ATT00001.htm](#)
[Staircase and dining room 2329 Eliot.pdf](#)
[ATT00002.htm](#)
[Fireplaces 2329 Eliot.pdf](#)
[ATT00003.htm](#)
[Exterior rear 2329 Eliot.pdf](#)
[ATT00004.htm](#)

From: Charlene Thibault <charlenethibault8@gmail.com>
Date: September 24, 2015 at 3:51:45 PM MDT
To: <barbara.stocklin-steely@denvergov.org>
Subject: 2329 Eliot St. (Anderson House)

Dear Barbara,

I am the sister of the previous owner of the Anderson House, Barbara Tossie, deceased.

I met you at the June, 2015 Landmark public hearing that was put on hold, regarding the home, by judicial court order that had been entered on behalf of the current owner of the property.

Councilwoman Deborah Ortega recently emailed me that the judge had released the hold, and that the new Landmark hearing is scheduled for October 6, 2015.

I am emailing you because when we initially met you asked if I had any photos of the home. Since receiving Debbie's email I have been searching for photos as you had requested. I have found a few photos that show the restoration of the property my sister and her husband did after they purchased it. I remember when Barbara and Fred purchased the home in the late 70s, it was in disrepair as it had been converted into a boarding house. Barbara and Fred worked for several years restoring the home until Barbara's death in 1987.

I am forwarding the photos as I, and possibly my family members familiar with the home, will not be able to attend the meeting as I'm having surgery October 1st.

I hope the photos will aid in the decision of preserving the home and designating it a historic landmark as it should be.

Please contact me with any questions you may have.

Sincerely,

Charlene Thibault
[720.934-5910](tel:720.934.5910)









From: [Cappeto, Jennifer E. - CPD Planning Services](mailto:Cappeto.Jennifer.E.-CPD.Planning.Services)
To: [Hahn, Kara L. - CPD Planning Services](mailto:Hahn.Kara.L.-CPD.Planning.Services)
Subject: FW: Please preserve the Anderson House
Date: Friday, September 25, 2015 11:15:21 AM

From: Marie Benedix [<mailto:marie.benedix@gmail.com>]
Sent: Thursday, September 24, 2015 2:02 PM
To: Landmark - Community Planning and Development
Cc: saveandersonhouse@gmail.com
Subject: Fwd: Please preserve the Anderson House

Landmark Preservation Commission

201 W. Colfax Ave, Dept. 205

Denver, CO 80202

Dear Landmark Preservation Commissioners,

I support(s) the application for 2329 Eliot Street, also known as the Anderson House, as an individual Denver Landmark.

In a time of great change for our neighborhoods, and for Denver, it would be a mistake not to spare this house, the Grande Dame of Jefferson Park.

Preserving significant historic properties help remind us of our history and identity and adds significant value to our community. I believe it to be so for this residence, and for Jefferson Park.

The proposed individual landmark is not only a fine example of early Denver Queen Anne architecture, but it holds great historical value as the former home of William Anderson. William Anderson's story connects many aspects of Denver and Colorado's history and is one of very few homes of this era left in the Jefferson Park neighborhood.

The application to preserve 2329 Eliot Street honors its unique history and supports the neighborhood's special qualities.

Thank you very much for your consideration.

Sincerely,

Marie Benedix

3284 Osceola St, Denver, CO 80212

25 September 2015

Denver Landmark Preservation Commission
201 W. Colfax Ave, Dept. 205
Denver, CO 80202

Via Email

Dear Landmark Preservation Commissioners,

We strongly support the application for 2329 Eliot Street, also known as the Anderson House, which meets the criteria necessary to become a designated Denver Landmark. More than a century old, the property is an excellent representative of Queen Anne architecture in Jefferson Park, displaying a variety of hallmarks of the style. It is also one of the few remaining intact large-scale houses in the style still standing in the neighborhood. As much has been lost, it is important that residences such as this be preserved so future generations possess direct links enabling understanding of our past history. The house also has historical significance for its close association with William Anderson, a Denver lawyer who defended the infamous Alferd Packer and became involved in one of the well-known scandals of Denver's yellow journalism days.

We urge you to vote in favor of designating 2329 Eliot Street as a Denver Landmark, so it may continue to "convey a sense of continuity, identity and place" within the city.

Sincerely,

Rachel Laurie Simmons

Thomas A. Simmons

Laurie and Tom Simmons
3635 W. 46th Avenue
Denver, Colorado 80211
303-477-7597, frraden@msn.com

From: Stocklin-Steely, Barbara - CPD Planning Services
To: Hahn, Kara L. - CPD Planning Services
Subject: FW: 2329 Eliot
Date: Monday, September 21, 2015 9:50:37 AM

From: Diane Vollmer [<mailto:dvollmer@delnortendc.org>]
Sent: Friday, September 18, 2015 6:08 PM
To: Landmark - Community Planning and Development
Subject: 2329 Eliot

September 18, 2015

Landmark Preservation Commission
201 W. Colfax Ave, Dept. 205
Denver, CO 80202

Dear Landmark Preservation Commissioners,

Please deny the application of 2329 Eliot Street to be an individual Denver Landmark. There are a few reasons why:

- One: The proposed does not meet any of the requirements to receive Landmark designation.
- Two: The application process was not followed.
- Three: The Landmark process should not be tainted by politics.
- Four: If the rights of the owner are going to be overridden by others, there should be extraordinary, compelling, and apparent reasons why that would be allowed. That is not the case here.

For the record, I am a preservationist. I have saved many single family homes, apartment buildings, commercial buildings, and churches. I have received large monetary awards from the SHF to do my work. My company has received the Steven Hart Award and awards from the National Trust. A lot of work I do for neighborhood folks is pro bono.

Thanks for considering this email.

Sincerely,

Diane Didier Vollmer

Senior Housing Specialist
3275 West 14th Avenue #202
Denver CO 80204
303-477-4774 X 22
fax 303-433-0924



Dave – Thanks for reaching out to me last week. It would be great if more people knew about what was happening at 2329 Eliot St and how the decisions made at the LPC (Landmark Preservation Commission) hearing October 6th may set precedent that will give the anti-development folks more ammunition to stop or significantly alter development. 2329 Eliot St is an 1886 built Victorian home that is run down and in rough shape. A handful of anti-development, anti-change,

anti-growth folks have gotten in the way of the sale between property owner James Sonnleitner and my company, Adams Development. Jim has a broker, Jim set the price, and Jim wants to sell. Under the guise of historic preservation these folks are working hard to halt development. The sale has been stalled by an effort to designate 2329 Eliot as a Landmark structure. If this goes through this will set the bar very low for Landmark designation. Any run of the mill Victorian, bungalow, Tudor, etc. with a past, relevant or not, may be up for designation. Many of these houses have something that happened there or someone who lived there that if you dig deep enough and sensationalize enough you can craft a story. Whether or not that story is worthy of preservation will not be the owners choice, it will be left to designation by process at the city via the LPC and City Council. The October 6th, 1:00PM hearing is open to the public and anyone can sign in to speak. The location is in the Webb Building at 201 W Colfax Ave, Room #4.f.6.

When you forward this please have anyone planning to attend give me a heads up they will be coming and I can send them a little more info. Another place they can go to read up a little more and sign a petition in support of Jim retaining his property rights is:
<http://jimspropertyrights.com/>.

For what it is worth, anyone who may not know me or my company we have saved well over 200 homes in the metro area with renovations over the past 10 years and have remodeled and repurposed Landmark structures. We are not anti-preservation. This one simply does not make sense to preserve. Our market needs more for sale inventory and this deal trades two old run down houses for 18 new ones.

Thank you again for sending this on to your database.

Nathan

Nathan Adams, CEO

2899 N. Speer Blvd #101 Denver, CO 80211
Direct 720.255.4101 ■ Office 303.997.4001
Nathan@AdamsDevelopmentllc.com
Nathan@RealEstateDenverTeam.com
Nathan@CDDBuild.com



Adams Development LLC
AdamsDevelopmentllc.com



Real Estate Denver Team
RealEstateDenverTeam.com



CORNERSTONE
DESIGN BUILD

Cornerstone Denver Design Build
CDDBuild.com

2329 Eliot Street (a.k.a 2323 West 23rd Avenue)
Additional Public Comments Received by Landmark Preservation
On September 30

September 24, 2015

Landmark Preservation Commission
201 W. Colfax Ave, Dept. 205
Denver, CO 80202

Dear Landmark Preservation Commissioners,

What wonderful news it was a few weeks ago to learn that some neighbors with foresight had banded together to try to prevent the loss of another of Denver's connections to the early days of our great city. I support the application for 2329 Eliot Street, also known as the Anderson House, as an individual Denver Landmark.

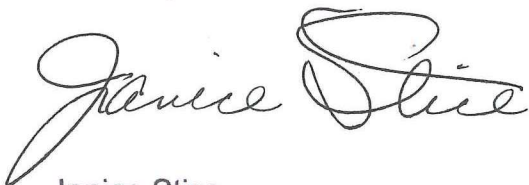
Many areas of Northwest Denver are beginning to feel much like Capitol Hill of the 1960s. That was also a time of great redevelopment when many grand homes were scraped for more modern style apartment houses. If a few farsighted individuals had not come together to save a some of our great landmarks we would not have the Molly Brown House or the Moffat Mansion to note a few.

I'm don't believe every structure built in the past 150 years should be saved simply because it is old, but neither do we have to lose all of our history to satisfy the great god Greed, and leave us with block after block of characterless cubes.

The proposed individual landmark is not only a fine example of early Denver Queen Anne architecture, but it holds great historical value as the former home of William Anderson. William Anderson's story connects many aspects of Denver and Colorado's history and is one of very few homes of this era left in the Jefferson Park neighborhood. The application to preserve 2329 Eliot Street honors its unique history and supports the neighborhood's special qualities.

Developers come and go with the rise and fall of the local economy, and they'll make their big profits and move on to the next town that is experiencing an uptick in growth. The people who have lived here for generations and love our city and its vibrant history will still be here. Please don't make us regret what Denver may become, a place full of only non-descript boxes -- a boring city with no texture, no memory.

Sincerely,

A handwritten signature in black ink that reads "Janice Stice". The signature is written in a cursive, flowing style with a large initial "J" and a decorative flourish at the end.

Janice Stice
3843 Vallejo Street
Denver, Colorado 80211

From: [Gause, George - Community Planning and Development](#)
To: [Hahn, Kara L. - CPD Planning Services](#)
Subject: FW: The Anderson House
Date: Wednesday, September 30, 2015 9:47:35 AM

From: Nita Lynch [mailto:nlynch1@comcast.net]
Sent: Wednesday, September 30, 2015 9:40 AM
To: Landmark - Community Planning and Development
Cc: saveandersonhouse@gmail.com; Gulliver, Terry
Subject: Re: The Anderson House

September 30, 2015

Landmark Preservation Commission
201 W. Colfax Ave, Dept. 205
Denver, CO 80202

To members of Denver City Council and Landmark Preservation Commission:

I am writing in strong support of Historic Landmark Preservation of 2329 Eliot Street, Denver, Colorado. This former home of William Anderson is an architectural treasure that deserves to be preserved.

It meets the criteria for Historical Preservation as is demonstrated in its application. It carries significance to the historic character of the Jefferson Park neighborhood, Denver and the state of Colorado and has a link to our historical past. I find it important to preserve the last remaining pristine architectural example of a Queen Anne home in the Jefferson Park Neighborhood and to serve as an example for future development in the neighborhood. Far too many of our historical buildings are being scraped and replaced with box shaped modern structures that do not blend with the character of the neighborhood. We need to balance development with a respect and preservation of historical architecture and history.

I own and live at 227 South Lincoln Street, Denver, CO and our home received Historical Designation a year ago and we are in the process of trying to preserve our block which has 9 William Lang houses in a row. We are seeing the importance of keeping the character of a neighborhood intact.

I am asking that the Landmark Preservation Commission and Denver City Council vote to preserve our cultural and architectural heritage and designate 2329 Eliot Street as a historic landmark.

Thank you for your consideration on this important issue.

Best regards,
Anita Lynch

Anita Lynch, M.A., CAC III
227 South Lincoln Street
Denver, CO 80209
303-917-0967

2329 Eliot Street (a.k.a 2323 West 23rd Avenue)
Additional Public Comments Received by Landmark Preservation
on October 5th

From: [Gause, George - Community Planning and Development](#)
To: [Hahn, Kara L. - CPD Planning Services](#)
Subject: FW: Please support Anderson House Designation
Date: Monday, October 05, 2015 6:51:01 AM

From: Noel, Tom [mailto:Tom.Noel@ucdenver.edu]
Sent: Friday, October 02, 2015 7:01 PM
To: Landmark - Community Planning and Development
Cc: alevinsky@historicdenver.org
Subject: Please support Anderson House Designation

Landmark Preservation
201 W. Colfax Ave.
Dept. 205
Denver, CO 80202

Dear Commissioners,

As a former commissioner and chair
may I add
my voice to those urging you to designate
the
Anderson House which has widespread
support both
inside and outside of the neighborhood.

Seems to me it should qualify on
architectural and historical grounds and,
in light
of the current demolition derby in
Jefferson Park on geographaical
significance as well.

Thanks for your consideration.

Best,

Tom Noel

Please check <http://dr-colorado.com> for tours, talks,
courses, books and other info.

From: [Jamie Parrish](#)
To: [Landmark - Community Planning and Development](#)
Cc: saveandersonhouse@gmail.com
Subject: Anderson House
Date: Monday, October 05, 2015 11:07:32 AM

October 5, 2015

Landmark Preservation Commission
201 W. Colfax Ave, Dept. 205
Denver, CO 80202

Dear Landmark Preservation Commissioners,

We support the application for 2329 Eliot Street, also known as the Anderson House, as an individual Denver Landmark.

The proposed individual landmark is not only a fine example of early Denver Queen Anne architecture, but it holds great historical value as the former home of William Anderson. William Anderson's story connects many aspects of Denver and Colorado's history and is one of very few homes of this era left in the Jefferson Park neighborhood.

The application to preserve 2329 Eliot Street honors its unique history and supports the neighborhood's special qualities.

Sincerely,

Jamie and William Chesser (Denver residents since 2006)

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"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has."

-Margaret Mead

Statement to the Denver Landmarks Commission
Tuesday, October 6, 2015

My name is Mark Barnhouse. I'm a resident of the West Highlands neighborhood, at 3324 W. 34th Avenue, approximately one mile from the Anderson House at 2329 Eliot Street. I'm also the author of various books of Denver history, including *Northwest Denver*, published in 2012, and *Lost Denver*, published this year. The former chronicles the rich history of the northwestern quadrant of Denver, including Jefferson Park, while the latter surveys the many buildings that our city has lost over time, nearly all of them to developers who felt the old buildings had outlived their usefulness and who stood to make significant profits by demolishing pieces of Denver's historical fabric.

I strongly support the designation of 2329 Eliot Street as a landmark, for a number of reasons. First, it satisfies the landmark law's requirement for historical significance. Not only was it owned by well-known Denver attorney William W. Anderson, which in itself is reason enough, but also because, within the context of Jefferson Park, it is an extremely rare example of a large, two-story home built for a more affluent homebuyer, in contrast with the many one-story laboring class homes built after its 1886 construction. Its character contrasting with its surroundings, "a high house on a high hill," as described by Ruth Wiberg in her book *Rediscovering Northwest Denver*, makes it a unique Jefferson Park landmark. In neighborhoods with lots of similar homes, a house like this might be somewhat less important, but in Jefferson Park, its contribution to the historic fabric is priceless.

Second, this home exhibits fine architectural characteristics that mark it as a Queen Anne-style home of the 1880s. Opponents of this designation argue that there are far more elaborate examples of the Queen Anne style in Denver, and while they are factually correct, that argument does not justify the notion that this home is any less deserving of protection than a more ornate one. By that logic, that only the most exotic and elaborate historic homes are deserving of preservation, very little of our historic fabric would remain.

Finally, while not mandated by ordinance to do so, I urge the commission to consider the economic value to Jefferson Park neighbors and to Denver as a whole of preserving 2329 Eliot. As members of the commission are likely aware, numerous studies have shown a correlation between historic preservation and positive economic benefits to neighborhoods and cities, not to mention the owners of historic properties themselves. Demolishing a rare house such as this one would deprive Jefferson Park neighbors and the entire city of the positive economic benefit that retaining this house, and ideally restoring it, would bring. I know this argument runs counter to the opinions of many, who feel that the only consideration should be the owner's property rights, but the tangible economic benefits to the community as a whole of preserving this house are equally important.

Thank you.

Donna Saindon

Longtime Resident, 2150 Eliot St, Jefferson Park Neighborhood, Denver, CO

Dear Landmark Preservation Staff,

My name is Donna Saindon and my family lived in 2150 Eliot St. just 1.5 blocks of 2329 Eliot St. for 60+ years. I actually grew up in 2150 Eliot and lived there throughout my adult life. I still have friends in Jefferson Park and I am shocked at how some members of the Jefferson Park Community are treating an outstanding neighbor. Reading the articles in the media and information posted by the Applicants, I couldn't believe the house the stories referenced was the same home owned by Jim. Having driven past that home for many many years, I can say for certain never did I, nor any of my neighbors and friends in Jefferson Park EVER hear anyone reference that home as "The Anderson House". I also have never heard anyone ever mention any connection to William Anderson—but after learning that Anderson was never Packer's attorney and most of the news articles written about the house aren't totally true that actually doesn't surprise me. Jefferson Park is a neighborhood right next to the city, and I watched as the neighborhood transformed as Denver's population grew. It always surprised me that there were some neighbors that somehow felt entitled to Jefferson Park never changing. New neighbors that moved into new townhomes and houses were met with hostility that in no way reflected a welcoming and friendly neighborhood. That same hostile attitude looks to be reflected in this fight to get in the way of a homeowner and his right to sell or develop his property. I am embarrassed that a few individuals can talk so incessantly and so loudly that they are able to convince people in the neighborhood to back them, even if what they are saying isn't true.

The charm of our neighborhood never rested solely in the homes we lived in, but in the community and people itself. As a longstanding resident of Jefferson Park, I believe the attitude and actions of the individuals fighting to save this one house has done more harm to the community and its reputation than a developer ever could. Developers are the reason the neighborhood started transforming into a revitalized neighborhood like it was when I was little. Once development started, restaurants started opening back up, people started walking around the neighborhood and playing in the park again, and the community started to feel alive in a way it hadn't in quite some time. Unfortunately, there will always be those individuals that use extremist politics or who feel overly entitled to a perfect parking spot that will fight change tooth and nail. As someone who lived in the heart of the neighborhood right next to the park, I can assure you that people did not point to Jim's house as a stand out piece of architecture. The homes on Federal resemble mansions, the homes on River Dr. are colorful and vibrant and beautiful, and every other home in the neighborhood, whether old or new, has an architectural style and contributes to what makes Jefferson Park a true community.

Some people have written that demolishing Jim's house would be a travesty. I believe giving into the demands of the very small number of very loud people would be capitulating to the most hostile and negative aspect of the Jefferson Park community- that's the real travesty.

Donna Saindon

A handwritten signature in blue ink that reads "Donna Saindon". The signature is written in a cursive style with a large initial "D" and a long, sweeping underline.