

BY AUTHORITY

ORDINANCE NO.
SERIES OF 2015

COUNCIL BILL NO. CB15-0768
COMMITTEE OF REFERENCE:
Neighborhoods & Planning

A BILL

For an ordinance designating 2323 W. 23rd Avenue (formerly addressed as 2329 Eliot Street), the William W. Anderson House, as a structure for preservation.

WHEREAS, pursuant to D.R.M.C. Section 30-4, the Landmark Preservation Commission has transmitted to the Council a proposed designation of a structure for preservation; and

WHEREAS, based upon evidence received by the Landmark Preservation Commission at a hearing on October 6, 2015, the staff report, and evidence received at the hearing before City Council on November 16, 2015, 2329 Eliot Street meets the criteria for designation as a structure for preservation as set out in D.R.M.C. Section 30-3 by meeting criteria in the following two categories:

(1) History.

b. Having direct and substantial association with a person or group of persons who had influence on society;

2329 Eliot Street is directly related to William W. Anderson, a local attorney, who achieved notoriety in Denver and Colorado, and nationally to a lesser extent, based on his short 'representation' of Alfred Packer, the infamous convicted man-eater who was convicted of cannibalism related to a journey of five prospectors into the Colorado mountains in search of gold in 1873. The notoriety increased when he had a well-publicized altercation with F.G. Bonfils and H.H. Tammen, the two editors of the Denver Post on January 13, 1900, allegedly shooting them. Anderson was never convicted, was tried three times, and was acquitted in 1901. Anderson's altercation with the Denver Post editors was covered in the New York Times and the Chicago Tribune. Anderson's significance to history is also evidenced by the inclusion of his story in several local and national books on Northwest Denver, early justice in Colorado, cannibalism, and the western frontier. Anderson's three trials and the eventual jury tampering conviction of H. H. Tammen also were well publicized events in Denver's history. Anderson is first documented to have lived in the house in 1897, and per the newspaper accounts of the day, was clearly living at 2329 Eliot when the Denver editor shootings occurred on January 13, 1900, through at least 1902.

1 While he lived elsewhere in subsequent years, he purchased the house in 1915 as his residence
2 and lived there until his death in 1930.

3 (2) Architecture.

4 a. *Embodying distinguishing characteristics of an architectural style or type;*

5 The circa 1888-1890 substantial 2,243 square foot two-story Queen Anne style house, with its
6 prominent hilltop location is an excellent example of this style as evidenced by the following
7 distinguishing characteristics of 2329 Eliot Street: brick, stone, and wooden materials; massed
8 irregular plan; complex steeply pitched gabled and hipped roof; front arched window; decorative
9 wall surfaces, including decorative brick coursing, wooden bargeboard, bracket and window
10 framing details; and elaborate half-timbered porch ornamentation.

11 **NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF**
12 **DENVER:**

13 **Section 1.** That based upon the analysis referenced above, and the evidence received at
14 the public hearings, certain property herein called the William W. Anderson House at 2329 Eliot
15 Street, and legally described as follows, together with all improvements situated and located thereon,
16 be and the same is hereby designated as a structure for preservation:

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

19 **Section 2.** The effect of this designation may enhance the value of the property and of the
20 structure, but may delay or require denial of building permits found unacceptable by the Landmark
21 Preservation Commission under the criteria contained in the Design Guidelines for Historic Structures
22 and Districts and Section 30-6 of the Denver Revised Municipal Code.

23 **Section 3.** This ordinance shall be recorded among the records of the Clerk and Recorder
24 of the City and County of Denver.

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1 COMMITTEE APPROVAL DATE: October 28, 2015.

2 MAYOR-COUNCIL DATE: November 3, 2015.

3 PASSED BY THE COUNCIL _____ 2015

4 _____ - PRESIDENT

5 APPROVED: _____ - MAYOR _____ 2015

6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER
9

10 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2015; _____, 2015

11 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: November 5, 2015

12 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
13 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
14 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §
15 3.2.6 of the Charter.
16

17 D. Scott Martinez, City Attorney

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19 BY: _____, Assistant City Attorney Date: _____, 2015